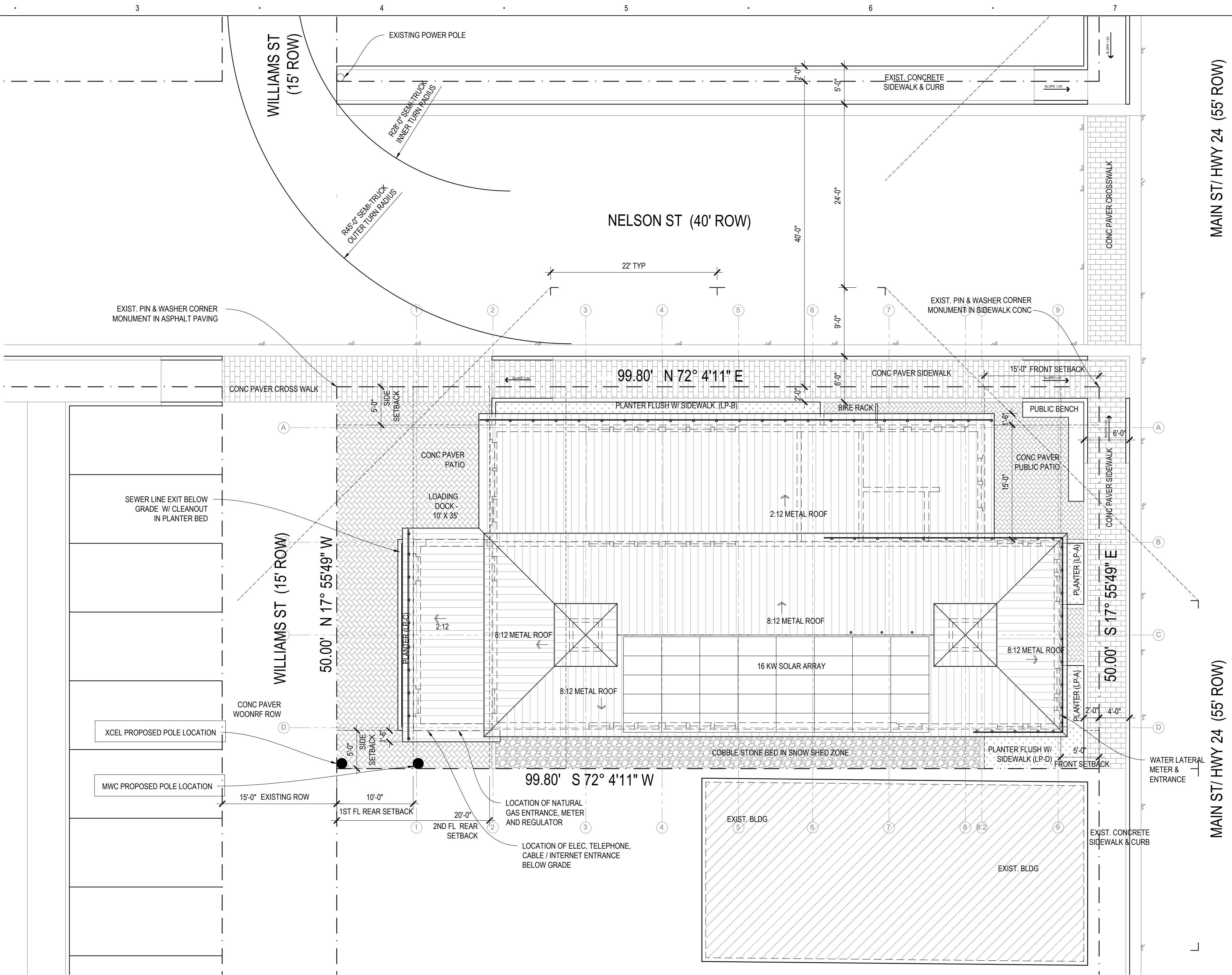**GENERAL SITE NOTES:**
1. ALL STRUCTURES AND SITE IMPROVEMENTS ARE NEW, EXCEPT WATER METER.
2. SITE PLAN SHOWS EXTENT OF ROOF INCLUDING EAVES, SEE SHEET A101 FOR ADDITIONAL STRUCTURE DIMENSIONS (OMITTED HERE FOR CLARITY).
3. GROUND SURFACE TREATMENTS BEYOND PROPERTY LINES ARE A SUGGESTION OF WHAT COULD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

**GRADING NOTES:**
1. REFER TO SITE DEMOLITION PLAN & GRADING AND DRAINAGE PLAN SHEETS C1.0 & C2.0.
2. 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.
3. ALL TRENCHES TO BE COVERED WITH A WALKABLE SURFACE AT NIGHT.
4. **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:**
1. 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.
2. LIGHTS SHALL BE MAXIMUM 15' AFG.
3. ALL LIGHTING SHALL BE HIGH EFFICIENCY LED AND RATED FOR WET LOCATIONS.
4. REFER TO LIGHTING PLANS ON SHEETS AX.XX THRU AX.XX.

**LANDSCAPE NOTES:**
1. 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).

2. 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.
3. NO TURF PLANTINGS PERMITTED.
4. AMEND PLANTING BEDS WITH MINIMUM 6" DEPTH OF SANDY LOAM W/ MIN 5% ORGANIC MATTER BY VOLUME.
5. AFTER PLANTING, PROVIDE 2" DEPTH OF MULCH WITH MODIFICATIONS AS APPROPRIATE FOR EACH PLANT MATERIAL. RENEW AS NEEDED.
6. 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).
7. 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:**
1. NEW ELECTRIC, TELEPHONE & CABLE / INTERNET CONNECTIONS VIA SEPARATE UNDERGROUND 4" DIA SCH 80 DUCTS FROM A UTILITY POLE LOCATED ALONG WILLIAMS STREET - MIN 36" BELOW FINISH GRADE.
2. 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.
3. NEW NATURAL GAS LINE FROM MAIN IN WILLIAMS STREET VIA 1" HDPE PIPE W/ TRACER WIRE MIN 3' BELOW FINISH GRADE.
4. 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.
5. 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.
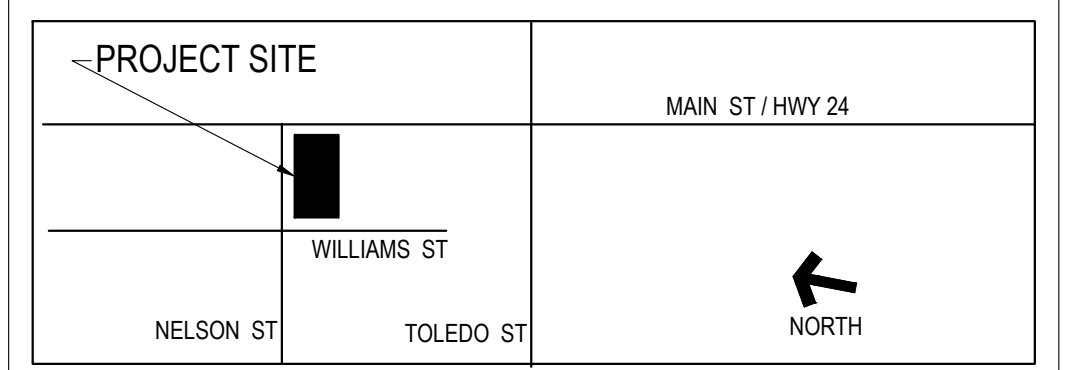
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WILLIAMS ST (15' ROW)

EXISTING POWER POLE

NELSON ST (40' ROW)

MAIN ST/ HWY 24 (55' ROW)

EXIST. CONCRETE SIDEWALK & CURB

ROD' SEMI-TRUCK INNER TURN RADIUS

R45'-0' SEMI-TRUCK OUTER TURN RADIUS

22' TYP

40'-0"

24'-0"

EXIST. PIN & WASHER CORNER MONUMENT IN ASPHALT PAVING

EXIST. PIN & WASHER CORNER MONUMENT IN SIDEWALK CONC

CONC PAVER CROSS WALK

99.80' N 72° 4'11" E

CONC PAVER SIDEWALK

15'-0" FRONT SETBACK

PLANTER FLUSH W/ SIDEWALK (LP-B)

BIKE RACK

PUBLIC BENCH

CONC PAVER CROSS WALK

SIDE SETBACK

CONC PAVER PATIO

CONC PAVER PUBLIC PATIO

2:12 METAL ROOF

WILLIAMS ST (15' ROW)

50.00' N 17° 55'49" W

SEWER LINE EXIT BELOW GRADE W/ CLEANOUT IN PLANTER BED

LOADING DOCK - 10' X 35'

CONC PAVER PUBLIC SIDEWALK

S 17° 55'49" E

PLANTER (LP-A)

50.00'

2:12

8:12 METAL ROOF

8:12 METAL ROOF

16 KW SOLAR ARRAY

8:12 METAL ROOF

8:12 METAL ROOF

PLANTER (LP-A)

XCEL PROPOSED POLE LOCATION

MWC PROPOSED POLE LOCATION

CONC PAVER WOONRF ROW

COBBLE STONE BED IN SNOW SHED ZONE

PLANTER FLUSH W/ SIDEWALK (LP-D)

FRONT SETBACK

WATER LATERAL METER & ENTRANCE

99.80' S 72° 4'11" W

15'-0" EXISTING ROW

10'-0"

1ST FL REAR SETBACK

20'-0" 2ND FL REAR SETBACK

LOCATION OF NATURAL GAS ENTRANCE, METER AND REGULATOR

LOCATION OF ELEC, TELEPHONE, CABLE / INTERNET ENTRANCE BELOW GRADE

EXIST. BLDG

EXIST. BLDG

EXIST. CONCRETE SIDEWALK & CURB

MAIN ST/ HWY 24 (55' ROW)

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| E3 | SITE - PLOT- ROOF PLAN |
|----|------------------------|
| L100 | 0' 2' 4' 8' 16' |

N W S E (compass)

| 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) |

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

| F5 | VICINITY PLAN - MINTURN, CO |
|----|------------------------------|
| L100 | NO SCALE |

PROJECT SITE
MAIN ST / HWY 24
WILLIAMS ST
NELSON ST    TOLEDO ST
NORTH

**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 FRAMING, ROUGH OPENING, FO CONC WALL OR T.O. CONC SLAB OR SUB FL, 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 (A10X) FOR WALL & RO DIMS, HEAD & SILL HEIGHTS, AND FINISH SPECS INCLUDING WINDOW AND DOOR SCHEDULES, MECHANICAL PLUMBING AND ELEC. SPECS.
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 RO.** HEAD RO DIMS ARE FROM SILL RO.
9. REFER TO ELEVATION SHEETS (A20X) FOR EXTERIOR FINISHES, NOTES AND SPECS.
10. REFER TO SHEETS A301 FOR WALL & BUILDING SECTION DETAILS, MATERIALS, AND CONFIGURATION.

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**RDC ARCHITECTURE**

ROBERT D CREASY ARCHITECTURE
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MB: 760.937.2600 (Robert)
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@minturnwhisky.com & spence@minturnwhisky.com
MB: 603.770.8756

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COLORADO LICENSED
ROBERT D CREASY
ARCHITECT

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

SITE & ROOF PLAN
LANDSCAPE PLAN & NOTES
VICINITY PLAN

**L101**