



CONDITIONAL USE PERMIT APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309 - 302 Pine Street- Minturn, Colorado 81649-0309

Phone: 970-827-5645

Email: planner@minturn.org

Project Name:

Minturn Whisky Company

Project Location

Street Address: 161 Main St and 161 Nelson Ave

Legal Description (Lot, Block, Subdivision):

Subdivision: MACKEDON & RATHBURNS Block: C Lot: 1 PT OF BK-0363 PG-0322 QCD 05-26-81 &
Subdivision: MACKEDON & RATHBURNS Block: C Lot: 1 AND:- Lot: 2 PT OF BK-0235 PG-0908 QCD 08-02-74

Parcel Number(s):

2103-263-11-002 & 2103-26

Application Request:

Allow Light Manufacturing in the 100 Block: A zone for a future distillery. Main street frontage will be tasting room in the evening (Cocktail lounge/Tavern) and coffee shop in the morning (Restaurant)

Applicant:

Name: Stefanie and Spence Neubauer

Mailing Address: PO Box 1253, Minturn, CO 81645

Phone: 970-763-8660

Email: spence@minturnwhisky.com

Property Owner:

Name: Eagle River Holdings Ltd

Mailing Address: PO Box 1253, Minturn, CO 81645

Phone: 970-763-8660

Email: spence@minturnwhisky.com

Required Information:

Lot Size: 4,990 sq ft	Type of Residence (Single Family, ADU, Duplex) N/A	# of Bedrooms N/A	# On-site Parking Spaces 0
# of Stories: 2	Snow storage sq ft: 269	Building Footprint sq ft: 3,092	Total sq ft Impervious Surface: 4,401

Signature:

\$800+Costs attributable to the review by consultant time are billed at actual hourly rates. Cost assessed after first hour.

Fee Paid: _____ Date Received: _____ Planner: _____

EAGLE RIVER HOLDINGS LTD

Eagle River Holdings Ltd

Minturn Whisky Company

161 Main Street

PO Box 1253

Minturn, CO 81645

September 23, 2024

Town of Minturn

302 Pine Street

PO Box 302

Minturn, CO 81645

To Town of Minturn Planning Department,

**Re: Letter of Intent for Conditional Use Permit of 161 Main Street and
161 Nelson Ave****Relevant Background:**

The lot at 161 Main Street and 161 Nelson Ave once housed the well-known local bike shop, the Mountain Pedaler. The previous owner, MR Minturn, purchased the property in 2017, and the building was demolished in 2019, leaving the lot vacant. In late 2023, the owner of Minturn Whisky Company (formerly Eagle River Whisky) acquired the property with the intention of redeveloping it to better serve the community and visitors.

Current Status of the Site:

In spring 2024, a temporary shed structure was built on the lot and is currently operating as a whisky tasting room under a Limited Use Permit granted by the town. This permit allows the space to function as a tasting room, with occasional food trucks and farmers markets providing additional offerings.

Proposed Uses and Structures:

The proposed project includes the construction of one structure to house the tasting room on the Main Street frontage and the distillery in the rear. The front commercial space will serve as a whisky tasting room in the afternoon and evening hours. In the mornings, the space may be utilized as a coffee shop offering espresso drinks and breakfast snacks, allowing the business to serve the community throughout the day.

On the Nelson Ave frontage, there will be an entrance to a small (~150 ft²) area that could possibly be a co-working, meeting, or retail space. There will be a bookcase/hidden door that provides a “speakeasy” entrance into the tasting room.

The proposed use in the rear of the building will be Light Manufacturing for distilling, proofing, and bottling whisky. Minimal barrel storage will be utilized on site (less than 100 barrels/5300 gallons). This space will be open to the public for daily distillery tours and an occasional event space (e.g. fly-tying nights, bachelor/ette parties, corporate team-building, etc.). Additionally, the distillery will be an educational space for visitors and industry partners. The scalable, sustainability measures will be a model for other distilleries of all sizes.

How the Proposal Differs from Current Use:

While a whisky tasting room currently exists on the site under the terms of a Limited Use Permit, this permit is temporary and expires after one year, with the option for only one renewal. Our proposal would result in a permanent, thoughtfully designed structure that offers year-round service and additional tax revenue for the town, as well as another draw to bring visitors. The Town Council has already approved a variance request for rear setback relief, which is contingent upon this building design and the granting of a conditional use permit.

The two lots (161 Main Street and 161 Nelson Ave) have historically been used and sold as “one property” even though they are two separate plats. The owners are currently in the process of abandoning the shared property line and being combined into a single lot.

The new proposal will significantly upgrade the current operation, providing a more stable and long-term establishment that will contribute to the fabric Minturn.

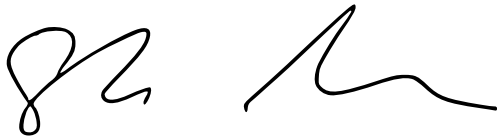
Easements and Dedicated Tracts:

At this time, there are no easements or dedicated tracts associated with the property or the proposed development.

We are committed to contributing to the ongoing success of Minturn by creating a unique and valuable addition to Main Street. We believe this building and proposed use will not only enhance the town's charm but also provide meaningful economic and social benefits.

Please find the site plan attached for your review. We welcome any further discussions and look forward to your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'Stefanie Neubauer', written in a cursive style.

Stefanie Neubauer

CEO

Eagle River Holdings Ltd

Minturn Whisky Company

stef@erwhisky.com

EAGLE RIVER HOLDINGS LTD

Eagle River Holdings Ltd

Minturn Whisky Company
161 Main Street
PO Box 1253
Minturn, CO 81645

Town of Minturn

302 Pine Street
PO Box 302
Minturn, CO 81645

December 10, 2024

To Town of Minturn Planning Department,

Re: Description of Proposed Use and Measures for Compatibility at 161 Main Street and 161 Nelson Ave**Nature of the Proposed Use**

The proposed development at 161 Main Street and 161 Nelson Ave involves the construction of a new multi-use building that will serve as both a whisky tasting room/cocktail lounge and a distillery. The front portion of the building will be designed to accommodate commercial activities, specifically a whisky tasting room and cocktail lounge, open in the afternoon and evening. During the mornings, the space may also serve as a coffee shop offering espresso drinks and breakfast snacks, enhancing its daytime appeal and ensuring continuous use.

The rear portion of the building will house a light manufacturing distillery where our whisky products will be produced on-site. This distillery will operate at a small scale, with a focus on artisanal production. The distillery will be open to the public for tours, events, and sustainability education. Operations will occur during regular business hours and will be designed to minimize any noise or disruption.

Our goal is to create a space that serves both locals and visitors, providing a welcoming environment that is respectful of the surrounding properties while contributing to the vibrancy of Minturn's Main Street.

Operating Characteristics

- Hours of Operation:

The whisky tasting room and cocktail lounge will primarily operate during afternoon and evening hours, from approximately noon to 9:00 PM, with slight variations depending on demand. The coffee shop will operate in the morning hours, likely from 7:00 AM to noon. Distillery operations will take place during standard business hours, likely from 9:00 AM to 5:00 PM, ensuring minimal overlap with evening activities.

- Noise and Disturbance:

The tasting room and distillery operations will both be designed to minimize noise. Distillery production is a low-noise activity, and all equipment will be housed indoors to ensure that operations do not disturb nearby properties. The tasting room and cocktail lounge will operate within normal noise levels for a commercial property. While we may occasionally host live music, these events will be managed to ensure they do not interfere with the neighborhood's peace.

Measures to Ensure Compatibility with Nearby Properties

We understand the importance of ensuring that our proposed use is compatible with the surrounding properties and the character of the neighborhood. To this end, we are implementing the following measures:

- Sustainability Commitment:

Minturn Whisky Company is proud to be an Actively Green certified company, recognized by Walking Mountains Science Center for our environmental efforts. Our goal is to become a net-zero operation, and we are committed to minimizing our carbon footprint in all aspects of production and business. As part of our sustainability mission, we are currently working with Colorado State University (CSU) to design and implement a CO₂-capture system for the fermentation process. Additionally, we're exploring options to re-use the excess water and heat from distillation in other parts of the distillery, and possibly for district heating in adjacent buildings, sidewalks, and streets.

Lastly, we actively encourage the use of bikes and public transportation to reduce traffic and emissions. By encouraging more foot and bike traffic, we also help visitors explore other local businesses, contributing to the community's overall economic and environmental health.

- Community Involvement:

As part of our commitment to the town of Minturn, we will continue to engage with neighbors and the local community to address any concerns that may arise as the project progresses. This includes regular communication and the possibility of adjusting the hours of our operations to better align with community needs.

Compliance with Conditional Use Criteria and Findings

The proposed distillery adheres to the criteria and necessary findings outlined in the Minturn Town Code for conditional use permits.

Criteria

a. The relationship and impact of the use on the community development objectives of the Town.

Our project directly aligns with several objectives in the Minturn Community Plan, including:

“A Thriving 100 Block”

By transforming a vacant lot into an active whisky tasting room and distillery, our project will contribute to the vitality of the 100 Block, bringing more foot traffic, economic activity, and a sense of place.

"An Economically Vibrant Community"

This project will generate additional tax revenue, attract visitors to downtown, and support neighboring businesses by creating a destination that encourages exploration of other local shops and restaurants.

"An Inviting Public Realm"

The building's design will enhance the charm of Minturn's Main Street with thoughtful architecture that complements the surrounding area while improving the visual and functional appeal of the currently empty lot.

b. The effect of the use on distribution of population, transportation, utilities, schools, parks and recreational facilities, and other public facilities and public facility needs.

As an infill project rather than an expansive new development, this proposal will have minimal impact on public facilities. The tasting room and distillery are small-scale operations designed to integrate into the existing downtown infrastructure without placing undue strain on utilities or community resources.

c. The effect upon traffic, with particular reference to congestion, automotive and pedestrian safety, traffic flow and control, access, maneuverability, and snow removal.

-Traffic Impact:

In keeping with Minturn's sustainability goals and community spirit, we understand that commercial properties in Minturn are not required to have dedicated parking. We believe this enhances the pedestrian-friendly nature of Main Street and benefits the local economy. Visitors

who walk or bike will naturally be more inclined to explore neighboring shops and businesses, enriching the overall community experience while reducing traffic congestion and environmental impact.

In addition to encouraging alternative transportation, we are aware of the need to manage our delivery and shipping logistics in a way that minimizes any potential disruption to the surrounding area. Our distillery will receive occasional barley deliveries, approximately twice a month, as well as infrequent equipment deliveries. Additionally, we will be shipping out pallets of cased whisky on a semi-regular basis.

We are committed to minimizing the impact of these operations on street parking by providing a loading dock access and ensuring they are conducted efficiently. We do not anticipate significant disruption, but should any issues arise, we are open to listening to concerns from our neighbors and the town. We will also ensure clear communication with our delivery drivers to prevent any parking or traffic concerns in the area.

Lastly, a lot of cars currently utilize Nelson Avenue as a u-turn because of the wide expanse of pavement. The layout of our building provides a loading dock at the intersection of Williams and Nelson. Our loading dock space, which will rarely be occupied, could provide easy hammerhead turnarounds off the 40-foot right-of-way of Nelson Street.

-Snow Removal: Our design includes the required square footage for snow storage, ensuring compliance with town regulations. Additionally, we plan to use waste heat from our distillery operations to power a snow melt system for the loading dock, front door, and possibly Nelson Street slope. This approach will improve safety and accessibility while aligning with our sustainability goals.

d. The effect upon the character of the area in which the proposed use is to be located.

The downtown core of Minturn is a vibrant blend of commercial establishments, including restaurants, retail stores, hotels, short-term rentals, and residential properties. Minturn Whisky Company will seamlessly integrate into this unique mix, contributing to the charm that defines Minturn's Main Street. Our whisky tasting room and distillery will complement the existing businesses, offering visitors and residents alike a premium space to gather, enjoy locally crafted products, and explore the town's offerings.

We are mindful of the residential presence in the area and will ensure our operations, including any events or live music, are respectful of nearby homes. By thoughtfully managing hours of operation, noise levels, and community engagement, we aim to enhance the local atmosphere without disrupting the balance between commercial and residential life in Minturn's downtown.

The scale and bulk of the building will be proportional to the surrounding properties, and the design will blend with the unique and variable architectural style of Main Street.

Necessary Findings

1. That the proposed location of the use is in accordance with the purposes of this Chapter, the Community Plan, and the purposes of the zone in which the site is located.

The proposed development is fully aligned with the zoning and land-use purposes outlined in Minturn's Community Plan, contributing to a thriving downtown core and enhancing the area's economic and cultural vibrancy.

2. That the proposed location of the use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

We take concerns related to whisky production very seriously, including the potential impact of whisky fungus (*Baudoinia compniacensis*), which can be associated with distillery operations. While the presence of this fungus has been limited to much larger storage warehouses (200 times larger than we'll be able to physically store) and more humid climates, we are committed to thoughtfulness, transparency, and accountability in all aspects of our production process.

Research indicates that the fungus needs heat, humidity, and large quantities of airborne ethanol to grow. No distillery that we know of in Colorado has had any issues, and we will not be making or storing the enormous amount of whisky required to support growth of the fungus.

However, we did not feel it was adequate to simply extrapolate what we have read and observed on the subject. We had a long Zoom discussion with the world's foremost expert on the topic, Dr. James Scott of the University of Toronto. Dr. Scott has been studying the fungus since 2001 and helped name the genus. Here is his summary of our conversation:

Dear Stefanie,

In my experience, small numbers (<20,000) of spirit barrels emit insufficient ethanol vapour to result in fungal blackening of nearby outdoor surfaces. You mentioned you intend to age far fewer barrels than this on-site over the long-term, and therefore my expectation is that if you see any fungal blackening at all, it will be limited to the immediate proximity of your aging facility. Given that your premises are at elevation in a relatively dry climate, I believe the likelihood your facility emissions will contribute to non-trivial fungal blackening in the local area is further diminished.

I encourage you to take a series of baseline photographs of the areas around your aging facility that you might compare at points in the future to determine any divergence from my prediction. It may be useful also to collect and archive weather data to better understand your local climate, as your facility is rather distant from nearby weather stations and thus the local conditions are likely to be different.

From everything I know, I would not hesitate to be your neighbour!

Best wishes,

James

--

James Scott, PhD, ARMCCM

Professor

Division of Occupational & Environmental Health, Dalla Lana School of Public Health & Department of Laboratory Medicine and Pathobiology,

Temerty Faculty of Medicine

University of Toronto

While we do not expect Baudoinia c. to be a problem, we are dedicated to monitoring any potential impact on the surrounding environment and ensuring that our operations remain safe and clean. We want to reassure the community that we are prepared to address any concerns with the utmost responsibility, especially as we raise our own children in this town.

The proposed use is designed to be compatible with neighboring properties and respectful of residents. We are committed to maintaining a safe, clean, and welcoming environment through careful management of operations, deliveries, and public interaction.

3. That the proposed use will comply with each of the applicable provisions of this Chapter.

The project complies with all applicable provisions, including land use, zoning, and community development goals. As an infill project, it contributes positively to the public realm without the disruptive impact of a large-scale development.

This proposal reflects our commitment to supporting Minturn's economic, social, and cultural objectives while integrating seamlessly into the fabric of the downtown core. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'S' followed by a series of loops and a long horizontal stroke.

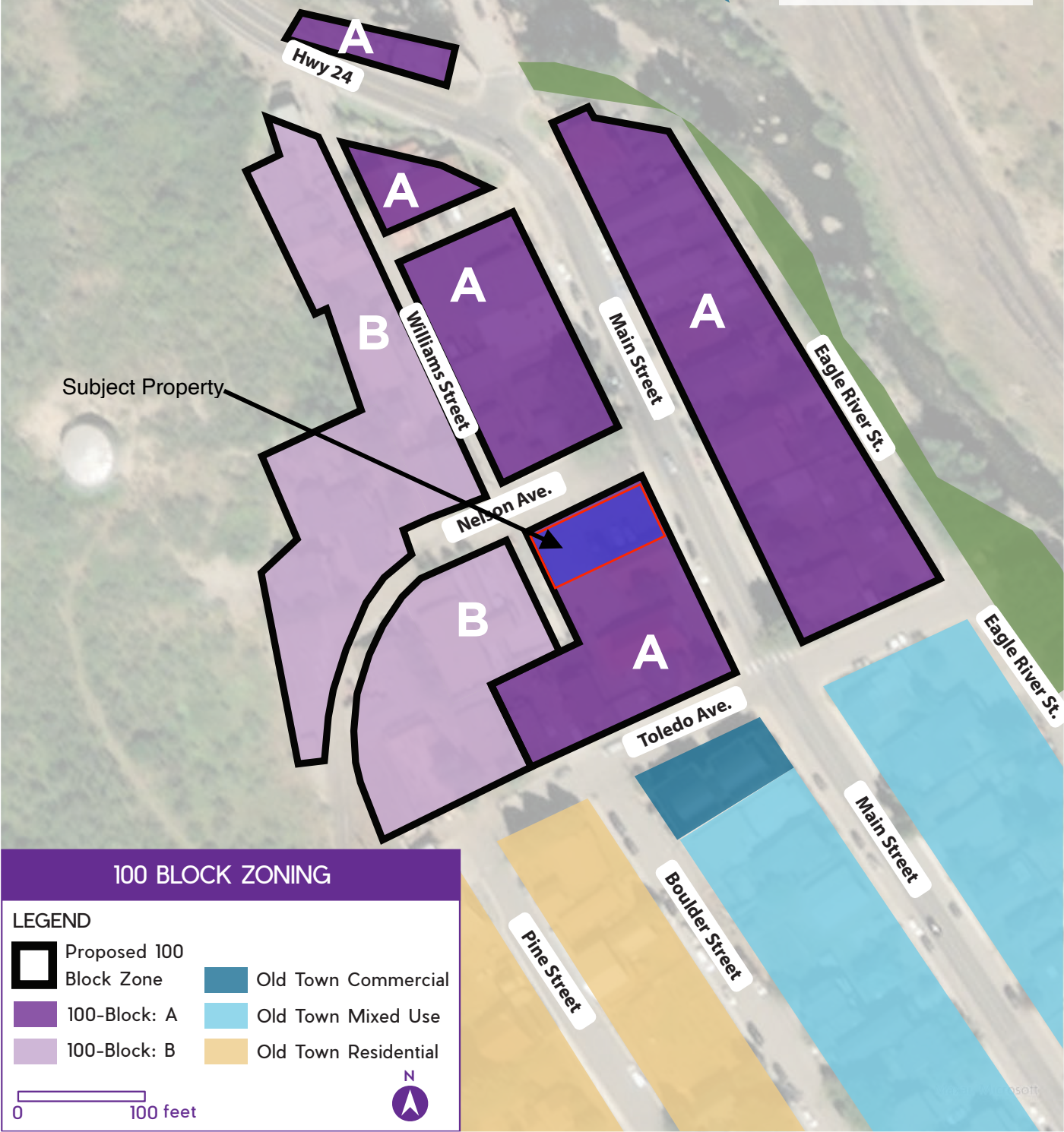
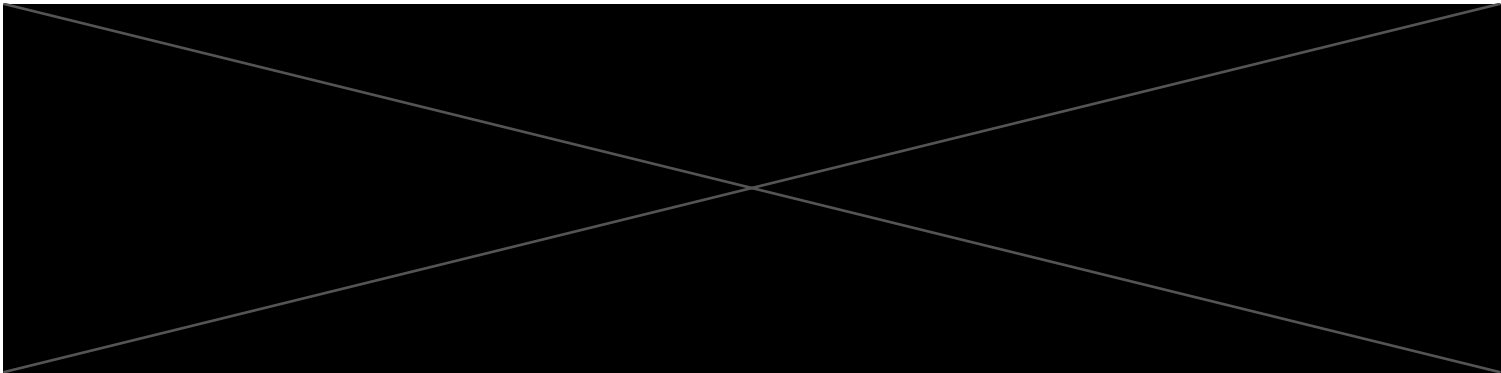
Stefanie Neubauer

CEO

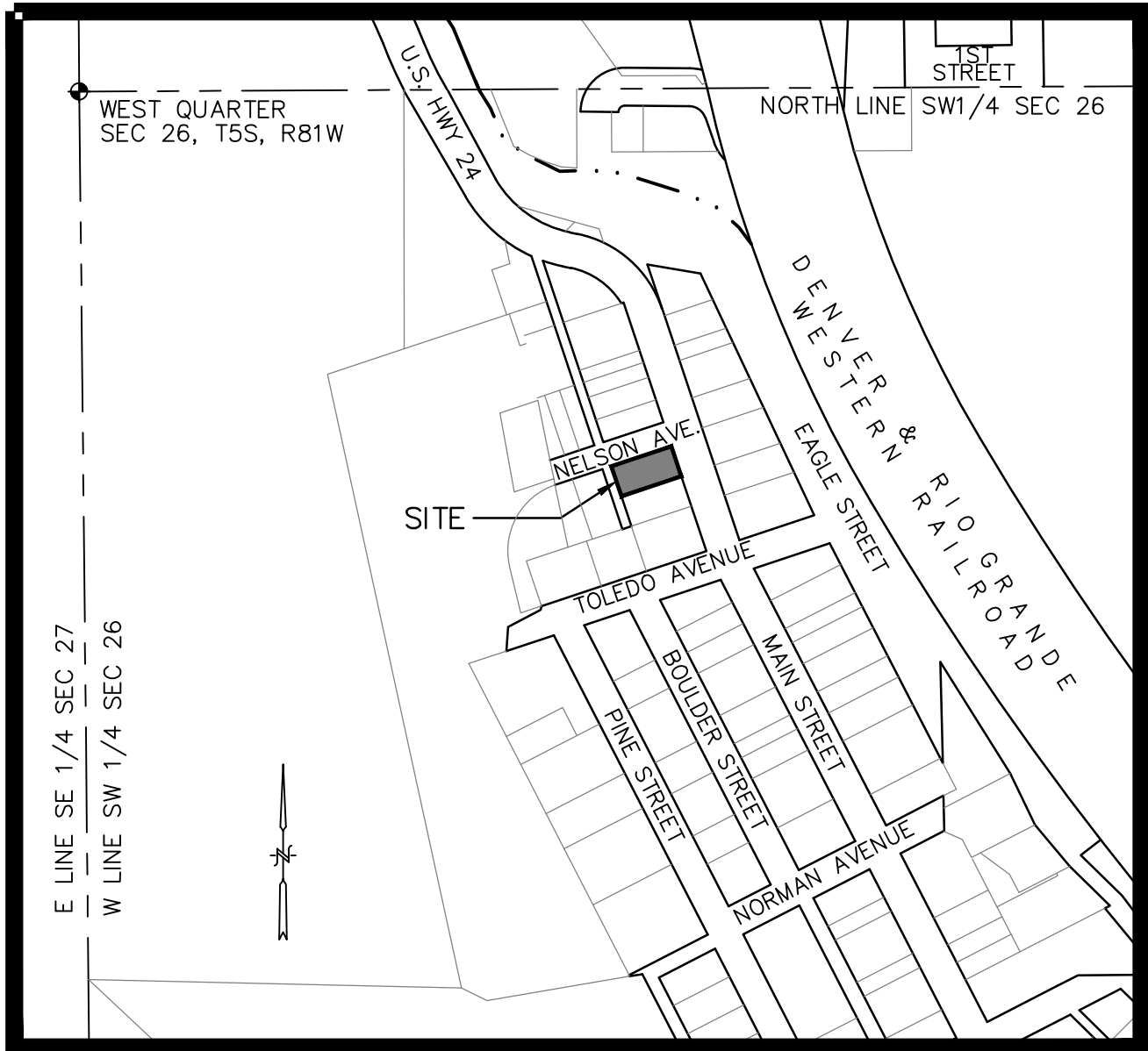
Eagle River Holdings Ltd

Minturn Whisky Company

stef@minturnwhisky.com



ALTA/NSPS LAND TITLE SURVEY
LOTS 1 & 2, BLOCK C, MACKEDON & RATHBURN SUBDIVISION,
SECTION 26, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE 6TH P.M.
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO



VICINITY MAP
SCALE: 1"=500'

LEGAL DESCRIPTION: PER ORDER NO. V50070456

THE EAST NINE FEET, MORE OR LESS, OF LOT ONE, AND MORE SPECIFICALLY BEING A STRIP OF LAND NINE FEET, MORE OR LESS, IN WIDTH AND ONE HUNDRED FEET, MORE OR LESS, IN LENGTH, OF THE SOUTHWESTERLY SIDE OF SAID LOT, AND ALL OF LOT TWO, ALL IN BLOCK LETTERED "C" IN MACKEDON AND RATHBURN'S SUBDIVISION OF BOOCO'S ADDITION TO THE TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO, RECORDED JANUARY 5, 1892 UNDER RECEPTION NO. 10580.

ALL THAT PART OF LOT 1, BLOCK "C", MACKEDON AND RATHBURN'S SUBDIVISION OF BOOCO'S ADDITION, TOWN OF MINTURN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTHEASTERLY CORNER OF SAID LOT 1, WHICH POINT IS THE INTERSECTION OF MAIN AND SECOND STREET; THENCE SOUTHWESTERLY ALONG THE EASTERLY SIDE LINE OF SECOND STREET, A DISTANCE OF 100 FEET; THENCE SOUTHEASTERLY AND PARALLEL WITH MAIN STREET, A DISTANCE OF 16 FEET; MORE OR LESS; THENCE NORTHEASTERLY AND PARALLEL WITH SECOND STREET, A DISTANCE OF 100 FEET TO THE SIDE LINE OF MAIN STREET; THENCE NORTHWESTERLY ALONG MAIN STREET, A DISTANCE OF 16 FEET; MORE OR LESS, TO THE POINT OF BEGINNING, COUNTY OF EAGLE, STATE OF COLORADO.

GENERAL NOTES:

- ALTA/NSPS SURVEY COMPLETED ON NOVEMBER 11, 2017, UPDATED NOVEMBER 01, 2023.
- LINEAL UNITS OF MEASUREMENT SHOWN ARE GIVEN IN US SURVEY FOOT
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF COLORADO.
- BASIS OF BEARINGS: THE COLORADO STATE PLANE COORDINATE SYSTEM, COLORADO CENTRAL ZONE 0502, NORTH AMERICAN DATUM 1983 (NAD83). THE FOUND BRASS TACK STAMPED "CDOT #542" & THE FOUND 3.25" ALUMINUM CAP STAMPED "CDOT PLS 29034" ON THE NORTHERLY LINE OF US HWY 24 WERE HELD FOR ROTATION, HAVING A BEARING AND DISTANCE OF N60°10'02"W 99.34'. THE CONCRETE WALL ALONG THE EAGLE RIVER, A FOUND RED PLASTIC CAP STAMPED "26626" AND A FOUND 2" ALUMINUM CAP STAMPED "37835" WERE FOUND TO BE IN AGREEMENT WITH THIS ROTATIONAL SOLUTION. DISTANCES SHOWN HEREON ARE SURFACE VALUES DERIVED USING A SCALE FACTOR OF 1.0004037201.
- THE SUBJECT PROPERTY IS ZONED "COMMERCIAL" PER THE TOWN OF MINTURN STANDARDS. NEW BUILDINGS SHALL DRAW ON INTERPRETATIONS OF EXISTING STOREFRONT STRUCTURES. THE SCALE OF THE NEW BUILDINGS SHALL BE CONSISTENT WITH ADJACENT BUILDINGS. HEIGHT SHALL BE CONSISTENT AS VIEWED FROM THE STREET; ADDITIONAL HEIGHT MAY BE APPROVED IF IT STEPS BACK FROM THE FACADE TO REDUCE THE PERCEIVED SCALE OF THE NEW DEVELOPMENT.
- THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE DESIGNATION X BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 08037C0658D, WITH A DATE OF IDENTIFICATION OF DECEMBER 4, 2007, IN EAGLE COUNTY, STATE OF COLORADO, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- PEAK LAND CONSULTANTS, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. RECORD DOCUMENTS UTILIZED ON THIS ALTA/NSPS SURVEY WERE PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. V50070456, HAVING AN EFFECTIVE DATE OF OCTOBER 20, 2023, AT 5:00 P.M.
- 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 SHALL ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

ALTA/NSPS LAND TITLE SURVEY:

TO EAGLE RIVER HOLDINGS LTD., A COLORADO CORPORATION, MR. MINTURN, LLC, A COLORADO LIMITED LIABILITY COMPANY & LAND TITLE GUARANTEE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 8, 9, 11(b), 13, 18, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 01, 2023.



BRENT BIGGS
P.L.S. NO. 27598

DRAWN: KPJ
REVIEWED: BB
DATE: 11/16/23
PLC JOB#: 2062.5

SHEET 1 OF 1

MONUMENT LEGEND	
●	FOUND MAG NAIL WITH 1½" BRASS TAG STAMPED PEAK LAND CONSULTANTS LS 27598
⊗	SET MAG NAIL WITH 1½" BRASS TAG STAMPED PEAK LAND CONSULTANTS LS 27598
◆	FOUND No. 6 REBAR WITH 3¾" ALUMINUM CAP STAMPED CDOT PLS 29034
⊠	FOUND BRASS TACK MARKED CDOT-#547 (SEE DRAWING)
▲	FOUND No. 5 REBAR WITH 1½" ALUMINUM CAP STAMPED LS 9337

EXCEPTIONS:

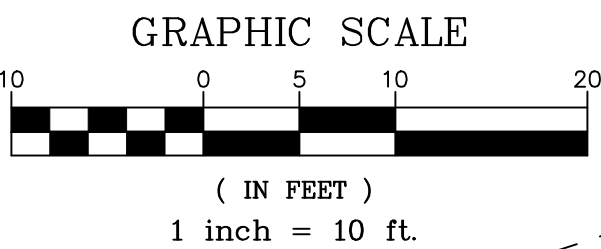
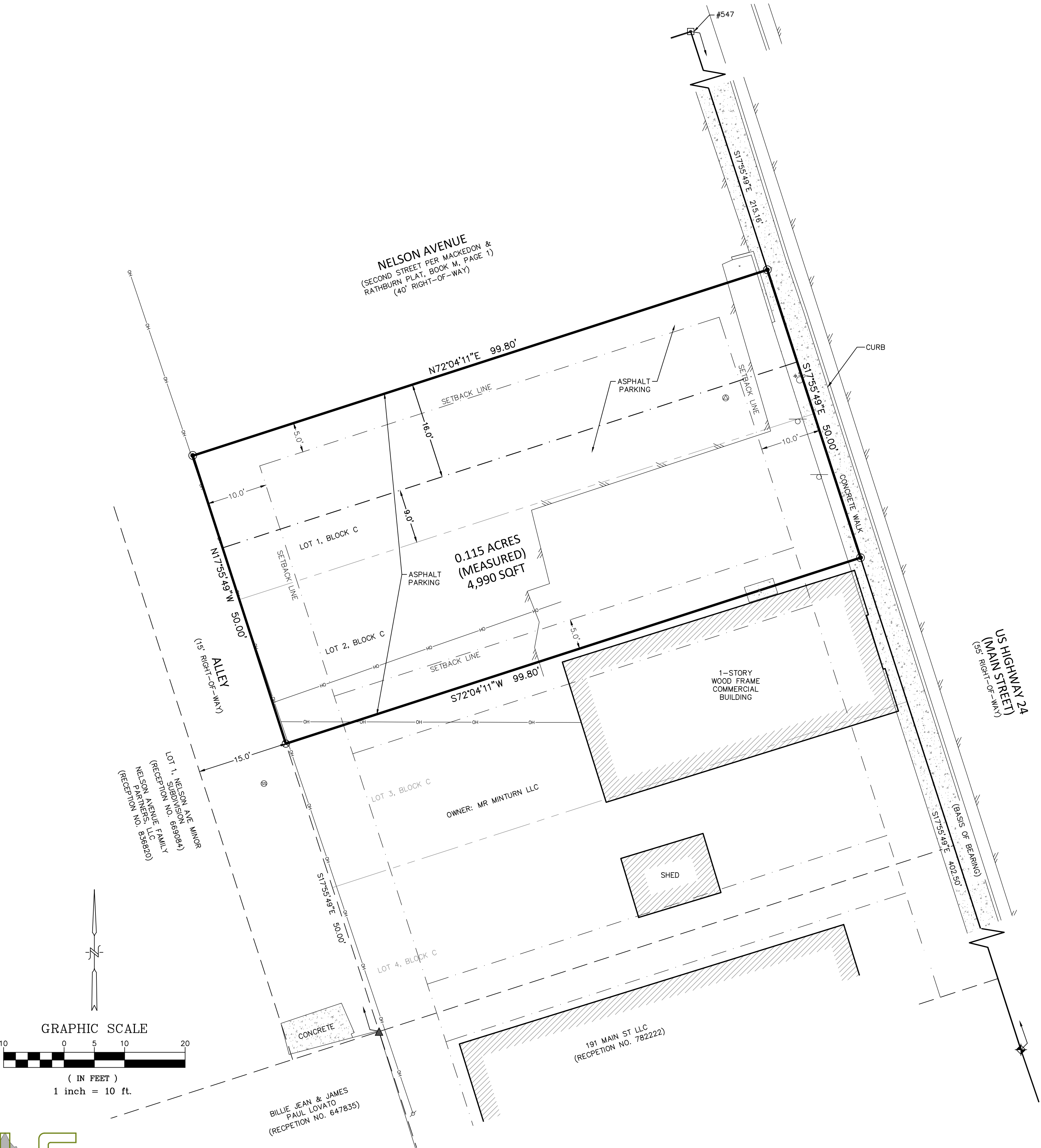
PER SAID TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY, THE FOLLOWING AFFECT THE SUBJECT PROPERTY:

- RIGHT OF PROPRIETOR OF A VEIN OR LODE 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 FEBRUARY 09, 1901, IN BOOK 48 AT PAGE 245. (NOT ABLE TO PLOT)
- RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 09, 1901, IN BOOK 48 AT PAGE 245. (NOT ABLE TO PLOT)
- THE EFFECT OF ORDINANCE NO. 129, RECORDED DECEMBER 20, 1974, IN BOOK 238 AT PAGE 5. (NOT ABLE TO PLOT)
- ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE EAGLE RIVER FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED MAY 30, 2002, UNDER RECEPTION NO. 799500. (NOT ABLE TO PLOT)
- ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE EAGLE RIVER WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 31, 2009, UNDER RECEPTION NO. 200927997. SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT RECORDED DECEMBER 3, 2013 UNDER RECEPTION NO. 201323922 AND RECORDED DECEMBER 18, 2014 UNDER RECEPTION NO. 201421767 IN REGARDS THEREOF. (NOT ABLE TO PLOT)
- ANY AND ALL RIGHTS OF ANY DITCH COMPANY DITCH COMPANY RELATING TO ANY DITCHES, WHICH TRAVERSES SUBJECT PROPERTY OR IS DESCRIBED AS A BOUNDARY OF SUBJECT PROPERTY, INCLUDING BUT NOT LIMITED TO DITCH MAINTENANCE AND ACCESS RIGHTS TO LANDS ADJOINING THE DITCH OR CANAL, AS DISCLOSED BY MAP RECORDED FEBRUARY 27, 2017 UNDER RECEPTION NO. 201703240. (NOT ABLE TO PLOT)
- ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE UPPER EAGLE VALLEY SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENTS RECORDED MARCH 26, 2017, UNDER RECEPTION NOS. 201705247 AND 201705251. (NOT ABLE TO PLOT)
- TERMS, CONDITIONS AND PROVISIONS CONTAINED IN ORDINANCE NO. 09-SERIES 2017 VACATING A PORTION OF EAGLE STREET RECORDED NOVEMBER 02, 2017 UNDER RECEPTION NO. 201720945. (DOES NOT APPLY)
- TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN CORRESPONDENCE FROM COLORADO DEPARTMENT OF TRANSPORTATION REGARDING 106 MAIN STREET DATED JUNE 20, 2017 AND STORED IN OUR SYSTEM AS IMAGE 6163847. (NOT ABLE TO PLOT)
- TERMS, CONDITIONS AND PROVISIONS CONTAINED IN ORDINANCE NO. 5 - SERIES 2016 AMENDING TOWN OF MINTURN ZONING CODE AND STORED IN OUR SYSTEM AS IMAGE 6231738. (NOT ABLE TO PLOT)
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY CERTIFIED JANUARY 25, 2017 PREPARED BY PEAK LAND CONSULTANTS, INC., JOB #2062 SAID DOCUMENT STORED AS OUR ESI 32392011
A. OVERHEAD UTILITY LINES CROSS PROPERTY WITHOUT BENEFIT OF EASEMENTS
B. BUILDING ENCLOSES OVER NEIGHBOR'S PROPERTY

TABLE A ALTA/NSPS NOTES:

- MONUMENTS SET OR FOUND SHOWN THIS SHEET.
- AS SHOWN THIS SHEET.
- SEE GENERAL NOTE 6.
- ACREAGE SHOWN THIS SHEET..
- 6(b). SEE GENERAL NOTE 5 (NO ZONING REPORT PROVIDED BY CLIENT, INFORMATION FROM ALTA/NSPS COMPLETED NOVEMBER 11, 2017).
- 7(a) NO BUILDINGS ON LOT.
- AS SHOWN THIS SHEET.
- NO IDENTIFIABLE PARKING SPACES.
- 11(b). OBSERVED EVIDENCE ONLY.
- AS SHOWN THIS SHEET..
- AS SHOWN THIS SHEET.
- ON FILE.

LEGEND	
⊗	MONITOR WELL
⊗	SEWER MANHOLE
⊗	UTILITY POLE
⊗	LIGHT POLE
⊗	SIGN
⊗	WATER VALVE
—OH—	OVERHEAD ELECTRIC
—	ASPHALT PAVING



DEPOSITED THIS _____ DAY OF _____ 20____ AT _____ IN BOOK _____ OF THE
EAGLE COUNTY SURVEYOR'S LAND SURVEY PLAT/RIGHTS-OF-WAY SURVEYS AT PAGE _____
RECEPTION NO. _____

GENERAL SITE NOTES:

- ALL STRUCTURES AND SITE IMPROVEMENTS ARE NEW, EXCEPT WATER METER.
- SITE PLAN SHOWS EXTENT OF ROOF INCLUDING EAVES, SEE SHEET A101 FOR ADDITIONAL STRUCTURE DIMENSIONS (OMITTED HERE FOR CLARITY).
- GROUND SURFACE TREATMENTS BEYOND PROPERTY LINES ARE A SUGGESTION OF WHAT COULD BE DONE IN STREET ROW TO HELP CREATE A WOONERF STREETSCAPE.

GRADING NOTES:

- REFER TO SITE DEMOLITION PLAN & GRADING AND DRAINAGE PLAN SHEETS C1.0 & C2.0
- ALL LEFT OVER GRADING MATERIAL NOT UTILIZED AS FILL OR LANDSCAPING MOUNDS APPROVED BY OWNER SHALL BE REMOVED FROM THE SITE. EROSION CONTROL MANAGED PER SITE DRAINAGE INDICATED ON SHEET C2.0.
- ALL TRENCHES TO BE COVERED WITH A WALKABLE SURFACE AT NIGHT.
- DO NOT PLACE ANY CONCRETE IN FREEZING WEATHER UNLESS FOLLOWING ALL ACI RECOMMENDATIONS AND REQUIREMENTS FOR COLD WEATHER CONCRETING - SSD & REFER TO A100 FOR ADDITIONAL NOTES.**

EXTERIOR LIGHTING NOTES:

- ALL NEW EXTERIOR LIGHTS SHALL BE A FULL CUT OFF FIXTURE AND HAVE A DARK SKY ORDINANCE COMPLIANT LOW CUTOFF ANGLE SO THAT LIGHT IS NOT CAST UP OR OVER PROPERTY LINES & UTILIZING THE MINIMUM LIGHTING INTENSITY NECESSARY.
- LIGHTS SHALL BE MAXIMUM 15' AFG.
- ALL LIGHTING SHALL BE HIGH EFFICIENCY LED AND RATED FOR WET LOCATIONS.
- REFER TO LIGHTING PLANS ON SHEETS AX.XX THRU AX.XX.

LANDSCAPE NOTES:

- LANDSCAPING IS LIMITED TO PLANTING BEDS (269 SF TOTAL). NOTED ON THE PLAN AS LP-A THRU LP-D WITH PLANTINGS AS DESIGNATED BELOW WHICH ARE ALL IDENTIFIED BY USDA AS APPROPRIATE FOR PLANT HARDINESS ZONE 4b:

LP-A: DROUGHT TOLERANT NATIVE FLOWERING HERBACEOUS PERENNIALS: COLUMBINE, LUPINE, PENSTEMON, AND FLAX- MIN (3) FLATS PER PLANTER IN (2) PLANTERS.
LP-B: DROUGHT TOLERANT HOLLYHOCKS, VARIOUS COLORS. ESTABLISHED FROM LIBERAL SEED SPREAD IN FALL.
LP-C: DROUGHT TOLERANT HOLLYHOCKS, VARIOUS COLORS. ESTABLISHED FROM LIBERAL SEED SPREAD IN FALL.
LP-D: DROUGHT TOLERANT NATIVE SHRUBS PER TOWN OF MINTURN PRE-APPROVED LIST- MIN (7) 5 GALLON SHRUBS.

(IF NATIVE DROUGHT TOLERANT TREES ARE INCLUDED THEY MUST BE A MINIMUM 1.5" CALIPER @ 4' ABOVE GROUND).

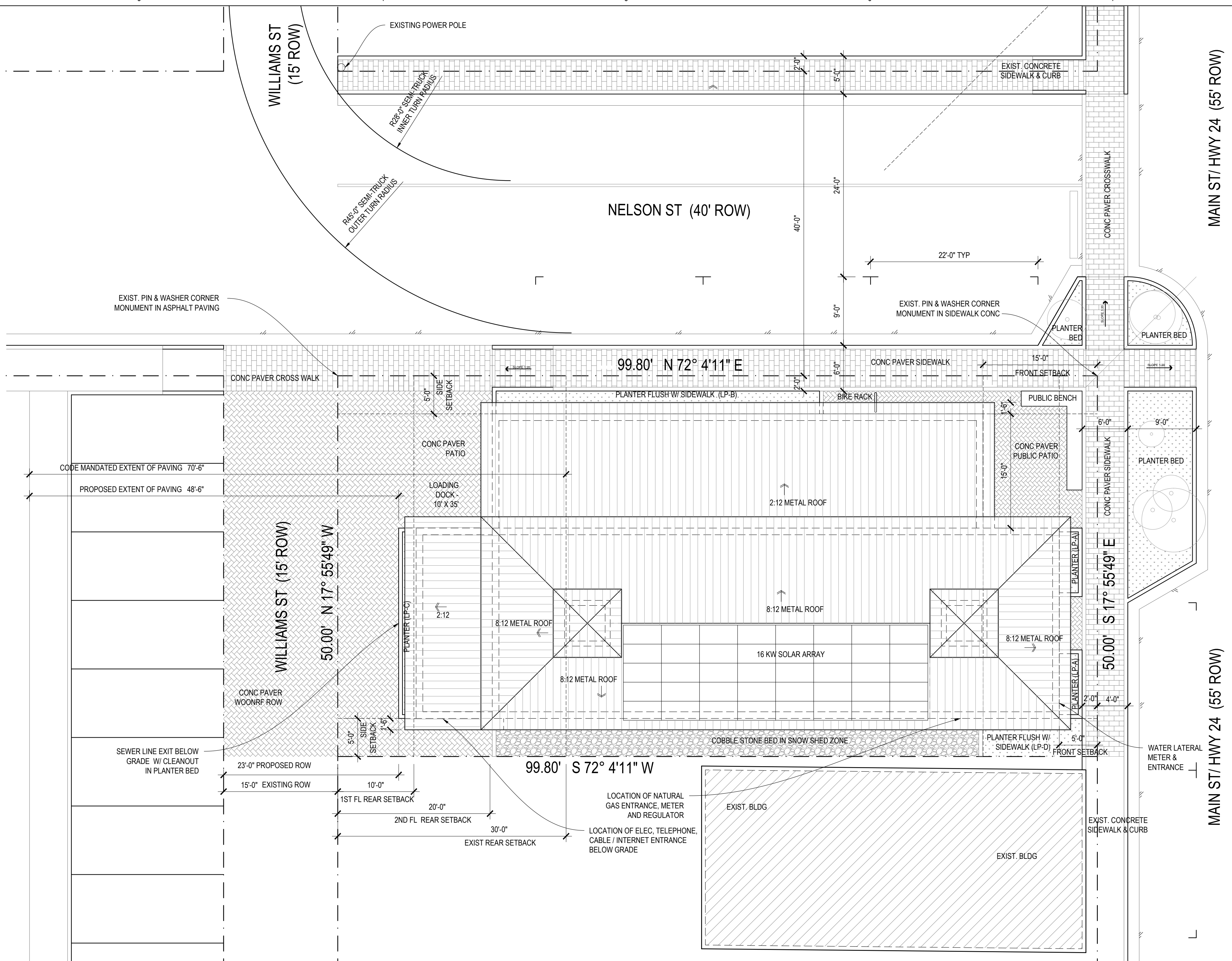
- PROVIDE DRIP IRRIGATION SYSTEM INCLUDING A MOISTURE SENSOR WITH SEPARATE ZONES FOR EACH PLANTING BED ON A TIMER MOUNTED INSIDE THE BUILDING. MAINTAIN ADEQUATE WATERING FOR MINIMUM 2 YEARS TO ESTABLISH PLANTINGS.
- NO TURF PLANTINGS PERMITTED.
- AMEND PLANTING BEDS WITH MINIMUM 6" DEPTH OF SANDY LOAM W/ MIN 5% ORGANIC MATTER BY VOLUME.
- AFTER PLANTING, PROVIDE 2" DEPTH OF MULCH WITH MODIFICATIONS AS APPROPRIATE FOR EACH PLANT MATERIAL. RENEW AS NEEDED.
- HARDSCAPE FROM BUILDING TO PROPERTY LINE SHALL BE 4" THICK 5000psi CONCRETE OR GRANITE PAVERS ON 1" SAND BED OVER MINIMUM 6" ROAD BASE IN 3" LIFTS COMPACTED TO 95% OVER NATIVE SOILS (OR REPLACED W/ ADDITIONAL ROAD BASE MATERIAL IN 4" LIFTS COMPACTED TO 95% WHERE OVER EXCAVATED).
- PROVIDE 6" MINUS COBBLES OVER GEOTEXTILE WEED BLOCK FABRIC ALONG SOUTHERN PROPERTY LINE IN SNOW SHED ZONE FROM SOLAR PANELS LAID OVER COMPACTED EARTH SLOPED TO STORM INLET NOTED ON GRADING AND DRAINAGE SHEET C2.0.

SNOW STORAGE:

PROVIDED IN PLANTING BEDS (269 SF TOTAL). SEE AREA NOTES ON SHEET A101. ADDITIONAL SNOW STORAGE AVAILABLE ALONG SOUTH SIDE OF BUILDING AND AT NORTH EAST PUBLIC PATIO IF NEEDED.

UTILITY NOTES:

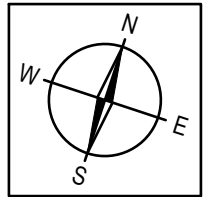
- NEW ELECTRIC, TELEPHONE & CABLE / INTERNET CONNECTIONS VIA SEPARATE UNDERGROUND 2" DIA SCH 80 DUCTS FROM A UTILITY POLE LOCATED ALONG WILLIAMS STREET - MIN 36" BELOW FINISH GRADE.
- NEW SEPTIC WASTE LINE SLOPING MIN 2% TO EXISTING SEWER IN WILLIAMS STREET ROW VIA 6" DIA ABS OR PVC LINE MIN 4" BELOW FINISH GRADE. PROVIDE CLEANOUTS AT MIN 50' INTERVALS.
- NEW NATURAL GAS LINE FROM MAIN IN WILLIAMS STREET VIA 1" HDPE PIPE W/ TRACER WIRE MIN 3" BELOW FINISH GRADE.
- WATER SUPPLY FROM EXISTING METER NEAR STREET WILL REMAIN UNLESS LATERAL OR MAIN WATER SHUT-OFF VALVE IS FOUND TO BE DEFICIENT OR IT NEEDS TO BE RELOCATED FOR CONSTRUCTION PURPOSES.
- ALL UTILITY LINES TO BE TERMINATED INSIDE BUILDING FOOTPRINT, EXCEPT GAS LINE WITH METER & PRESSURE REGULATOR LOCATED ON SOUTH SIDE OF BUILDING AT EASTERN CORNER.



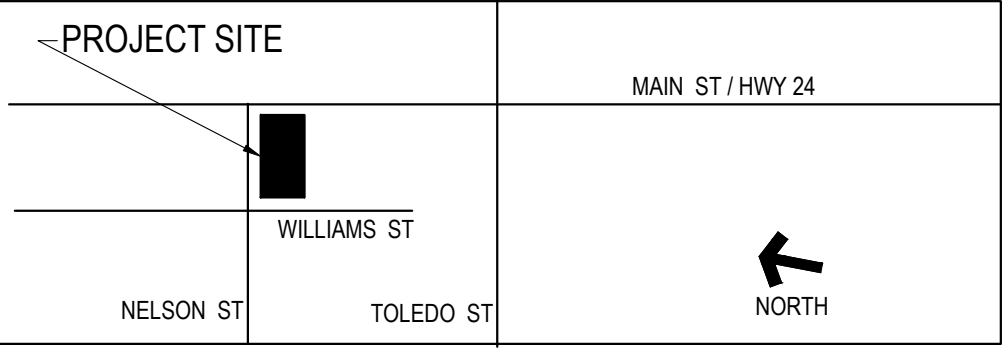
E3

SITE - PLOT- ROOF PLAN

L100



LOT SIZE: 4990 SF
BUILDING COVERAGE : 3092 SF (62%)
IMPERVIOUS SURFACE : 4401 SF (88.2%)
SNOW STORAGE : 269 SF (5.4%)
TOTAL FLOOR AREA : 3597 SF (505SF @ 2ND FL)



F5

VICINITY PLAN - MINTURN, CO

L100

NO SCALE

GROUND SURFACE TREATMENTS BEYOND PROPERTY LINES ARE A SUGGESTION OF WHAT COULD BE DONE TO HELP CREATE A WOONERF STREET SCAPE

SITE PLAN IS BASED ON PEAK LAND SURVEYING, INC. SURVEY DATED 10/30/2024 JOB # 2062.6

GENERAL NOTES:

- DO NOT SCALE FROM DRAWINGS. REFER TO WRITTEN DIMS AND BRING OMITTED DIMS TO ARCHITECT'S ATTN.
- REFER TO STRUCTURAL SHEETS FOR STRUCTURAL MATERIALS, NOTES, SPECIFICATIONS AND DETAILS.
- ALL DIMENSIONS ARE TO FO FRAMING, ROUGH OPENING, FO CONC WALL OR T.O. CONC SLAB OR SUB FL. UNO.
- REFER TO C100 FOR INSULATION SPECS, OTHER GENERAL NOTES, DRAWING INDEX, AND ABBREVIATIONS.
- REFER TO L100 FOR SITE, UTILITY & LANDSCAPE PLAN NOTES & SPECS.
- REFER TO ARCHITECTURAL PLAN SHEETS (A10X) FOR WALL & RO DIMS, HEAD & SILL HEIGHTS, AND FINISH SPECS INCLUDING WINDOW AND DOOR SCHEDULES, MECHANICAL PLUMBING AND ELEC. SPECS.
- REFER TO ROOF PLAN (A103) FOR ROOF MATERIALS, SPECIFICATIONS, AND NOTES.
- SILL DIMENSIONS ARE FROM T.O. SLAB OR T.O. SUBFLOOR TO SILL RO. HEAD RO DIMS ARE FROM SILL RO.**
- REFER TO ELEVATION SHEETS (A20X) FOR EXTERIOR FINISHES, NOTES AND SPECS.
- REFER TO SHEETS A301 FOR WALL & BUILDING SECTION DETAILS, MATERIALS, AND CONFIGURATION.

RDC ARCHITECTURE

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robert@rdcarch.com

STRUCTURAL ENGINEER

SURVEYOR
PEAK LAND SURVEYING, INC.
1000 Lion's Ridge Loop
Vail, CO 81657
970.476.8644

GEO/SOILS ENGINEER - SPECIAL INSPECTION SERVICES
Not Applicable

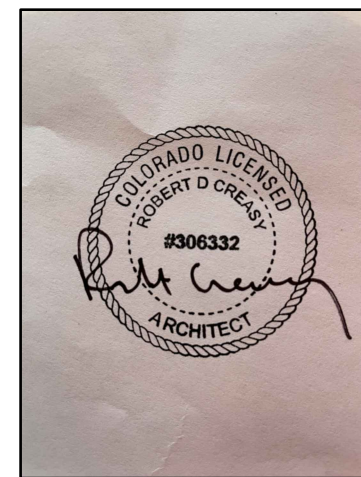
GENERAL CONTRACTOR

MINTURN WHISKY COMPANY

PARCELS # 2103-263-002 & 003
161 MAIN ST / 161 NELSON
MINTURN, CO 81645

OWNER:
STEFANIE & SPENCE NEUBAUER

stef@erwhisky.com & spence@erwhisky.com
MB: 603.770.8756



DRB & CUP Submittal December 10, 2024
DATE: NOT FOR CONSTRUCTION
PROJECT #: 2410

SITE & ROOF PLAN
LANDSCAPE PLAN & NOTES
VICINITY PLAN
L101

ROBERT D CREASY ARCHITECTURE
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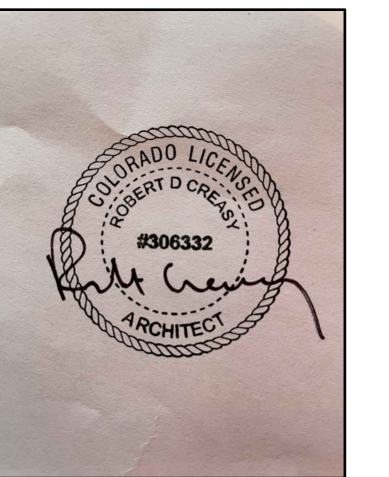
GEO/SOILS ENGINEER - SPECIAL INSPECTION SERVICES
Not Applicable

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FIRST FLOOR PLAN NOTES & SPECIFICATIONS

GENERAL NOTES:

1. DO NOT SCALE FROM DRAWINGS, REFER TO WRITTEN DIMS AND BRING OMITTED DIMS TO ARCHITECT'S ATTN.
2. REFER TO STRUCTURAL SHEETS FOR STRUCTURAL MATERIALS, NOTES, SPECIFICATIONS AND DETAILS.
3. ALL DIMENSIONS ARE TO FACE, ROUGH OPENING, FO CONC WALL OR T.O. CONC SLAB OR SUB F. UNO.
4. REFER TO C100 FOR INSULATION SPECS, OTHER GENERAL NOTES, DRAWING INDEX, AND ABBREVIATIONS.
5. REFER TO L100 FOR SITE, UTILITY & LANDSCAPE PLAN NOTES & SPECS.
6. REFER TO ARCHITECTURAL PLAN SHEETS (A100) FOR WALL & R.O. DIMS, HEAD & SILL HEIGHTS, AND FINISH SPECS INCLUDING DOOR SCHEDULE, MECHANICAL, AND ELECTRICAL.
7. REFER TO ROOF PLAN (A103) FOR ROOF MATERIALS, SPECIFICATIONS, AND NOTES.
8. **SILL DIMENSIONS ARE FROM T.O. SLAB OR T.O. SUBFLOOR TO SILL R.O.** HEAD R.O DIMS ARE FROM SILL R.O.
9. REFER TO ELEVATION SHEETS (A200) FOR EXTERIOR FINISHES, NOTES AND SPECS.
10. REFER TO SECTIONS A301 FOR WALL & BUILDING SECTION DETAILS, MATERIALS, AND CONFIGURATION.

FLOOR AREA:	
1ST FLOOR (EXIST SETBACK)	2440 SF
1ST FLOOR (PROPOSED SETBACK)	3090 SF
DIFFERENCE	650 SF

(PERCENT DIFFERENCE: 27%)

WILLIAMS ST (15' ROW)

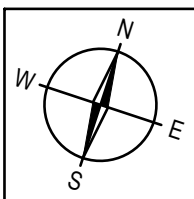
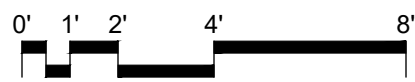
NELSON ST (40' ROW)

MAIN ST/ HWY 24 (55' ROW)

E3

SECOND FLOOR PLAN

A102



EXIST. BLDG

EXIST. BLDG

EXIST. CONCRETE
SIDEWALK & CURB

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Vail, CO 81657
970.476.8644

GEO/SOILS ENGINEER - SPECIAL INSPECTION SERVICES
Not Applicable

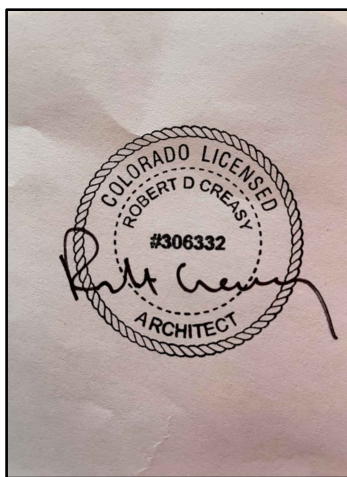
GENERAL CONTRACTOR

MINTURN WHISKY COMPANY

PARCELS # 2103-263-002 & 003
161 MAIN ST / 161 NELSON
MINTURN, CO 81645

OWNER:
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DRB & CUP Submittal December 10, 2024

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SECOND FLOOR PLAN
NOTES & SPECIFICATIONS

A102

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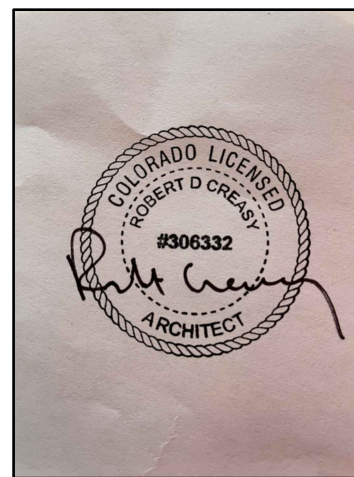
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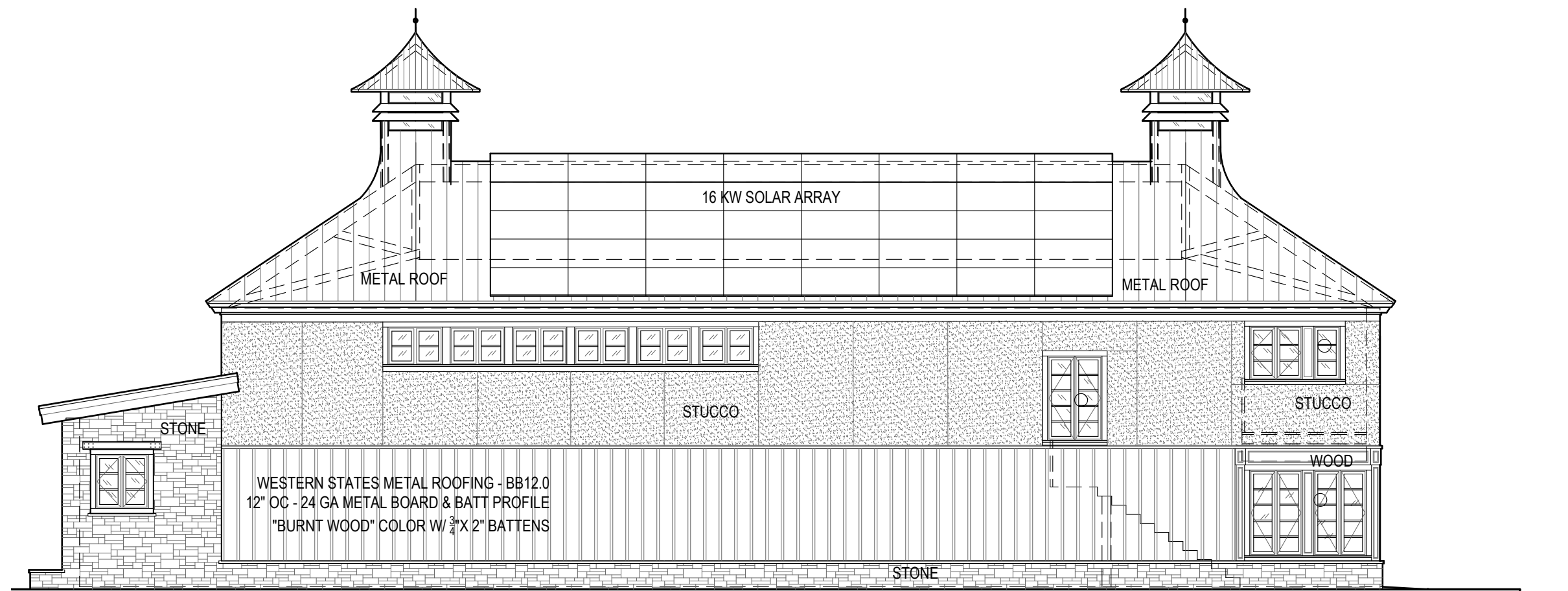


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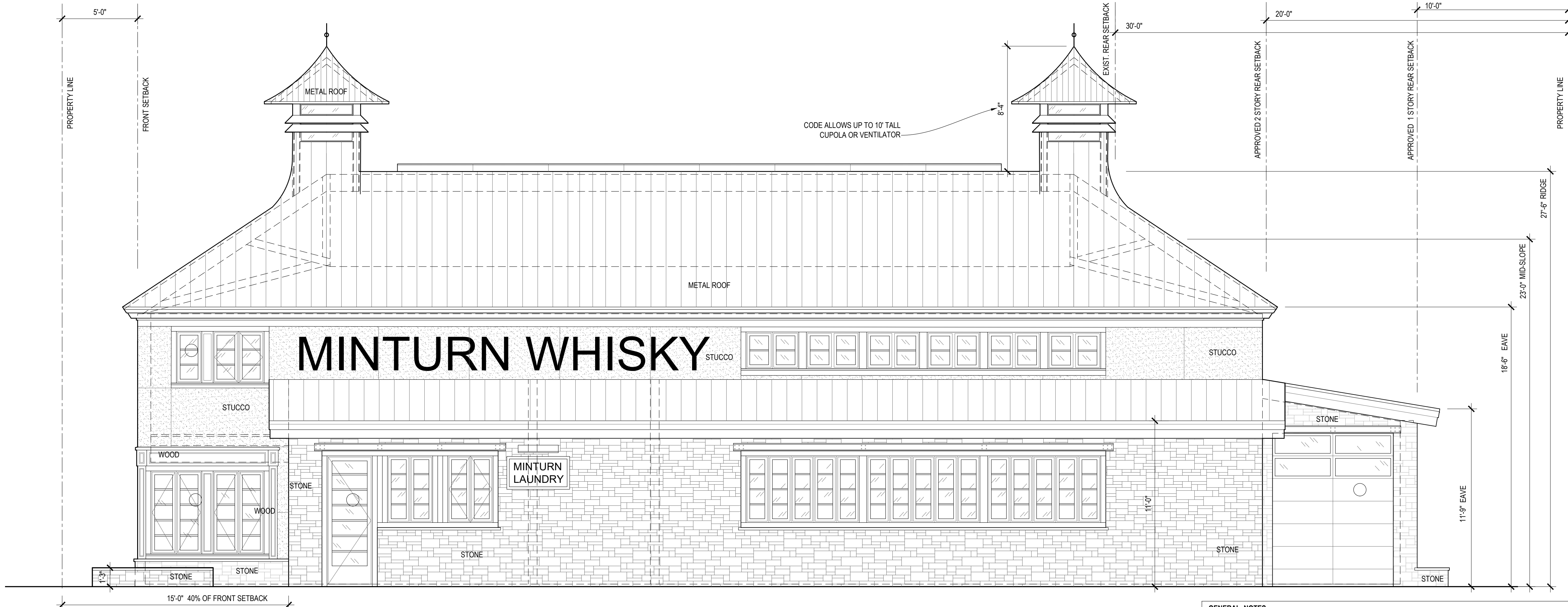
PROJECT #: 2410

**SOUTH ELEVATION
NORTH ELEV - NELSON ST
NOTES & SPECIFICATONS
A201**



B4 SOUTH ELEVATION

A201



F2 NORTH ELEVATION

A201



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Not Applicable

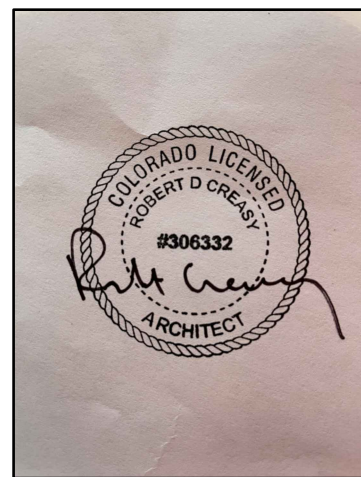
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DRB & CUP Submittal December 10, 2024

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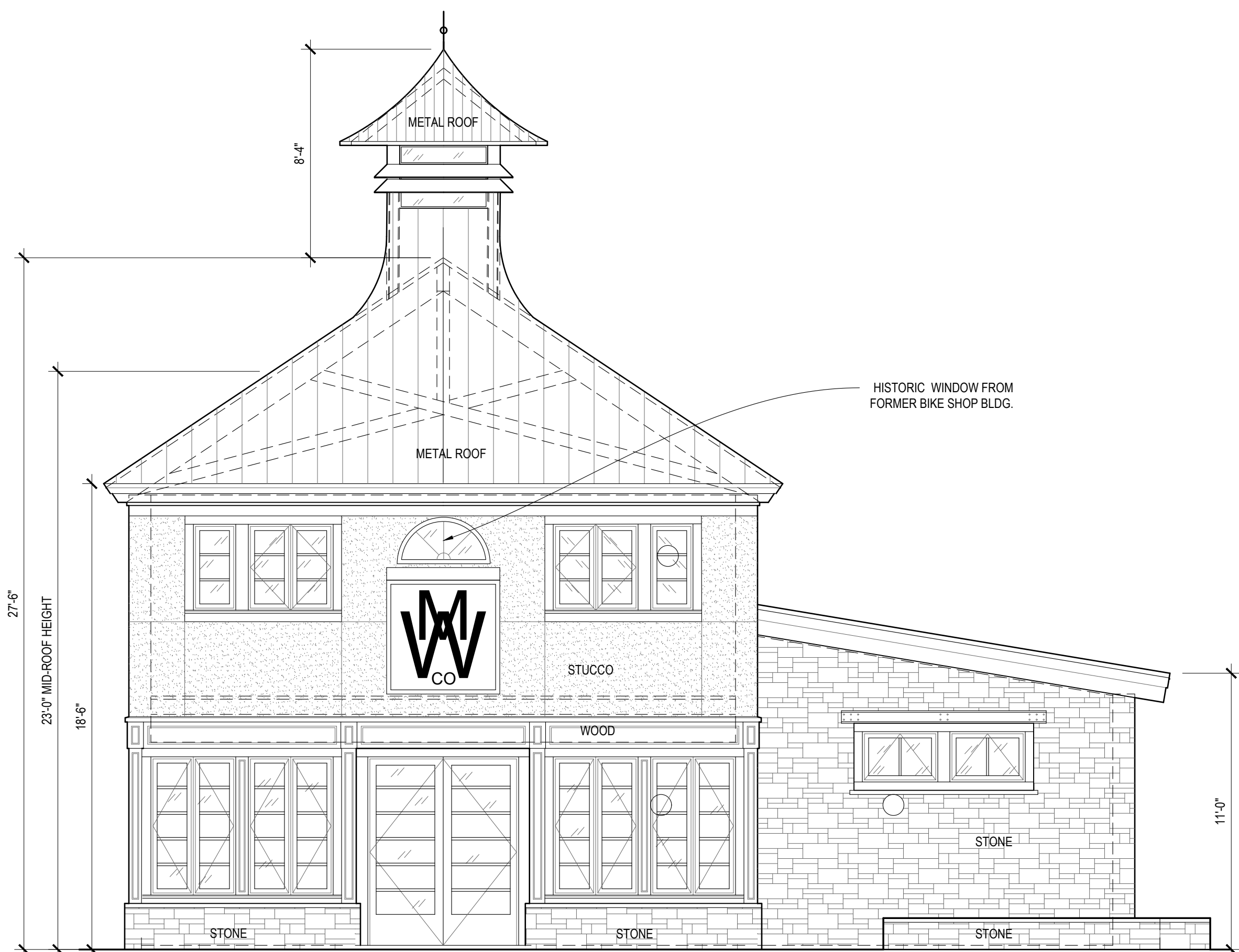
EAST ELEV - MAIN ST
WEST ELEV - WILLIAMS ST
NOTES & SPECIFICATONS
A202



F1

WEST ELEVATION - WILLIAMS STREET

A202



F5

EAST ELEVATION - MAIN STREET

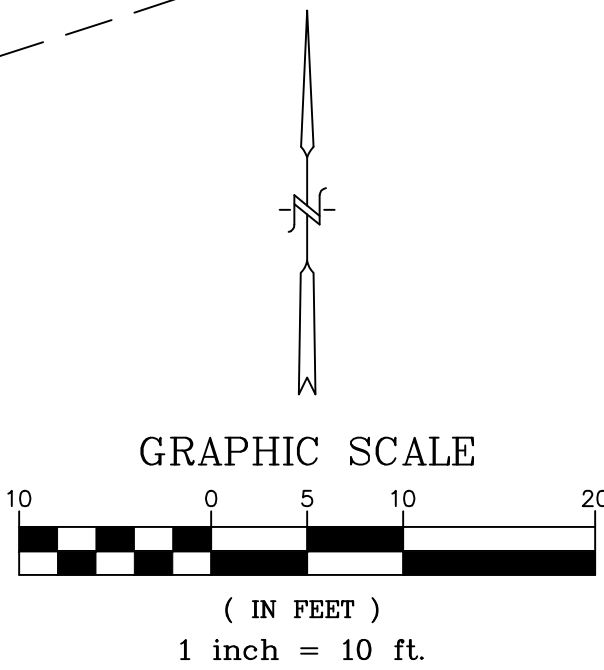
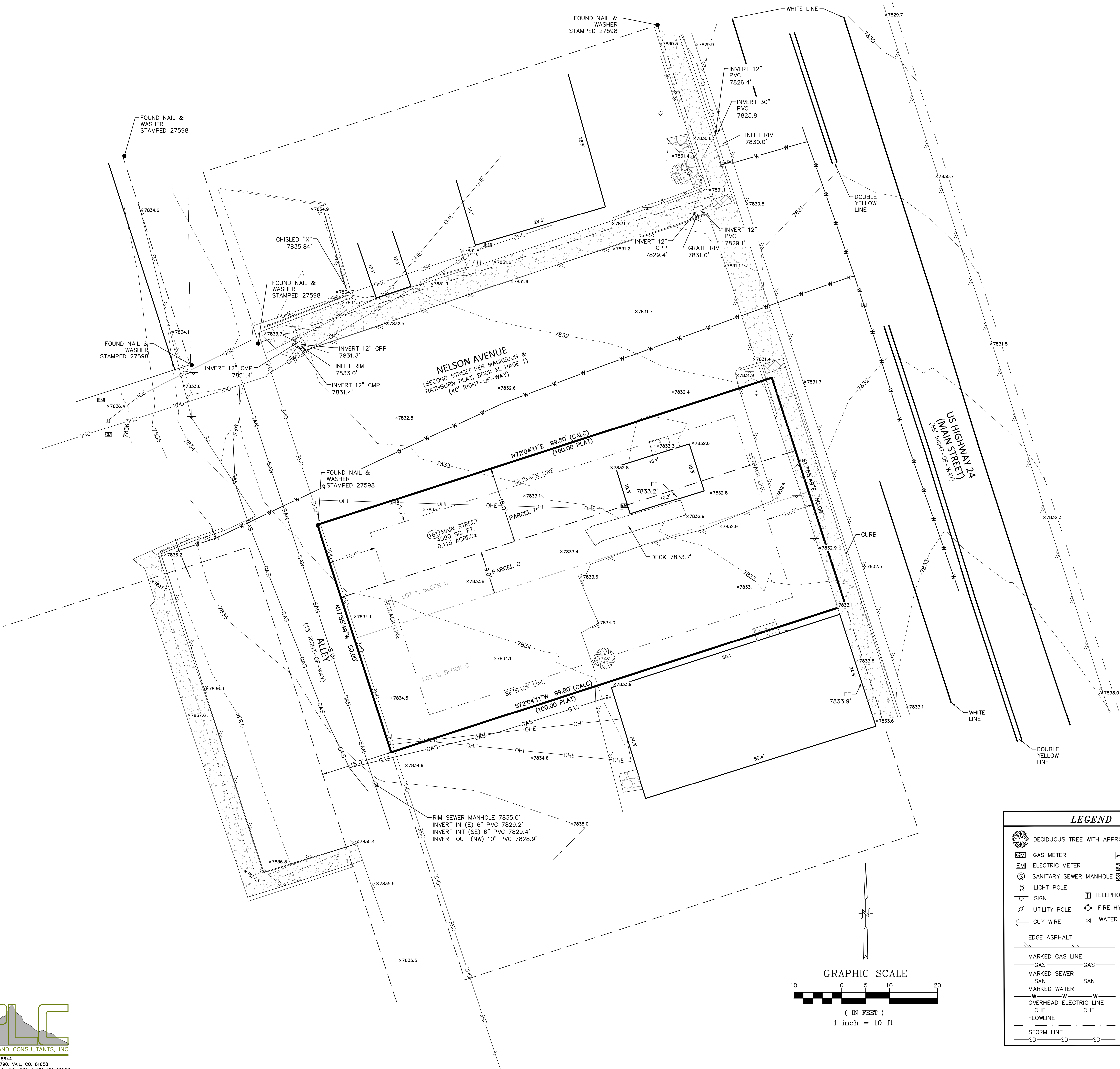
A202



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PLOTTED BY: Kim Jensen ON: Wednesday, October 30, 2024 AT: 10:06 AM FILED IN: C:\Users\jlgm\Peak Land Consulting\Projects - Documents\2000-2099\2062.2 - 161 Main St Drawing\2062.2 TOPO.dwg



LEGEND	
	DECIDUOUS TREE WITH APPROX TRUNK DIAMETER
	GAS METER
	ELECTRIC METER
	SANITARY SEWER MANHOLE
	LIGHT POLE
	SIGN
	UTILITY POLE
	GUY WIRE
	EDGE ASPHALT
	MARKED GAS LINE
	MARKED SEWER
	MARKED WATER
	OVERHEAD ELECTRIC LINE
	FLOWLINE
	STORM LINE
	CONCRETE
	FLAGSTONE
	PAVERS
	TELEPHONE PEDESTAL
	FIRE HYDRANT
	WATER VALVE

GENERAL NOTES

- DATE OF TOPOGRAPHY: OCTOBER 09, 2024
- PROJECT BENCHMARK: NGS BENCHMARK "T 280" ELEVATION=7894.20 (NAVD 88).
- LINEAL UNITS OF MEASUREMENT SHOWN ARE GIVEN IN US SURVEY FOOT.
- THIS TOPOGRAPHIC MAP IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. IT IS NOT INTENDED TO RESOLVE ANY BOUNDARY ISSUES THAT MAY EXIST ON THIS LOT OR TO REESTABLISH ANY MISSING LOT MONUMENTS.
- THE EXISTING UTILITIES SHOWN HEREON ARE FROM MARKINGS FOUND ON THE GROUND. PEAK LAND CONSULTANTS, INC. AND/OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN ON THIS MAP.
- PEAK LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. RECORD DOCUMENTS UTILIZED IN THIS TOPOGRAPHIC MAP WERE PROVIDED BY LAND TITLE GUARANTEE COMPANY ORDER NO. V50072932 DATED SEPTEMBER 30 2024 AT 5:00 P.M.
- 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.

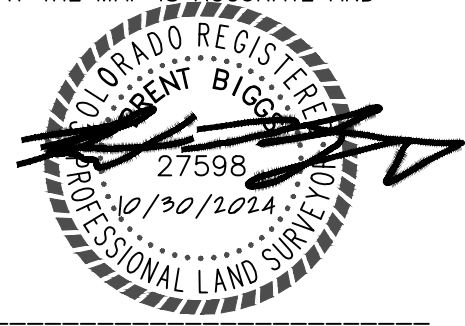
EXCEPTIONS:

PER SAID TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY, THE FOLLOWING AFFECT THE SUBJECT PROPERTY:

- RIGHT OF PROPRIETOR OF A VEIN OR LODE 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 FEBRUARY 09, 1901, IN BOOK 48 AT PAGE 245. (NOT ABLE TO PLOT)
- RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 09, 1901, IN BOOK 48 AT PAGE 245. (NOT ABLE TO PLOT)
- THE EFFECT OF ORDINANCE NO. 129, RECORDED DECEMBER 20, 1974, IN BOOK 238 AT PAGE 5. (NOT ABLE TO PLOT)
- ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE EAGLE RIVER FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED MAY 30, 2002, UNDER RECEPTION NO. 799500. (NOT ABLE TO PLOT)
- ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE EAGLE RIVER WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 31, 2009, UNDER RECEPTION NO. 200927997, SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT RECORDED DECEMBER 3, 2013 UNDER RECEPTION NO. 201323922 AND RECORDED DECEMBER 18, 2014 UNDER RECEPTION NO. 201421767 IN REGARDS THEREOF. (NOT ABLE TO PLOT)
- ANY AND ALL RIGHTS OF ANY DITCH COMPANY DITCH COMPANY RELATING TO ANY DITCHES, WHICH TRAVERSES SUBJECT PROPERTY OR IS DESCRIBED AS A BOUNDARY OF SUBJECT PROPERTY, INCLUDING BUT NOT LIMITED TO DITCH MAINTENANCE AND ACCESS RIGHTS TO LANDS ADJOINING THE DITCH OR CANAL, AS DISCLOSED BY MAP RECORDED FEBRUARY 27, 2017 UNDER RECEPTION NO. 201703240. (NOT ABLE TO PLOT)
- ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE UPPER EAGLE VALLEY SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENTS RECORDED MARCH 28, 2017, UNDER RECEPTION NOS. 201705247 AND 201705251. (NOT ABLE TO PLOT)
- TERMS, CONDITIONS AND PROVISIONS CONTAINED IN ORDINANCE NO. 09--SERIES 2017 VACATING A PORTION OF EAGLE STREET RECORDED NOVEMBER 02, 2017 UNDER RECEPTION NO. 201720945. (NOT ABLE TO PLOT)
- TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN CORRESPONDENCE FROM COLORADO DEPARTMENT OF TRANSPORTATION REGARDING 106 MAIN STREET DATED JUNE 20, 2017 AND STORED IN OUR SYSTEM AS IMAGE 6163847. (NOT ABLE TO PLOT)
- TERMS, CONDITIONS AND PROVISIONS CONTAINED IN ORDINANCE NO. 5 -- SERIES 2016 AMENDING TOWN OF MINTURN ZONING CODE AND STORED IN OUR SYSTEM AS IMAGE 6231738. (NOT ABLE TO PLOT)
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY CERTIFIED JANUARY 25, 2017 PREPARED BY PEAK LAND CONSULTANTS, INC., JOB #2062 SAID DOCUMENT STORED AS OUR ESI 32392011
 - OVERHEAD UTILITY LINES CROSS PROPERTY WITHOUT BENEFIT OF EASEMENTS (AS SHOWN HEREON)
 - BUILDING ENCROACHES OVER NEIGHBOR'S PROPERTY (NO LONGER APPLIES)

SURVEYOR'S CERTIFICATE

I, BRENT BIGGS, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

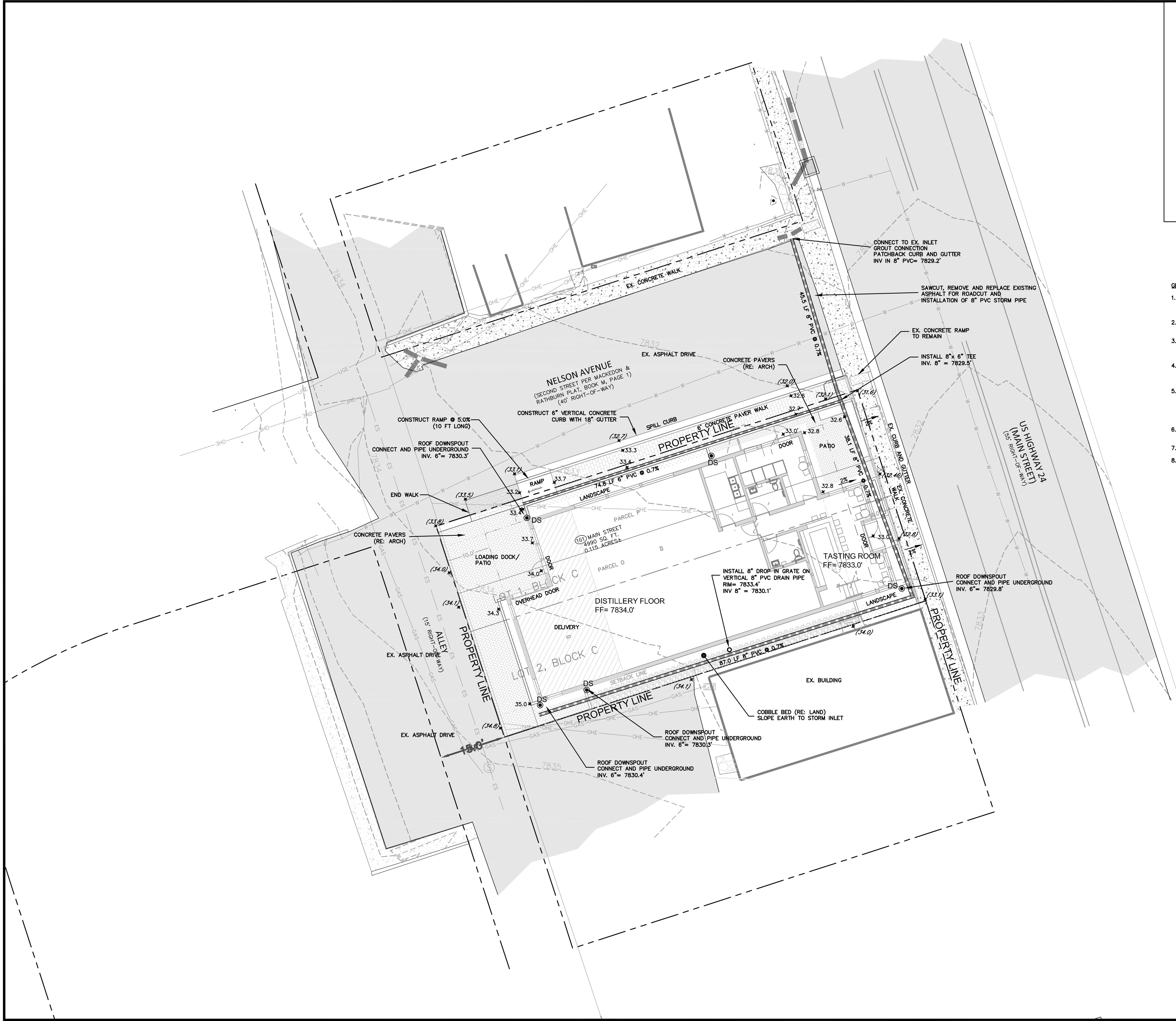


DATE: _____

BRENT BIGGS
COLORADO P.L.S. No. 27598
FOR & ON BEHALF OF PEAK
LAND CONSULTANTS, INC.

TOPOGRAPHIC MAP
LOTS 1 AND 2, BLOCK C
MAKEDON AND RATHBURN SUBDIVISION
TOWN OF MINTURN, EAGLE COUNTY, COLORADO

DRAWN: KPJ	REVIEWED: BB	SHEET 1 OF 1
DATE: 10/30/24	PLC JOB#: 2062.6	

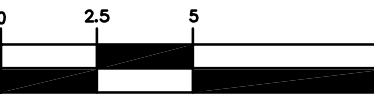


LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EASEMENT
- PROPOSED CONTOUR
- PROPOSED GRADING, SLOPE/SPOT
- EXISTING GRADING, SLOPE/SPOT
- PROPOSED STORM SEWER
- PROPOSED BOULDER RETAINING
- PROPOSED CONCRETE/ASPHALT



GRAPHIC SCALE



(IN FEET)
1 inch = 5 ft.

TOPOGRAPHIC INFORMATION
PROVIDED BY PEAK LAND
CONSULTING, 2024

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 OR ENTERING THE RIVER.
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 INSURE 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
7. TOPSOIL AND REVEGETATE ALL DISTURBED AREAS
8. CONTRACTOR SHALL REMOVE SEDIMENT CONTROL FACILITIES AFTER FINAL STABILIZATION.

EAGLE RIVER WHISKY
161 MAIN ST, MINTURN
GRADING AND DRAINAGE PLAN

DESIGNED	DRAWN	CHECKED	JOB NO.	DATE	NO.	DATE	REVISIONS	BY
xxx	xxx	xxx	xxx	xx/xx/xxxx				

SHEET
C2.0

(SEAL)



