



October 28, 2024

Ms. Madison Harris

Town of Minturn

PO Box 309

Minturn CO 81645

Via email: [planner1@minturn.org](mailto:planner1@minturn.org)

RE: Midtown Village

Preliminary Plan Review – September 6, 2024 Resubmittal

Project No. 21-0079

Dear Madison:

We reviewed the Preliminary Plan re-submittal for Midtown Village provided to this office on September 6, 2024. The primary documents reviewed in the resubmittal included August 19, 2024 “Midtown Village PUD” engineering plans, the Engineers response letter, and an Engineers Opinion of Probable Cost prepared by Midwestern Consulting. “Armistead Preliminary Plat; Midtown Village PUD” prepared August 15, 2024, by Gore Range Surveying was also included in the submittal. Additional documents reviewed are identified in the body of this report. Review by Inter-Mountain compares the submittal with engineering requirements of Section 16-15-140 and Section 17-5-70 of the Minturn Municipal Code (MMC).

The engineering documents have been completed to a level to confirm constructability and demonstrate Final Plans can be prepared in accordance with MMC requirements without significant changes to the design presented in the Preliminary Plan. The following comments are items that need to be included with the Final Plan submittal.

**Subsection (a) General Requirements:**

**General:**

1. The application and other documents reviewed were provided in electronic format only.
2. The application lists Kate Bond as the contact for Midwest Consulting. This should be verified as we understand she is no longer the correct contact.
3. Final Plans should include:
  - a. Detailed construction specifications and requirements.
  - b. Construction Management Plan including
    - i. Requirement for a preconstruction meeting.
    - ii. Testing & observation requirements.
    - iii. Outline construction schedule.

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- iv. Hours of work.
- v. Noise requirements.
- vi. Dust control requirements.
- vii. Erosion control requirements – Reference SWMP permit and requirements.
- viii. Source of adequate construction water.
- ix. Requirements for continuous emergency vehicle access
- x. Construction traffic control requirements
- xi. Water main and service line construction shall conform to the requirements of the Eagle River Water and Sanitation District (ERWSD).
- xii. Identify utility outages necessary for construction and define requirements for “Notice” to the Town and affected properties.

**(3). Traffic Study:** McDowell Engineering LLC prepared the April 12, 2021 (revised October 23, 2023) “Auxiliary Turn Lane Assessment Transportation Impact Study for Midtown Village” included in the submittal. There are currently three access points for the Midtown Village property. The proposed development will continue to use the existing northerly access to the property (MM 145.16). The other two access points will be closed.

- a. CDOT ACCESS PERMIT NO. 324094 is included in the revised submittal.
  - i. The Permit allows a Warehouse and Apartment building. Additional uses will require a new CDOT Access Permit.
  - ii. The Permit requires the closure of all other accesses to the property including the removal of existing paving, culverts, and reestablishment of the roadside ditch.
- b. The design for the access must be approved by CDOT and a “CDOT Notice to Proceed” issued prior to any work within the US 24 Right of Way.
- c. The final design for the access needs to be included in the Final Plan submittal and a copy of the “Notice to Proceed” provided before any work commences in the US 24 right of way.

**(4). Proposed trails, sidewalks and traffic circulation patterns including snow removal patterns and snow storage area, and the proposed status of street ownership:**

- a. The ERWSD referral dated September 11, 2023, requests access be maintained for maintenance equipment.
  - i. Confirmation of ERWSD approval needs to be provided at Final Plan.
- b. Construction details for the primitive trail connection to US Forest Service property have been included on Sheet 30 of the “Midtown Village PUD” engineering plans .
  - i. General guidance notes for erosion control are provided on the Preliminary Plan. This work should not be left to the contractor’s discretion and detailed construction and erosion control requirements should be included in the Final Plan.
- c. Snow Storage calculations are provided on Sheet 08 and proposed snow storage easements on Sheet 14 of the “Midtown Village PUD” engineering plans.
  - i. Snow storage calculations show adequate storage.

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- ii. The easements for snow storage do not appear to match those on the Preliminary Plat. For example, there is a snow storage area in Tract D that is missing from the Plat and there appears to be a gap in the easement between Tracts C and E. Easement dimensions need to be shown on the Final Engineering Plans to assure easement dedication is coordinated with the Final Plat.

**(5). Proposed grading & drainage plans:**

- a. Detailed grading plans including grading around the buildings is required prior to permit.
  - i. Slopes on the south side of both proposed and existing buildings extend to the west wall of the building. Sections A and B on Sheet 42 of the “Midtown Village PUD” engineering plans show a swale next to the buildings, however additional detail will be required on the Final Plan to show both slope away from the building and drainage routes around the building.
    - a. The IBC (International Building Code) requires the ground next to a building's foundation slope away from it at a minimum of 5% for a distance of at least 10 feet measured perpendicular to the wall's face.
    - b. The “Subsoil Study for Foundation Design for Midtown Village” prepared July 26, 2023, by Kumar & Associates included in the submittal recommends: *“The ground surface surrounding the exterior of the building should be sloped to drain away from the foundation in all directions. We recommend a minimum slope of 6 inches in the first 10 feet in unpaved areas. Site drainage beyond the 10-foot zone should be designed to promote runoff and reduce infiltration. A minimum slope of 2 inches in the first 10 feet is recommended in the paved areas. These slopes may be changed as required for handicap access points in accordance with the Americans with Disabilities Act.”*
- b. Plan & profile drawings of the roadways with cross sections are required.
  - i. The profile shows the access road from the entry to where it loops back to Tract D.
  - ii. MMC requires profiles of all roads and drives. The Final Plan submittal needs to include a profile of all roadways and show breakover angles on the ramp to the lower level of the apartment building.
  - iii. Additional details, including road width, pavement section, walks, curbs, radius, etc. need to be included in the Final Plan submittal.
- c. The “Typical Road Cross Section” on Sheet 34 shows 8.5 foot travel lanes. The site plans and truck turning templates show 22 foot wide roadways (11 foot travel lanes). The 22 foot section is required to accommodate truck movements.
  - i. The “Typical Road Cross Section” showing 8.5’ travel lanes is included on Sheet 13 of the engineering plans. If this section is proposed, please identify where, and if not used, it should be removed from the Final Plans.

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- ii. The 22' width cross section is shown on Sheet 36 and the width of roads is shown on the Site Plan (Sheet 7).
- iii. Road width and additional construction detail needs to be added to the Driveway Profiles on the Final Plan submittal.
- d. Driveway easements need to be shown and dedicated on the Plat.
  - i. Extensive, complicated easements for access, parking, utilities, and snow storage are called for on the engineering plans. Easement dimensions need to be shown on the Final Engineering Plans to assure easement dedication is coordinated with the Final Plat.
- e. Pavement design must follow the recommendation in the July 25, 2022, Kumar & Associates, Inc report.
  - i. Pavement section requirements and additional construction detail needs to be added to the Driveway Profile sheets (Sheet 41) with the Final Plan submittal.
- f. A Colorado Department of Public Health and Environment (CDPHE) Storm Water Discharge Permit (SWDP) will be required for this project. The CDPHE permit needs to be included in the Construction plans.
  - i. Plan note "PS" denotes areas where "Seeding with Mulch and/or Matting" is required. Please specify slopes and matting requirements on the Final Plan.
- g. Storm Sewer plans.
  - i. Inlet "r-7" is the tie in point for the storm sewer system. The location & invert elevations are critical to the design and need to be field verified as a part of the Final Plan.
    - a. Please provide the following with the Final Plan:
      - i. As-built location of existing storm sewer.
      - ii. Detailed drawing of modifications to existing inlet
      - iii. CDOT Utility Permit for the crossing and connection.
  - ii. Provide details and sizing for permanent storm water quality control devices.
    - a. Complete construction details including the layout and details for the detention chambers and hydrodynamic separator need to be shown on the Final Plan.

**(6). Domestic water & sanitary sewer plans:**

- a. Final Plans for water distribution should include:
  - i. Detailed construction requirements and specifications.
    - a. Plans and specifications as well as construction shall conform to Eagle River Water & Sanitation District (ERWSD) design and construction requirements.
    - b. Poly wrapped ductile iron pipe is required for mainlines.
    - c. Type K copper service lines are required.

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- ii. The Water & Sewer Easements plan (Sheet 14) needs to show the proposed utilities with dimensions locating the utility within the easement. Easement dimensions need to be shown on the Final Engineering Plan to assure easement dedication is coordinated with the Final Plat.
- iii. The Overall Utility Plan (Sheet 15) labels the Water Main as “Private”. The developer has previously indicated the water mains will be dedicated to the Town. Please confirm and revise the Final Plan as necessary.
- iv. Plans show water taps to future unapproved buildings. We understand these taps will not be installed as part of this construction. Please remove unnecessary water service lines from the Final Plan.

**b. Water Main Connections:**

- i. Two connections requiring shutdowns of the water main in US 24 are shown on the Preliminary Plans. Please note these requirements in the Final Plan.
  - 1. The Town, Fire Department, and any affected properties shall be provided with a “heads up” notice two weeks in advance of a scheduled water shutdown.
  - 2. The Town, Fire Department and affected properties shall be provided with direct 48 hour Notice in advance of a shutdown.
  - 3. Connections to the existing water main are limited to one single connection at any one time.
  - 4. There shall be a minimum of one week between scheduled shutdowns.
  - 5. The maximum time allowed for any shutdown of service is 6 hours.
  - 6. Shutdowns are not allowed on Friday.
  - 7. Prior to scheduling a connection to the existing water main, the Contractor shall confirm with the Town that Tank 2 is in service. If Tank 2 is not in service, Contractor shall coordinate any necessary fire protection requirements with the Fire Department.
  - 8. Minturn Public Works must be onsite to inspect each tie-in to the existing main.
  - 9. The Town suggests that the main be exposed the day before the tie-in to minimize the time required for an outage.
  - 10. CDOT Utility Permits will be required for work in the US 24 right of way. Permits shall be provided at Final Plan.

**c. Sanitary Sewer:**

Sanitary Sewer construction plans must be approved by the ERWSD as a part of the Preliminary Plan.

- i. The Midwestern Consulting response letter includes responses to ERWSD comments. ERWSD approval should be provided as a part of the Final Plan submittal.

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**(9). Environmental Assessment:**

- i. Complete.

**(12). Final Site Plans:** *“Armistead Midtown Village PUD; 16 Unit Apartment”* prepared by TK Design, dated January 6, 2023, is included in the submittal. The plans do not include a site plan and refer to plans prepared by others.

- i. The DRB application for the Apartment Building needs to conform to the requirements of MMC 16-21-615 and MMC 17-5-70 which require a site plan detailing building location, setbacks, easements, utility services and grading requirements.

**(13). Emergency Services Plan:** “Ability to Serve” letters have been provided from Xcel Energy, Eagle River Water and Sanitation District, Eagle County School District, Eagle County Paramedic Services, the Eagle River Fire Protection District (ERFPD). Previous applications included a letter from the Eagle County Sheriff’s Office. The ERFPD letter is conditioned on further analysis.

**Subsection (b) Character Area & Zone District Requirements:**

**(1). Subdivision:** *“Preliminary Plat; Midtown Village PUD”* prepared by Gore Range Surveying, LLC, dated August 15, 2024, was included in the submittal.:

- a. The property is included within the *“Annexation Plat; South Minturn Addition to the Town of Minturn”* recorded as Reception No. 163774 in the records of Eagle County, Colorado. While this map is often referred to as a subdivision plat, it is an annexation map and not a final plat.
- b. Land Title Commitment No. RND50070589-3 dated March 4, 2024, is included in the submittal. The Commitment describes the property by 8 separate metes and bounds descriptions.
  - i. The Preliminary Plat references a February 23, 2024, Title Commitment and the Final Plat should reflect the current commitment.
- c. A legend for all line types, abbreviations and symbols is required on the Final Plat.
- d. Access & utility easements must be shown.
  - i. Extensive, complicated easements for access, parking, utilities, and snow storage are called for on the Preliminary Plat and Preliminary Engineering Plans. Easement dimensions need to be shown on the Final Engineering Plans to assure easement dedication is coordinated with the Final Plat.

**(2). Phasing:** Phasing will be necessary due to water tap availability:

- a. Phasing is indicated by notation of land use on the *“Preliminary Plat; Midtown Village PUD.”*
- b. An Engineers Opinion of Probable Cost (EOPC) for required improvements prepared August 19, 2024, by Midwestern Consultants has been included in the submittal. The estimate is separated into Phase 1 and Future Phase Improvements.
  - i. Costs for construction survey, construction observation, materials testing, and as-built drawings have not been included.



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- ii. We spot checked some unit costs in the estimate to Minturn North PUD costs and found some costs do not appear to reflect the current construction market.

Description	Unit	Midtown	Minturn North
Stone Tracking Mat	Each	\$3500	\$6,000
Strip topsoil	CY	\$10	\$23
Mass Grading	CY	\$15	\$22
Aggregate Base	SY	\$9	\$17
Curb and gutter	LF	\$22	\$40
Asphalt	Ton	\$140	\$180

- iii. An updated final EOPC sealed by the Engineer needs to be provided with the Final Plan.

**MMC Section 17-5-70:**

**(b) Preliminary Plat:** Please refer to “Subsection (b) Character Area & Zone District Requirements” comments above.:

**(c) Scale:** Complete. Maps are drafted to an appropriate scale.

**(d) Required maps & reports:** Please refer to MMC Section 16-15-140 comments above.

**(e) Grading & Drainage Plan:** Please refer to MMC Section 16-15-140 comments above.

**(f) Utility plans:** Please refer to MMC Section 16-15-140 comments above.

**(g) Erosion Control Plans:** Please refer to MMC Section 16-15-140 comments above.

**(h) Professional qualifications:** Complete. Plans & surveys have been prepared by registered professionals.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. 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.

Sincerely,

Inter-Mountain Engineering (Town Engineer)



Jeffery M. Spanel PE

CC: Michelle Metteer; Michael Sawyer, Scot Hunn, Ivan Martin PLS, Arnold Martinez, John Volk