



April 21, 2025

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

Re: 491 Main Street
Lot 12, Block 1 Bauldauf Addition
DRB Resubmittal Review
Project No. 25-0001

Dear Madison:

We reviewed the plans entitled "491 Main Street – Minturn, CO; Single Family Home", prepared by Anderson Mason Dale Architects February 21, 2025; Revised April 16, 2025 (Plans) included in the DRB application for 491 Main Street. Our review was for general compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:

Paragraphs a through i: "Improvement Survey Plat; Lot 12, Block 1 Bauldauf Addition, SW1/4 SW 1/4 Section 26, Township 4 South, Range 81 West of the 6th P.M., County of Eagle, State of Colorado"

prepared by Roaring Fork Engineering, January 9, 2025, was provided as the Boundary and Topographical Survey for this application. We offer the following comments:

- a. ~~The plat should include "Town of Minturn" in the title and Property Description.~~ **Resolved.**
- b. ~~We recommend the survey is revised to include the results of a Title Commitment prepared by a local Title Insurance company.~~ **Resolved; Please provide a copy of the commitment with the Building Permit application.**
- c. ~~Basis of Bearings shown as Note 1.~~
 - i. ~~315 feet is shown between the southeast corner of Lot 12 and the southwest corner of Lot 6. This is the record distance between these property corners. Survey measurements in this part of Minturn rarely match platted distances. Please note both the record and measured distance on the plat to eliminate future questions.~~ **Resolved**
 - ii. ~~A tie to CDOT Right of Way Monument 554 is shown on the plat. Please add both record and measured distance to this monument.~~ **Resolved**
- d. ~~Please darken the contour and edge of vegetation lines—they are very light and difficult to see.~~ **Resolved**
- e. ~~This Plat should be deposited with the County Surveyor—please include the appropriate certificate.~~ **This is not a Design Review requirement; however, the certificate should be added to the survey submitted with the Building Permit application. Applicant response: "This will be deposited with County Surveyor" Resolved for DRB.**

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Section (C) (3) Site Plan:

Sheet A-100a and A100b of the Plans are the "Site Plan". The following elements from the MMC should be added:

- a. ~~Paragraphs a, b, and c: The Site Plan should show dimensioned property lines, building dimensions, easements, setbacks, and dimensions locating the building on the property.~~ **Resolved**
- b. ~~Paragraph d. It appears the existing building will be demolished—a Demolition Plan should be included.~~ **Resolved**
- c. ~~Water and sanitary utility connections should be shown—please note the Town requires copper water service lines.~~ **The development includes the demolition of an existing house, and the applicant intends to reuse the existing water and sewer services. The services need to be located and integrity verified prior to the application of a Building Permit. Applicants acknowledge copper service lines are required. Resolved for DRB**
- d. ~~Water and sanitary sewer service appears to be located in Main Street (US 24). CDOT permits will be required with the Building Permit application if service lines will be placed in the right of way.~~ **Applicant Response** *"Understood. CDOT permits will be obtained if required. The project intends to connect to existing water and sanitary sewer service within the existing property lines, assuming that this will avoid sanitary sewer."* **In the event existing utility services need to be replaced in the US 24 right of way, CDOT Permits need to be submitted with the Building Permit application. Resolved for DRB.**
- e. **Parking Spaces 2 & 3 appear to extend into the Boulder Street right-of-way. Applicant response:** *"From discussions with the Town Planner It has been our understanding that there is precedent on Boulder St. for owners to request and receive an encroachment agreement. This project intends to pursue such an agreement as noted on the site plans."*
- f. ~~The sidewalk chases extend into Main Street (US 24) right of way and will require CDOT Permits. The Permits are required with the Building Permit application.~~ **The use of a curb chase is an improvement to existing conditions. If a CDOT Permit is required, it must be submitted with the Building Permit Application. Resolved for DRB.**

Section (C) (4) Grading & Drainage Plan:

Sheet A100c of the Plans "Grading Plan" presents the proposed site grading. The following elements from the MMC should be added:

- a. ~~Paragraph c. requires "Spot elevations. Show critical spot elevations, as necessary to demonstrate positive drainage and the direction of flow." corners must be provided.~~ **Additional spot elevations should be provided to verify slope away from the building. Particularly at the back of walk and at the top and bottom of French drains. Resolved**
- b. ~~Paragraph d. requires: "Top of foundation elevations." The spot elevations at the corners of the structure appear to be ground elevations. Please clarify.~~ **Resolved**
- c. ~~No erosion control is provided.~~ **Resolved.**

Except for the parking issue (Site Plan Issue e), which is not an engineering issue, the concerns expressed in our report have been resolved for DRB review.

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Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. The Town and Inter-Mountain Engineering rely on the work of the design professional and review by Inter-Mountain Engineering in no way relieves any responsibilities of design professionals associated with the project. Please feel free to contact us if you have additional questions.

Respectfully,
Inter-Mountain Engineering (Town Engineer)

A handwritten signature in blue ink, appearing to read "Jeffery M. Spanel". The signature is stylized with large loops and a long horizontal stroke extending to the right.

Jeffery M. Spanel PE

CC: Scot Hunn, Ivan Martin PLS, Sean Fletcher, Arnold Martinez, David Pfeifer -
highstreet574@gmail.com, Stephan Hall SHall@amdarchitects.com

