

April 22, 2025

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

Re: 0012 Abby Road
Lot 19 Belden Place PUD
DRB Resubmittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled “Belden Place; Lot 19 – 0012 Abby Road, Single Family, Minturn Colorado” “Design Review Board Revised” 3/12/2025, by TAB Associates. The current DRB resubmittal for Lot 19 has been updated to include revised Civil Engineering drawings prepared by Timberline Engineering, Inc. dated April 17, 2025. These Plans constitute the April 17, 2025 resubmittal..

Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

Development Restriction:

Pursuant to the Land Use Covenant dated August 16, 2024 (Reception No. 202409458); Lots 18, 19 and 20 of Belden Place PUD cannot be developed until all approvals for the US 24 Storm Sewer Crossing are granted by CDOT and the Town of Minturn.

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:

Paragraphs a through e:

~~No Boundary Survey has been included.~~_____

- ~~a. The Drawing Index Lists “Sheet C1.110; “Survey,” however no Sheet C1.110 has been included in the plan set. Previous submittals for Belden Place include a reference to “Final Plat: Belden Place PUD”(reception No. 202409455) as the Boundary Survey. This plat is suitable as the Boundary Survey for this application and a reference or new survey is required.~~

3/24/2025: Sheet 3 of the “Final Plat: Belden Place PUD” has been included in the Plans. The Plat fulfils the requirement for a boundary survey

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Paragraphs f through i:

~~No Topographical Map is included.~~

- a. ~~Previous submittals for Belden Place include a reference to “Belden Place PUD – Final Plan Submittal” dated July 12, 2024, by Timberline Engineering. These plans were approved by the Town, reflect the basis of the design and would fulfill the requirements for a topographical map. A reference to this plan set or new survey is required.~~

3/24/2025: Sheets C110 and C111 of the “Belden Place PUD – Final Plan Submittal” have been included in the Plans. These plans are the basis of the design and fulfil the requirements of paragraph f through i.

Section (C) (3) Site Plan:

Sheet C1 of the Plans “Belden Place – Unit 19 – Single Family Residence” prepared by Timberline Engineering (dated February 14, 2025) presents the proposed site plan. The following elements from the MMC should be added:

- a. The Site Plan generally complies with MMC requirements.

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

Sheet C1 of the Plans “Belden Place – Unit 19 – Single Family Residence” prepared by Timberline Engineering (dated February 14, 2025) presents the proposed site grading. The following elements from the MMC should be added:

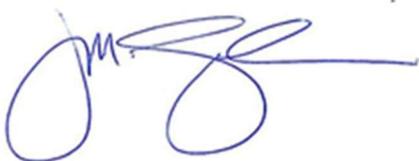
- a. ~~The Erosion Control Plan indicates a swale along the rear property line. A swale is not shown on the Grading Plan. Please revise the Grading Plan to include the swale.~~

**3/24/25: The drainage swale is shown on the Grading Plan; however, the slope noted to be a 1% grade. Section 1804.4 of the IBC requires minimum grade of 2% in drainage swales.
4/22/2025 Resolved.**

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 are relying on the design professional’s work 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.

Inter-Mountain Engineering (Town Engineer)



Jeffery M. Spanel PE

CC: Scot Hunn, Arnold Martinez