



October 17, 2024

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

Re: 0029 and 0027 Belden Way
Lots 8 and 9, Belden Place PUD
DRB Resubmittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled “Belden Place; Lot 8 – 0013 Beldan (sp) Way; Lot 9 – 0027 Beldan (sp) Way, Minturn Colorado” prepared September 20, 2024, by TAB Associates (Plans) included in the revised DRB application for Lots 8 and 9, Minturn North PUD. 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 e:

Sheet 3 of 5 of the “Final Plat: Belden Place PUD” prepared by Slagel Survey Services has been included in the submittal. Sheet 3 of 5 includes a note incorporating the complete “Final Plat, Beden Place PUD” by reference as part of the Application. The Plat and associated title commitment were reviewed by the Town and fulfill the requirements as the Boundary Survey for this application.

Paragraphs f through i:

Sheets C.110 and C.111 of the “Belden Place PUD – Final Plan Submittal” prepared by Timberline Engineering have been included in the application. A note is included on Sheet C.111 incorporating the complete “Belden Place PUD – Final Plan Submittal” by reference a part of the Application. These plans are the basis of the design and fulfil the requirements of paragraph f through i.

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Section (C) (3) Site Plan:

Sheets C.1 and C.2 of the Plans "Belden Place – Units 8-9 Duplex " revised October 14, 2024, by Timberline Engineering presents the proposed site plan. These plans fulfil the Site Plan requirements of the MMC:

- a. ~~Please add a note to the construction plans requiring copper water service lines extending from the curb stop into the building.~~ **Resolved. The revised plan notes Type K copper service lines are required.**
- b. Sheet A3.1 provides Building height information for Planning Staff review.

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

Sheets C.1 and C.2 of the Plans "Belden Place – Units 8-9 Duplex " prepared September 7, 2024, by Timberline Engineering presents the proposed site grading. site grading. These plans fulfil the Grading and Drainage Plan requirements of the MMC.

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.

Respectfully,
Inter-Mountain Engineering (Town Engineer)



Jeffery M. Spanel PE

CC: Scot Hunn, Arnold Martinez