SCHORR RESIDENCE

LOT 32 MINTURN NORTH MINTURN, COLORADO

DRB SUBMITTAL SET

JUNE 28, 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 249 TARPON SPRINGS, FLORIDA 34688 (303) 335-6034

LANDSCAPE ARCHITECT

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

CIVIL ENGINEER

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

SURVEYOR

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

PROJECT INFORMATION:

| FLOOR AREA: | FINISHED | MECH | GARAGE | TOTAL |
|--------------|----------|--------|--------|----------|
| LOWER LEVEL: | 1,137 SF | 181 SF | | 1,318 SF |
| MAIN LEVEL: | 1,370 SF | | 741 SF | 2,111 SF |
| TOTALS: | 2,507 SF | 181 SF | 741 SF | 3,429 SF |

LOT AREA: 7,710.12 SF

BUILDING COVERAGE: 2,400 SF 31.13 % 50% ALLOWABLE IMPERVIOUS COVERAGE: 3,286 SF 42.62 % 60% ALLOWABLE

CODE INFORMATION:

JURISDICTION: TOWN OF MINTURN, COLORADO

CODES: 2021 INTERNATIONAL RESIDENTIAL CODE

2021 INTERNATIONAL ENERGY CONSERVATION CODE

+ LOCAL AMENDMENTS

DRAWING SCHEDULE

C COVE

FINAL PLAT MINTURN NORTH P.U.D.

4 MINTURN NORTH P.U.D. OVERALL GRADING PLAN

C1 SITE GRADING, DRAINAGE & EROSION CONTROL PLAN

CIVIL DETAILS

1 LANDSCAPE PLANTING PLAN

L2 LANDSCAPE SCHEDULES & DETAILS

A1.1 LOWER LEVEL PLAN

A1.2 MAIN LEVEL PLAN

A1.3 ROOF PLAN

A2.1 BUILDING ELEVATIONS

A2.2 BUILDING ELEVATIONS

BUILDING HEIGHT CALCULATIONS

PROJECT NO: 2412-22 L32

C

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

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

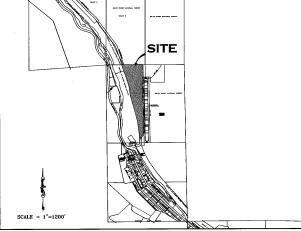
LAND USE TABLE

| 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 |
| TOTAL | | 13.485 ACRE | s |

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 26, Township 5 South, Range 8 for monuments marking the subdivision of landing the Revision of Landing the South Course of Landing the South Course of Landing to Landing the Landing to Landing the Landing to Landing the Landing the

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 Pattined lands, (a.k.a. subject parcel)

Item 22 - Public Service Company of Colorado Easement, Reception No. 897924, falls off subject Parcel.

Item 23 - Boundardy Agreement recorded as Reception No. 200824177, called out as adjoiner hereon.

Item 23 - Boundardy 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 25 - Parcel is subject to 190440 fook wide easement for right of way from Denver Rio Grand Railroad to Eagle Item 25 - Parcel is subject to 190440 fook wide easement for right of way from Denver Rio Grand Railroad to Eagle expense of the Parcel Reception No. 2010244 foot wide easement for right of way from Denver Rio Grand Railroad to Eagle expense of the Parcel Railroad of Railroad of the Parcel Railroad of Railroad

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 Jovenants, Conditions, Restrictions and Easements for Mintum No. 2024/022440

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 HEADUN CREATED ENDEMENTS:

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 Landscape Easternet on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Parking, Snow Storage & Landscape 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 process them are also be desired to the process the expension of presents in the right which for the process them are also be desired to the process the expension of presents in the right which for the process the expension of presents in the right which for the present the expension of the process the expension of the process of the expension of the expension of the expension of the

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 the proper storage of persona to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.

c) non-exclusive Utility, Drainage, Snow Storage & Landscape Essement's or the purpose of ly the installation, use, perair, 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 and ma

the purpose in the installation user on a virtual virt

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 supplied to 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 Recoption 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



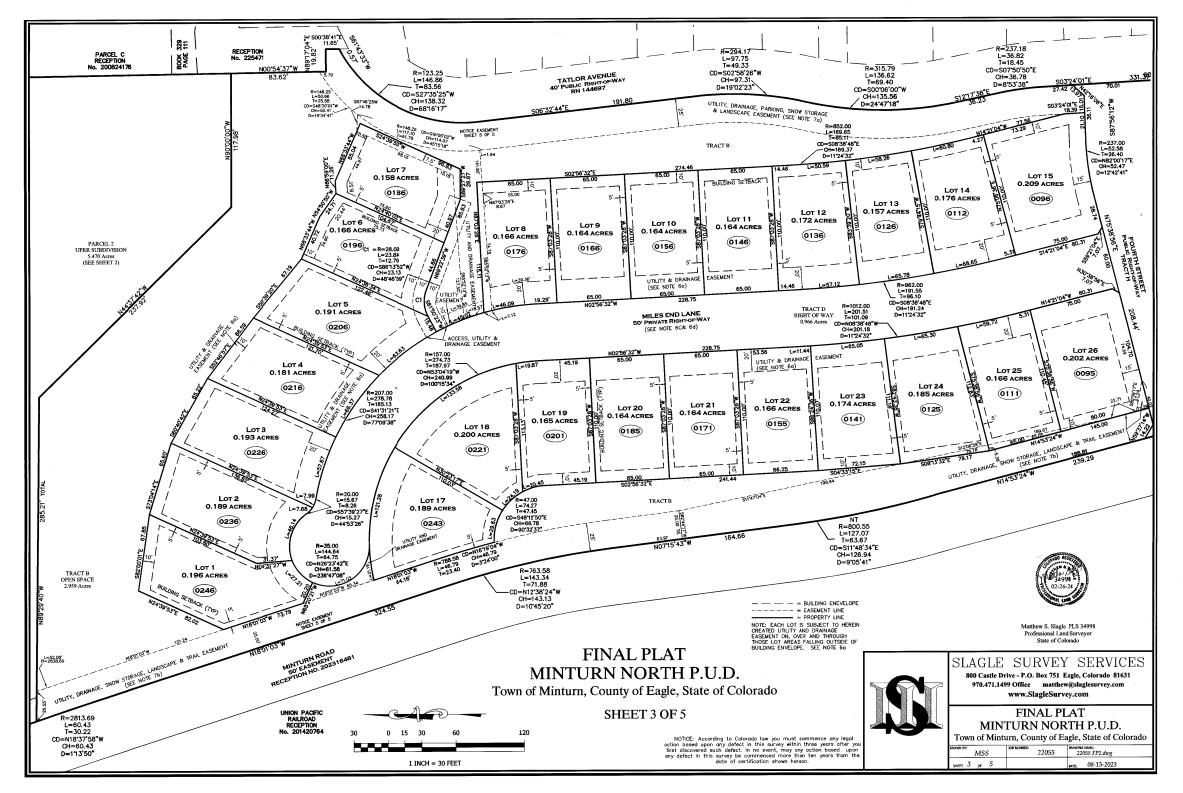
SLAGLE SURVEY SERVICES

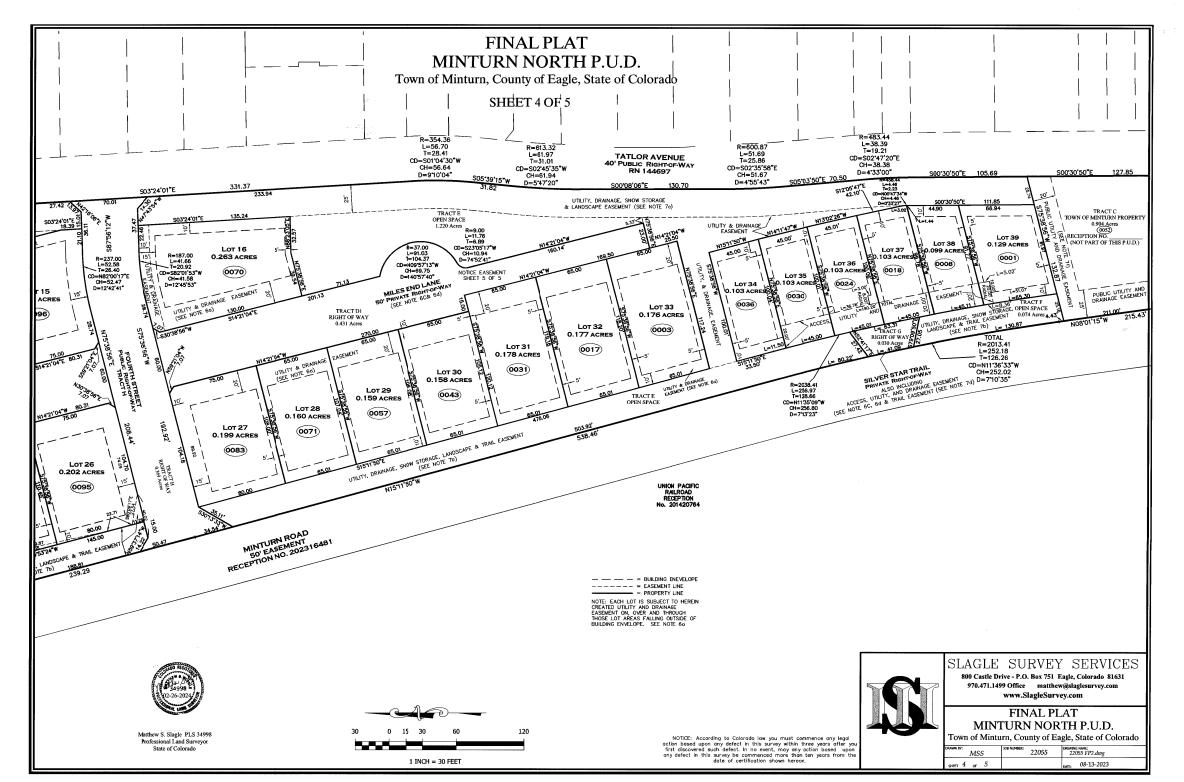
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631 970.471.1499 Office matthew@slaglesurvev.com www.SlagleSurvey.com

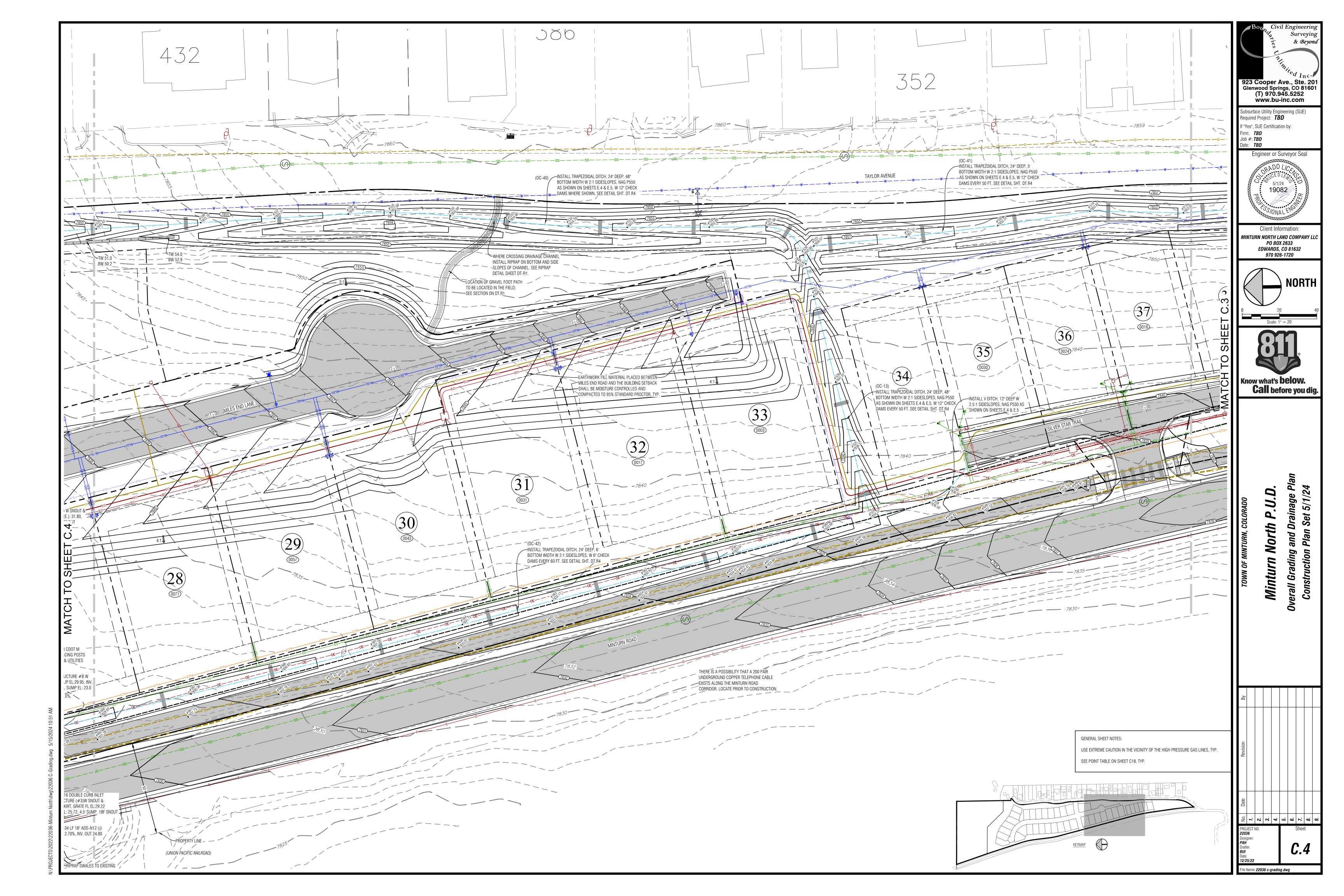
FINAL PLAT MINTURN NORTH P.U.D.

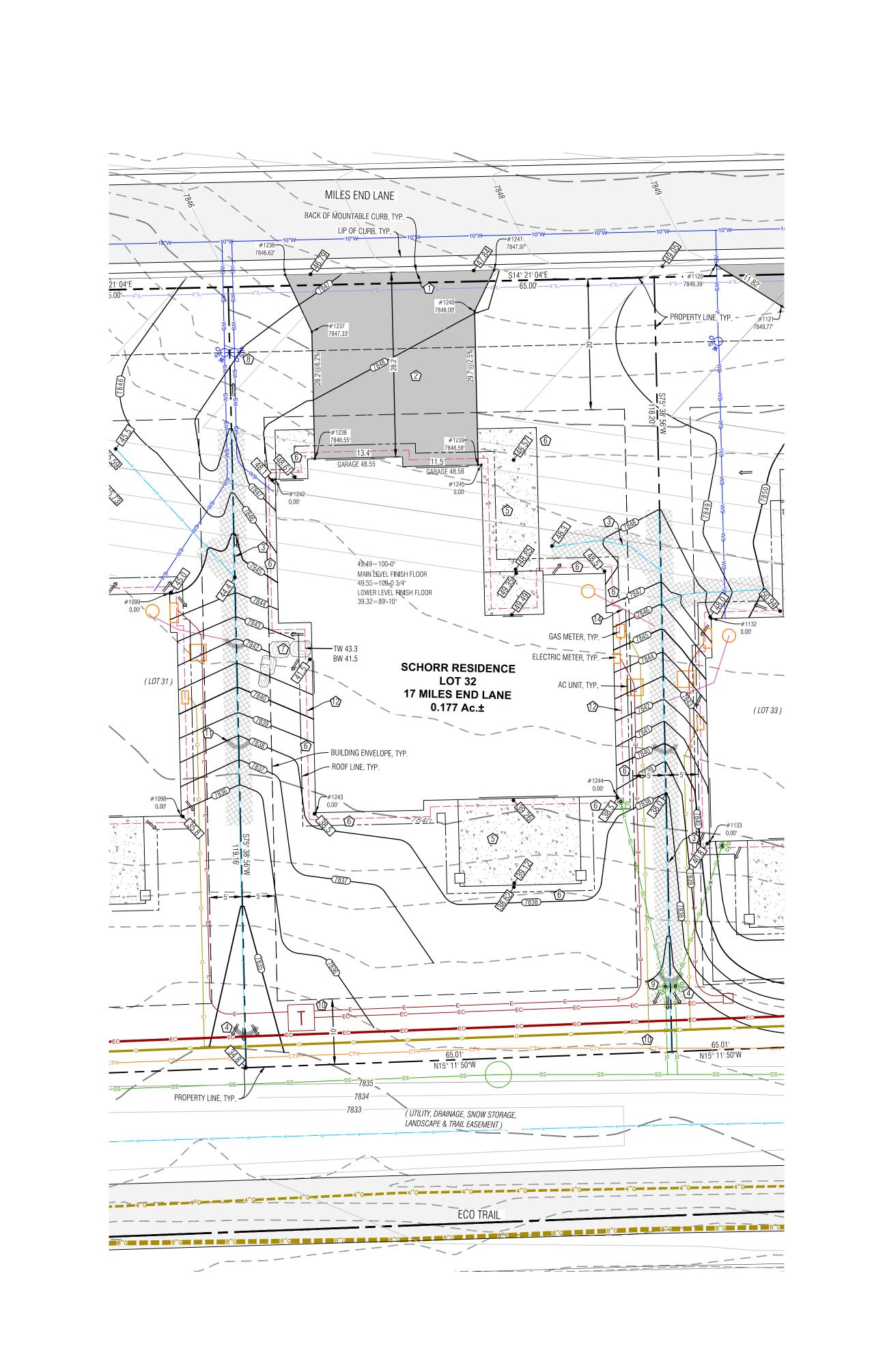
Town of Minturn, County of Eagle, State of Colorado MSS 22055 ANNING NAME: 22055 FP2.dwg 08-13-2023

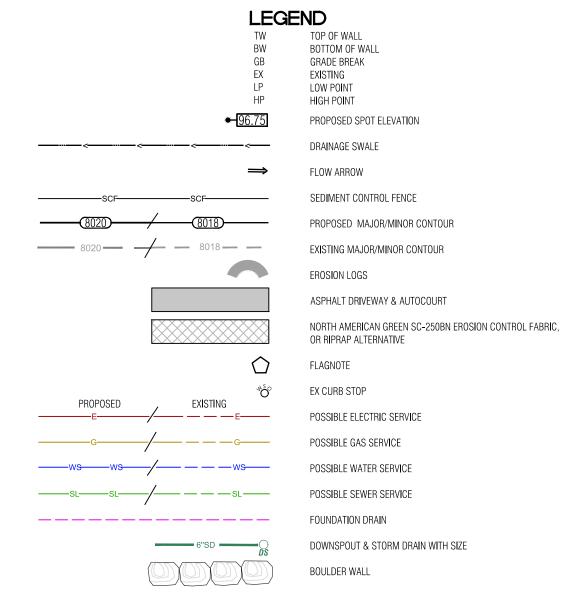
PA











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

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

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

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

 $7,714~\text{SF}\pm$ DISTURBANCE AREA: 7,714 SF \pm

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

FLAGNOTES:

1) MATCH TO BACK OF EXISTING CURB.

Point Table

Point # Desc. Elev. North East

Driveway 7859.78' 4242.52 5467.56

Driveway | 7861.86' | 4223.55 | 5524.14

Driveway | 7859.01 | 4217.58 | 5469.09

1230 | Driveway | 7859.30' | 4219.86 | 5472.97

1232 | House Corner | 0.00' | 4270.07 | 5515.77

1233 House Corner 0.00' 4273.52 5563.64

1234 | House Corner | 0.00' | 4224.96 | 5557.62

1235 | House Corner | 0.00' | 4222.55 | 5524.21

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 AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%.

WHERE PROPOSED SWALE DAYLIGHTS WITH NATURAL GROUND, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.

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

(6) Grade around the Perimeter of Building as necessary 10% for 5-feet Min. (10 ft. where Possible) in Unpaved areas to ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION. IT WILL BE IMPORTANT TO CONSTRUCT AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING, WALKS AND WALLS TO EITHER THE AUTOCOURT, THE OUTLET SWALE, OR DOWNWARD SLOPING NATURAL GRADE. VERIFY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.

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

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

(9) APPROXIMATE LOCATION OF SEWER SERVICE STUB. CONFIRM INVERT PRIOR TO CONSTRUCTION FOR ABILITY TO SERVICE HOUSE BY GRAVITY, OR WHETHER A PUMP MAY BE REQUIRED. CONNECT AND EXTEND NEW SEWER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSTALL CLEANOUTS AT HOUSE EXTERIOR AND ALL BEND LOCATIONS.

(10) LOCATE, CONNECT TO, AND EXTEND GAS, ELECTRIC, AND COMMUNICATION SERVICES TO METER CABINET AND GAS METER LOCATION. MAINTAIN COVER & CLEARANCES BETWEEN/OVER NEW SERVICES PER UTILITY REGULATIONS.

(11) EROSION LOGS PER DETAIL ON SHEET C2.

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

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





92<mark>3 Co</mark>oper Ave., Ste. 201 Glenwood Springs, CO 81601 (T) 970.945.5252

www.bu-inc.com

Engineer or Surveyor Seal

Review

Client Information:

MINTURN NORTH LAND COMPANY LLO PO BOX 2633

> **EDWARDS, CO 81632** 970 926-1720

Subsurface Utility Engineering (SUE)

Required Project: **TBD**

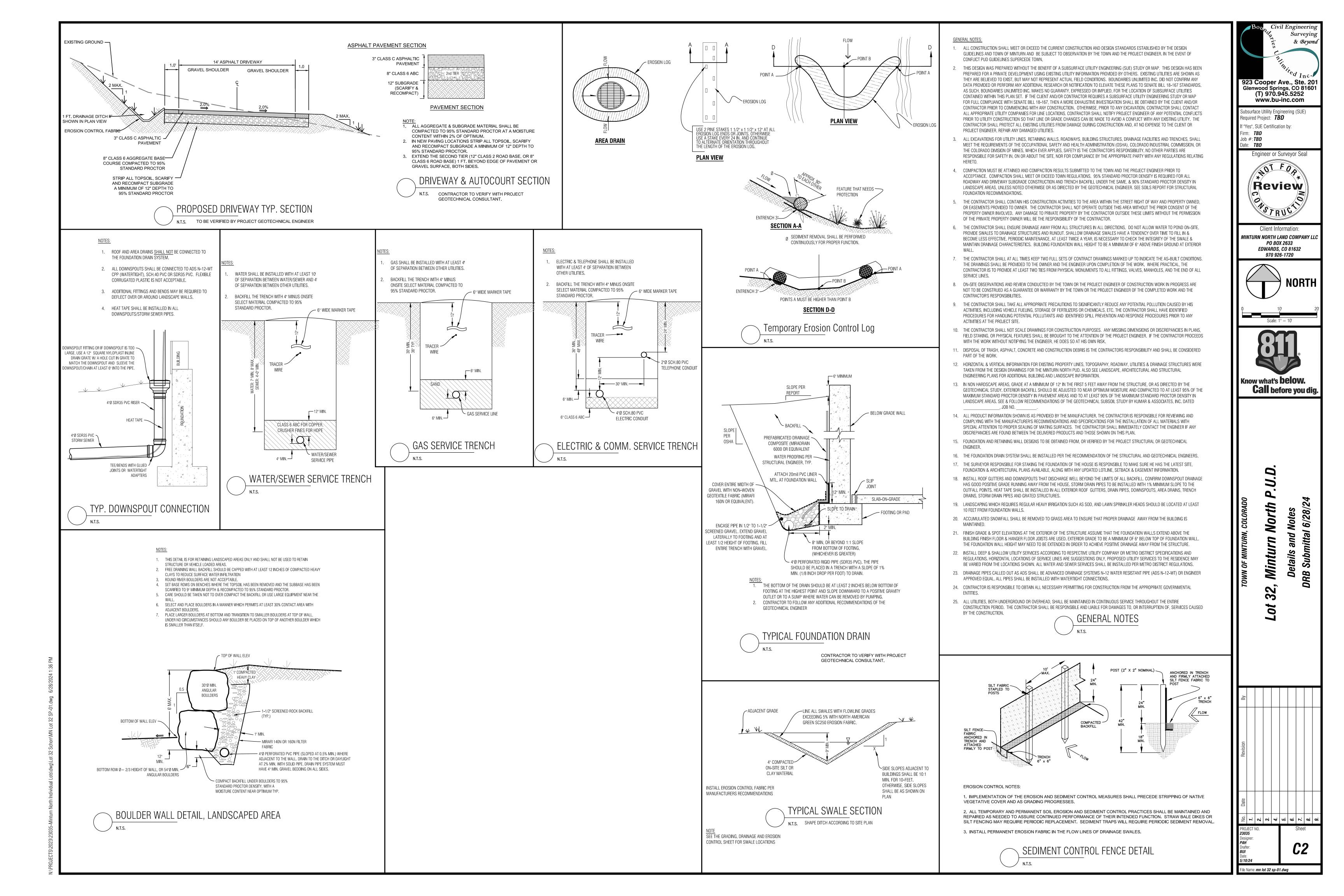
If "Yes", SUE Certification by:

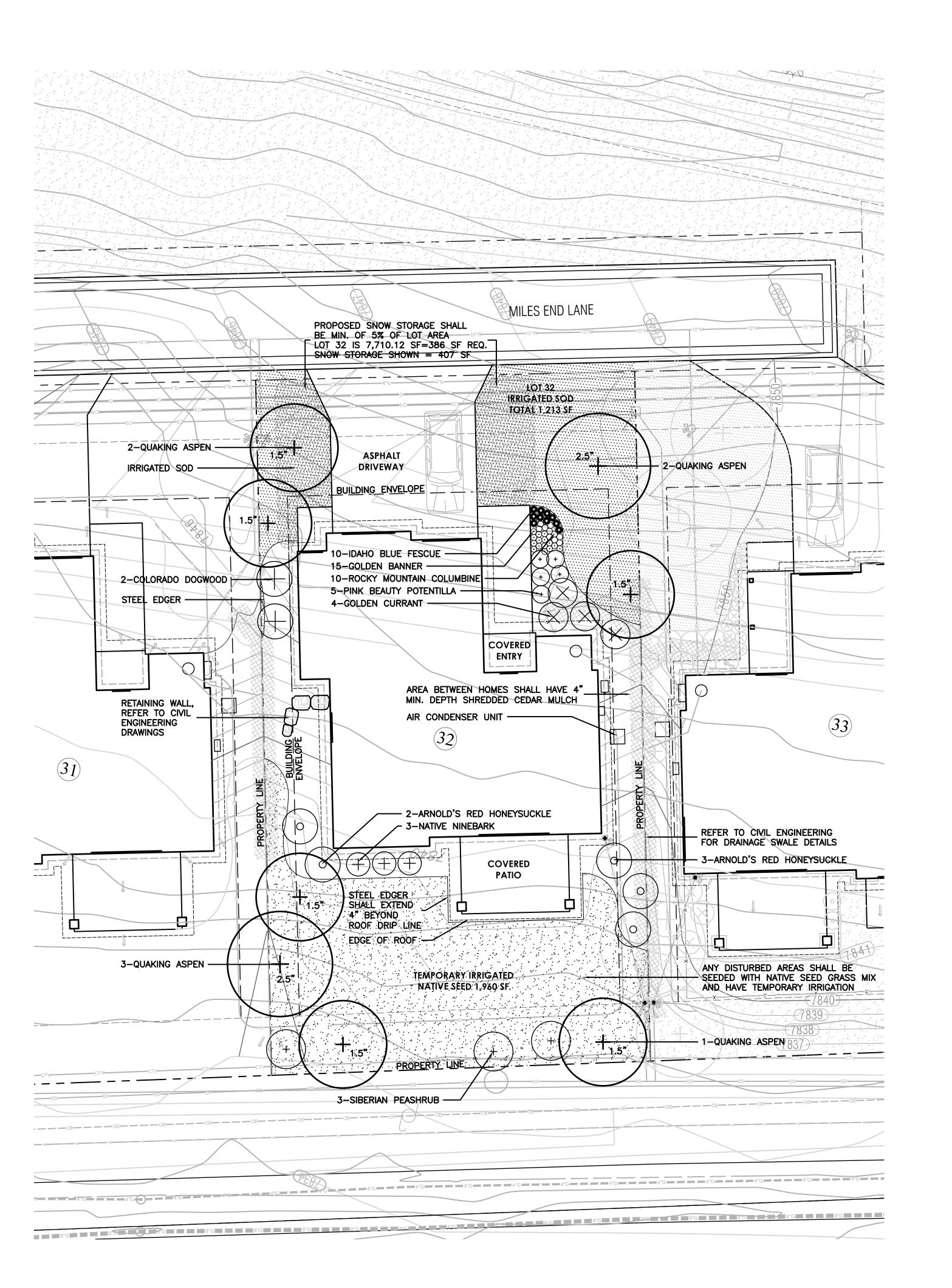
Firm: **TBD** Job #:**TBD**

Date: **TBD**

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

File Name: mn lot 32 sp-01.dwg





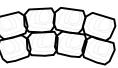
LEGEND



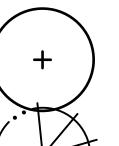
IRRIGATED SOD, REFER TO L2 FOR DETAILS



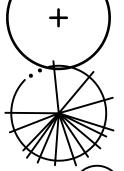
NATIVE SEED MIX WITH TEMPORARY IRRIGATION, REFER TO L2 FOR DETAILS



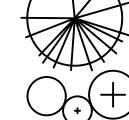
PROPOSED RETAINING WALL, REFER TO CIVIL ENGINEERING FOR DETAILS



PROPOSED DECIDUOUS TREE



PROPOSED EVERGREEN



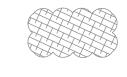
PROPOSED DECIDUOUS



PROPOSED ORNAMENTAL GRASSES



PROPOSED FLOWERING PERENNIALS

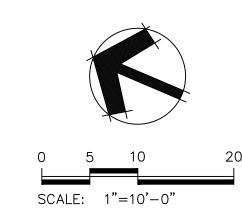


SNOW STORAGE AREA



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: June 28, 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.

| LEGEND & IRRIGATION CALCULATIONS: | | | | |
|---|---|---|--|--|
| Permanent Irrigation | | Square Footage of Irrigation | | |
| | Permanent Pop—Up Spray Irrigation For Bluegrass Sod | 1,213 SF | | |
| 330000 3000000000000000000000000000000 | Permanent micro—spray or drip irrigation for perennial beds | 25 PERENNIALS x 1 SF = 25 SF | | |
| + | Permanent Drip Irrigation For B&B Trees | 8 TREES x 4.5 SF = 36 SF | | |
| + | Permanent Drip Irrigation For 5 gal. Shrubs & Grasses | 32 SHRUBS x 3 SF = 96 SF | | |
| | | TOTAL PERMANENT IRRIGATED AREA: 1,370 SF | | |
| | Temporary Spray Irrigation For Native Seed | 1,960 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.

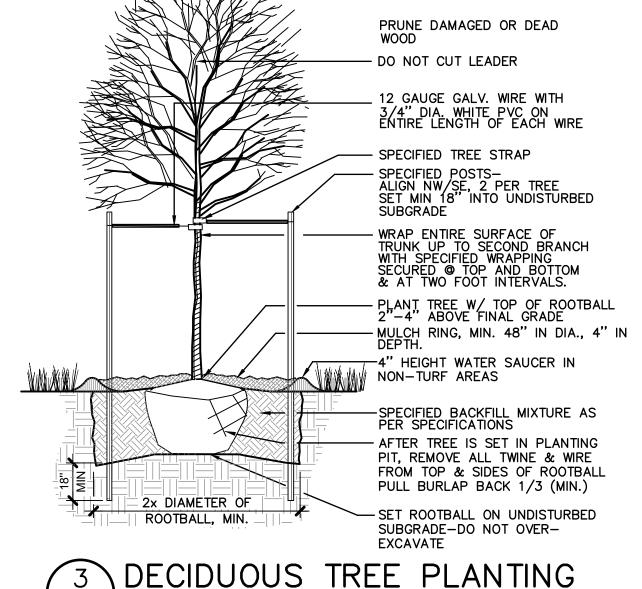
| COMMON NAME | SEEDING RATE % MIX | BULK LBS PER ACRE |
|-----------------------|-----------------------|----------------------|
| SANDBERG BLUE | 10% | 5.00 |
| MOUNTAIN BROME | 20% | 10.00 |
| SLENDER WHEATGRASS | 15% | 7.50 |
| BLUEBUNCH WHEATGRAS | S 10% | 5.00 |
| ROCKY MOUNTAIN FESCU | E 10% | 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 |
| | | |

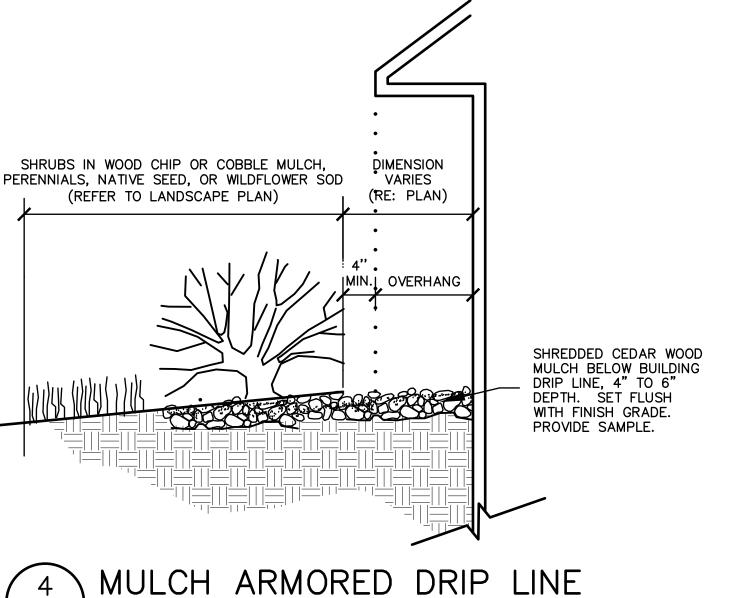
PERCENTAGES OF MIXES VARY YEAR-TO-YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN 1 DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY,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

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

NOTES:

- SET SHRUB 1" HIGHER THAN THE FINISHED BED GRADE. PRUNE ALL DEAD OR -PRIOR TO PLANTING. DIG PLANT PIT TWICE AS WIDE & HIGH AS THE CONTAINER COMPACTED BACKFILL FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX & 1/2 PIT SOIL -APPLY SPECIFIED MULCH. TAPER MULCH TO 1" AT EDGE OF LOOSEN SIDES OF PLANT PIT & WATER IN PAVEMENT. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT— WELL TO ELIMINATE LARGE AIR POCKETS. BALL WHEN REMOVING IT FROM ITS CONTAINER. SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH NOTE: BROKEN OR CRUMBLING ROOT— BALLS WILL BE REJECTED. GRADE OF MULCH LAYER.





Container, 5 canes minimum

Container, 5 canes minimum

Container, 5 canes minimum

12"-18" ht.

12"-18" ht.

24"-36" ht.

PROPOSED PLANT MATERIALS LIST

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 native to the area, low-water use plants, and plants that enhance habitat and food sources for insects, butterflies, birds and other animals. The cross referenced lists are the following:

CSU Extension, Fire Wise Plant Materials - 6.305

Native Ninebark

5 Pink Beauty Potentilla

Siberian Pea Shrub

caragana arborescens

Physocarpus monogynus

Potentilla fruticosa 'Pink Beauty'

- CSU Extension, Trees and Shrubs for Mountain Areas Fact Sheet No. 7.423
- CSU Extension, Low-Water Native Plants for Colorado Gardens, Mountains 7,500' and Above CO Native Plant Society
- CSU Extension, Native Trees for Colorado Landscapes Fact Sheet No. 7.421
- CSU Extension, Native Shrubs for Colorado Landscapes Fact Sheet No. 7.422

| QUAN. | COMMON/ BOTANICAL NAME | FIRE MITIGATION ZONE | SIZE | COMMENTS |
|-------|--|------------------------------|---------------|---|
| 6 | Quaking Aspen Populus tremuloides | 1 & 2 | 1.5" cal. | Specimen quality B&B, guyed |
| 2 | Quaking Aspen Populus tremuloides | 1 & 2 | 2.5" cal. | Specimen quality B&B, guyed |
| | ORNAMENTAL GRASSES | (planted @ 12" O | .C. spacing) | |
| | Idaho Fescue Grass, Festuca idahoens | 1 & 2 sis 'Siskiyou Blue' | 1 gal. | Container Full |
| | PERENNIAL FLOWERS (| planted @ 12" O.C. | spacing) | |
| 15 | Golden Banner Thermopsis divaricarpa | 1 & 2 | Flats of 15 | |
| 10 | Rocky Mountain Columb Aquilegia coerulea | ine 1 & 2 | Flats of 15 o | r 32 |
| | DECIDUOUS SHRUBS | | | |
| 5 | Arnold's Red Honeysuck Lonicera tatarica 'Arnol | | 5 gal. | Container, 5 canes minimur 24"—36" ht. |
| 2 | Colorado Dogwood Cornus sericea colorade | 1 & 2 ense | 5 gal. | Container, 5 canes minimur 24"—36" ht. |
| 4 | Golden Currant Ribes aureum | 1 & 2 | 5 gal. | Container, 5 canes minimur 24"—36" ht. |

5 gal.

5 gal.

5 gal.

1 & 2

1 & 2

1 & 2



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: June 28, 2024 REVISIONS:

DRB SUBMITTAL

SHEET TITLE: LANDSCAPE NOTES & DETAILS SCALE: NOT TO SCALE

NOT TO SCALE

SHEET NUMBER:



AS SHOWN.

GRADES OF CONCRETE.

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

SHRUB BED W/ SPECIFIED

SPECIFIED STEEL EDGING

SPECIFIED LANDSCAPE FABRIC

METAL STAKES AS SPECIFIED

ROLL EDGE UNDER EDGING

MULCH DEPTH

AS SHOWN

1) SET ALL EDGING 1" ABOVE FINISH GRADE

2) EDGING SHALL ABUT ALL CONCRETE CURBS

AND WALKS PERPENDICULAR, AND FLUSH W/

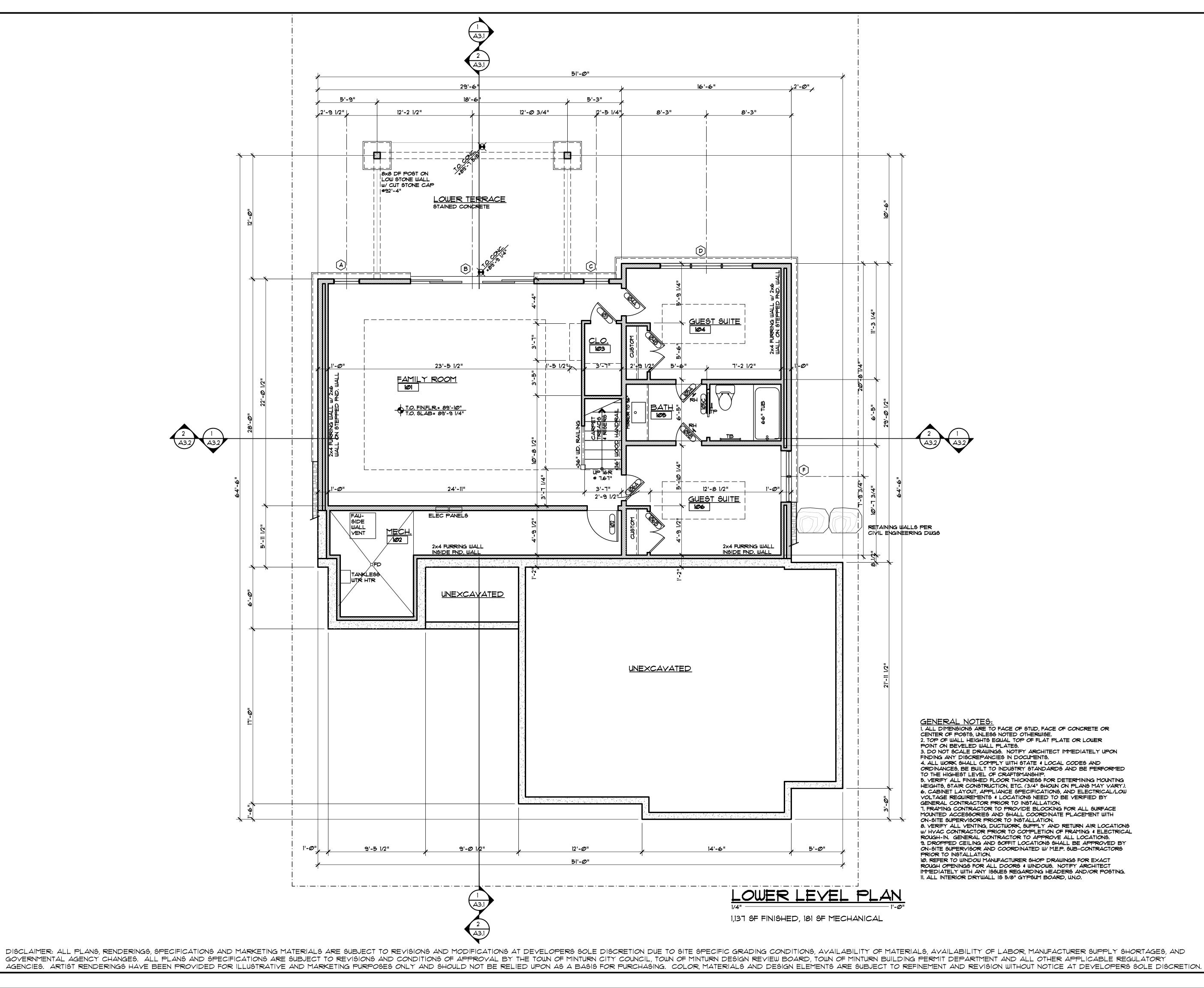
3) ALL JOINTS TO BE SECURELY STAKED.

-LAWN AS SPECIFIED

NOT TO SCALE

SHRUB PLANTING

NOT TO SCALE



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

RESORT CONCEPTS
AIN STREET, SUITE C-101
DWARDS, COLORADO
(970) 926-1720

SCHORR LOT 32 MINTURN NORTH INTURN, COLORADO

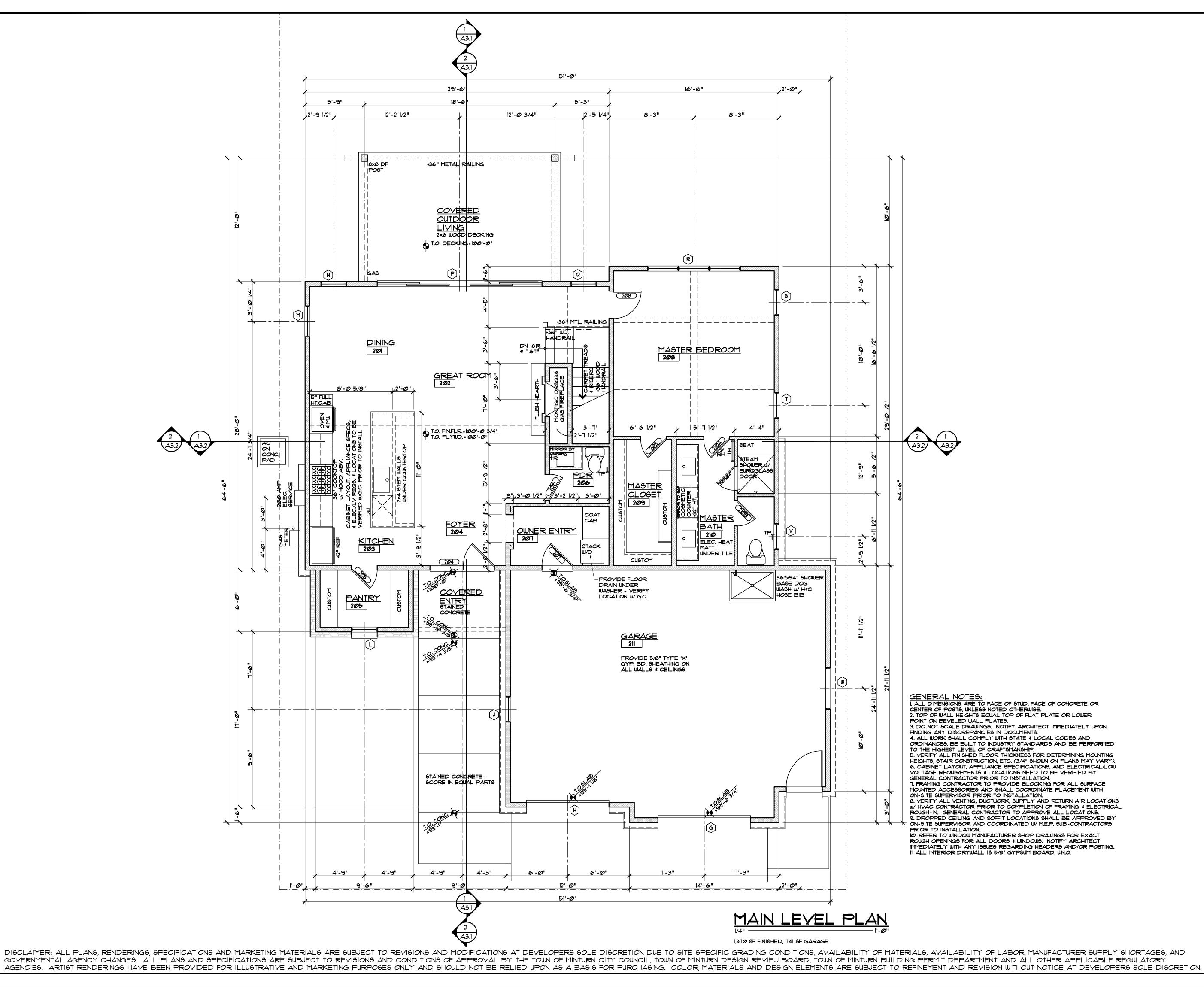
DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

DATE BY COMMENTS

A1.1



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

RESORT CONCEPTS

MAIN STREET, SUITE C-101

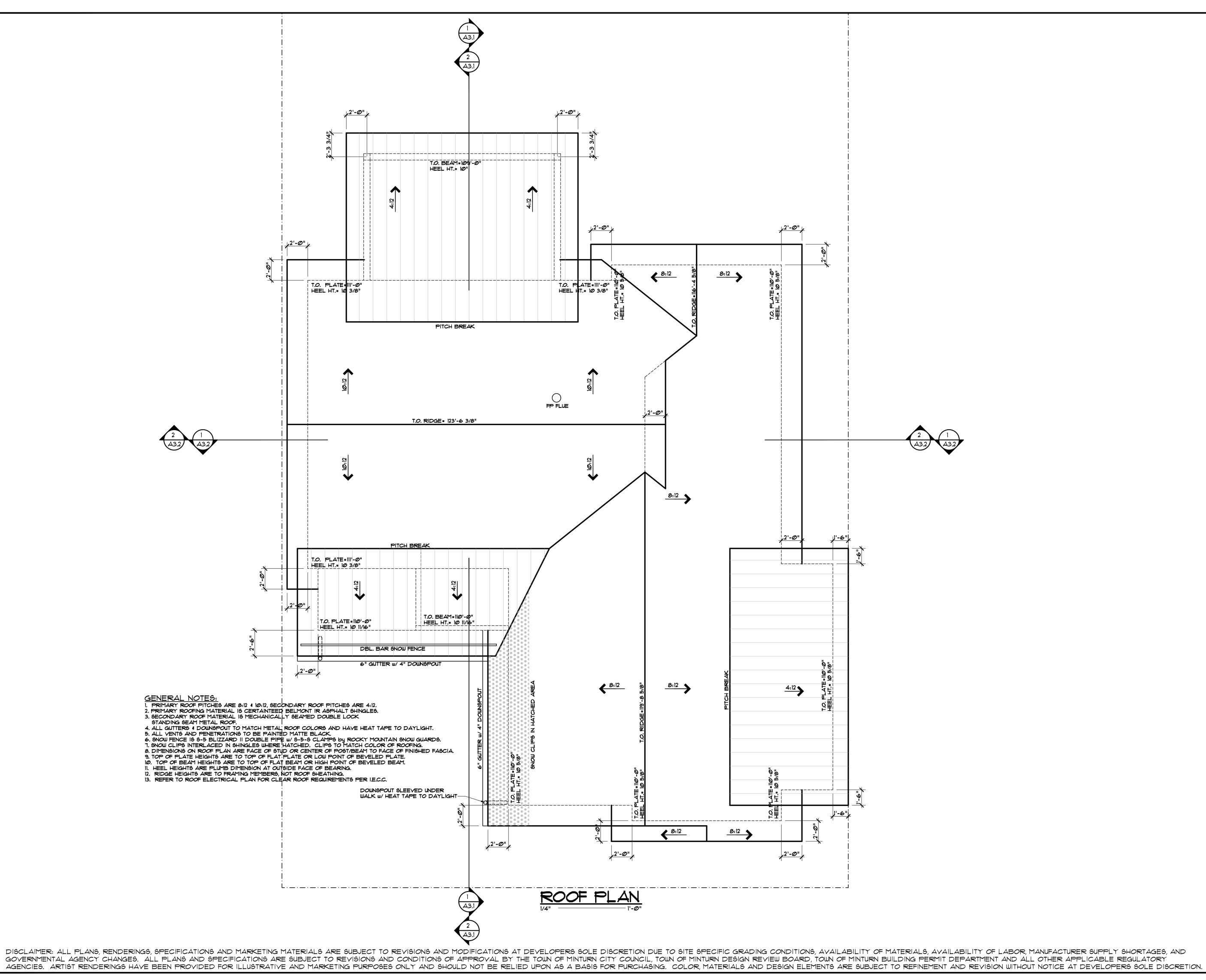
EDWARDS, COLORADO

(970) 926-1720

SCHORR
LOT 32
MINTURN NORTH
MINTURN, COLORADC

| PROJECT NO: 2412-22 L32 | | | | | |
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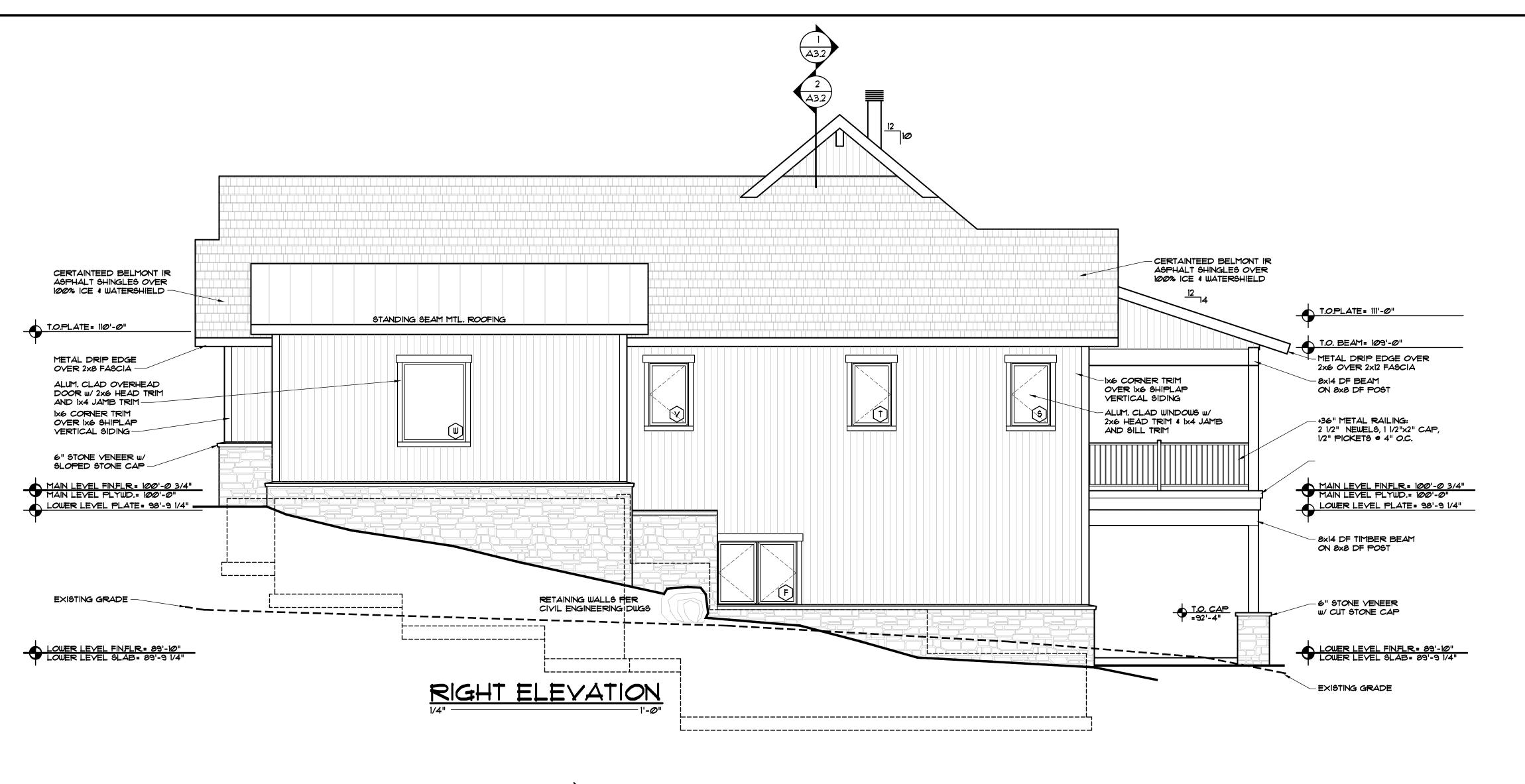
ECHITECTURE, INC.
PO BOX 798 KREMMLING, CO 80459
(970) 724-3411 CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

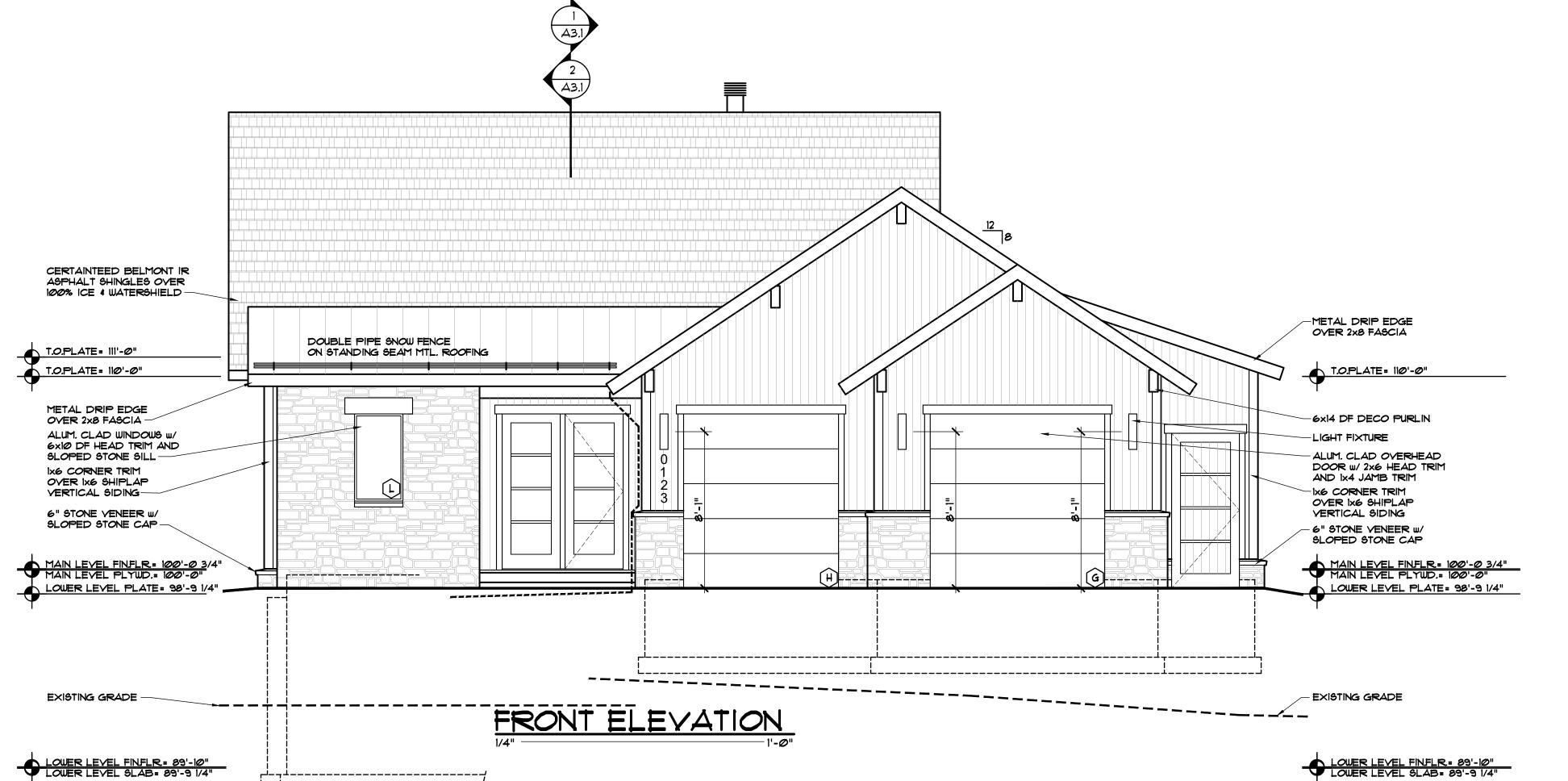
RESORT CONCEPTS
MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

SCHORR LOT 32 MINTURN NORTH MINTURN, COLORADO

| PRC | PROJECT NO: 2412-22 L32 | | | | |
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| SS | # | | | | |

A1.3





CEPTS

ARCHITECTURE, IN
PO BOX 798 KREMMLING, CO 88
(970) 724-3411 CELL: (970) 409-5

RESORT CONCEPT.

25 MAIN STREET, SUITE C-10

EDWARDS, COLORADO

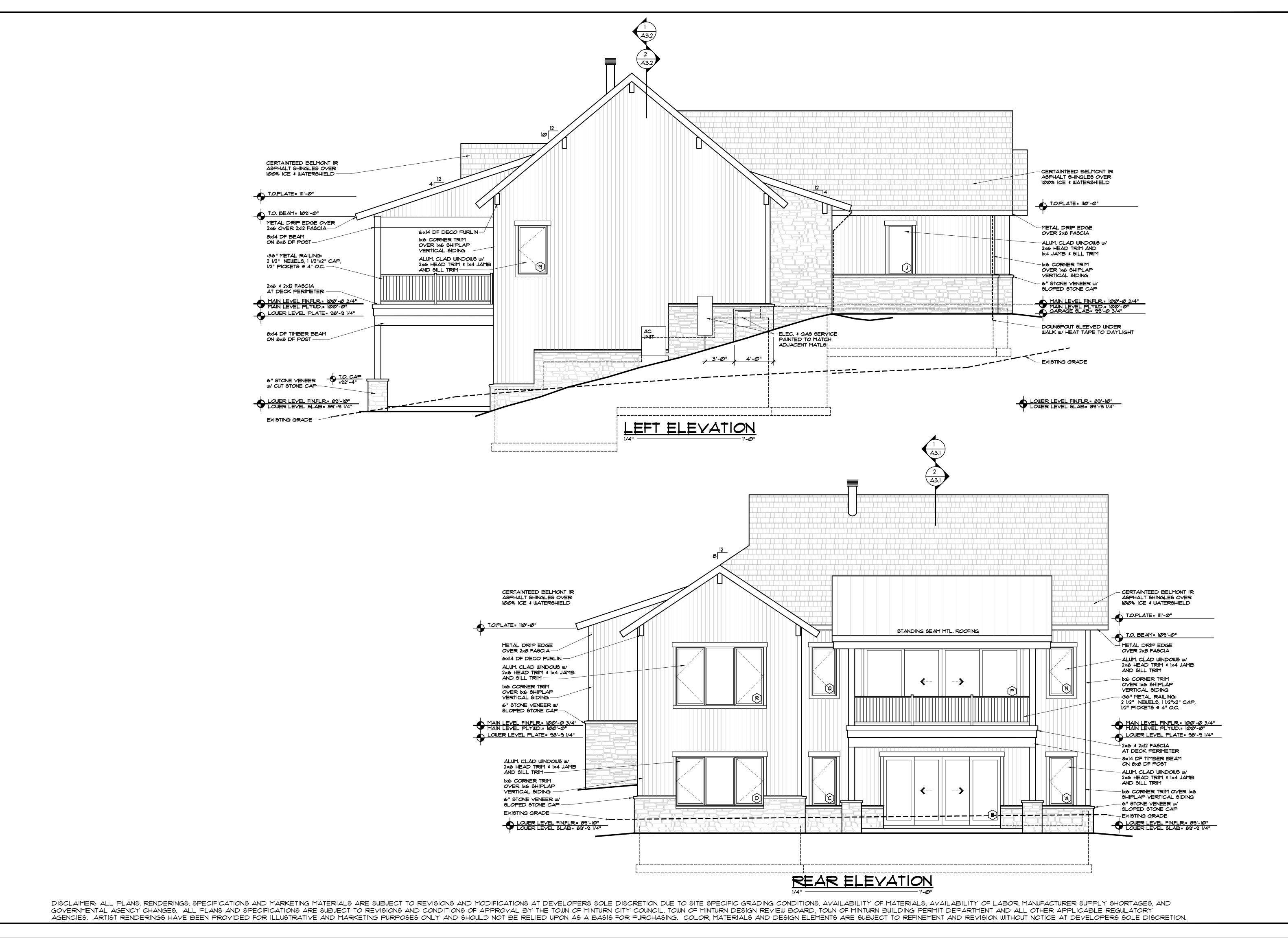
(970) 926-1720

SCHORR
LOT 32
MINTURN NORTH
MINTURN, COLORADO

| COMMENTS | | DRB SUBMITTAL SET |
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| ВҮ | | DWE |
| DATE | | 6-28-24 |
| # | | _ |

PROJECT NO: 2412-22 L32

A2.1



EGEL: (970) 409-9790

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

SCHORR LOT 32 MINTURN NORTH MINTURN, COLORADO

| PROJECT NO: 2412-22 L32 | | | | | |
|-------------------------|----------|--|--|--|-------------------|
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