

April 23, 2025

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

Re: 1018 Mountain Drive
DRB Resubmittal Review
Project No. 25-0001

Dear Madison:

We reviewed the plans entitled *“1018 Mountain Drive, Minturn, CO 81645”* dated April 17, 2025 prepared by Hansen Design Build (Plans) included in the revised DRB application for 1018 Mountain Drive. Our review was for 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 l: ~~No survey or Title Commitment is included in the application materials. *“Improvement Survey Plat; Lot 5-A Minturn Mountain Home Properties; Town of Minturn, County of Eagle, State of Colorado”* prepared October 9, 2024, By Peak Land Consultants was included with the resubmittal.~~

- ~~a. Note 6 states: 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. V50072872 DATED SEPTEMBER 24, 2024 AT 5:00 P.M. The title commitment was not provided to compare to the survey. 2025.4.23 Resolved.~~
- b. The plat identifies the following encroachments:**
 - a. The southeast corner of the existing house encroaches into the east setback.**
 - b. The front deck and stairs encroach into the front (rear) setback.**
 - c. An “Old Shed” encroaches on the east property line.**

2025.4.23 Applicant responded the encroachments are existing conditions which are not part of or have an impact this proposed addition.

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Section (C) (3) Site Plan:

Sheet A005 of the Plans is the "Architectural Site Plan". The plan should show dimensioned property lines, building dimensions, easements, setbacks, and dimensions locating the building on the property. The plan does not meet the site plan requirements of the MMC.

- a. ~~The revised plan does not dimension the home or locate the building on the property. Please refer to the requirements of MMC Section 16-21-615 Section C.~~
2025.4.23 Resolved.

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

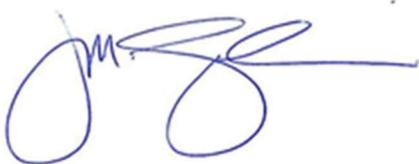
Sheet A005 of the Plans is the "Architectural Site Plan". The plan should show proposed and finished contours, spot elevations of the building foundation and critical grading locations, arrows indicating drainage flow direction and erosion control. The plan does not meet the grading and drainage plan requirements of the MMC.

- a. ~~The revised plan does not label top of foundation elevations, slope away from the building or erosion control.~~
b. ~~Grading does not appear to meet the requirements of Section 1804.4 of the IBC. The minimum recommended slope away from foundations is 5% and the minimum slope of a landscaped swale is 2%.~~
c. ~~Please refer to the requirements of MMC Section 16-21-615 Section C~~

2025.4.23 – the revised plan shows drainage arrows and slopes to demonstrate the intent of the drainage plan. The plan is sufficient for Design Review, however additional spot elevations sufficient for construction (particularly the swales) and erosion control devices will be required on the Building Permit plans.

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.

Respectfully,
Inter-Mountain Engineering (Town Engineer)



Jeffery M. Spanel PE

CC: Scot Hunn, Arnold Martinez