

February 9, 2024

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

Re: 362 Taylor
Revised DRB Submittal Review
Project No. 24-0001

Dear Madison:

We reviewed the Revised DRB submittal information for 362 Taylor provided February 9, 2024 for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC). Revised comments are indicated in **red**.

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:

A combined “Topographic Survey and Improvement Survey Plat” prepared by Eagle Valley Surveying Inc. dated November 15, 2023, was included with the application.

- c. Labeled ties to existing USGS benchmark.
 - i. Why is there an Azimuth to the Benchmark and not a bearing?
- e. All existing easements recorded with the County Clerk and Recorder.
 - i. Survey Note 2 states “*LAND TITLE GUARANTEE CO. POLICY NO. V50003687 DATED 11/26/2003 WAS RELIED UPON FOR ALL TITLE AND EASEMENT INFORMAYION*”.
 - ii. ~~A title report was not included in the materials provided. The title report referenced on the survey is dated 2003. A current title report should be provided, and the survey updated to reflect any exceptions noted in the report.~~ **A title report dated February 7, 2024 from Land Title Guarantee was provided.**
 - 1. **The easement identified in exception 10 does not appear to be shown on the survey.**
 - 2. **Exception 11 clarifies utility easements along Taylor.**
- f. Spot elevations at the edge of asphalt along the street frontage of the property at five-foot intervals, and a minimum of two (2) spot elevations on either side of the lot.
 - i. Spot elevations have not been provided.

VAIL VALLEY OFFICE

30 Benchmark Road, Suite 216 | PO Box 978 | Avon, CO 81620

DENVER OFFICE

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- j. All utility meter locations, including any pedestals on site or in the right-of-way adjacent to the site and the exact location of existing utility sources.*
- i. The location of the water main has not been shown.
 - ii. Services to the existing home will need to be properly abandoned and should be shown on the survey.
 - iii. Easements for overhead power lines should be shown.

Other:

- a. The Plat has does not appear to have been deposited with the County.
- b. Rebar dimensions should be in inches; No.4 should be 1/2".
- c. The accepted monuments at the rear property corners need to have caps placed on them.
- d. Please provide a closure report.

Section (C) (3) Site Plan:

“Preliminary Site & Landscape Plan “ prepared by Karl Kruger/Architect, revised January 31, 2024 was included in the application package. The plans are not dated or sealed by the design professional.

- ~~a. Property line locations and dimensions based on a current boundary survey of the property.~~
- ~~i. No dimensions are shown.~~
- ~~d. Existing and proposed buildings, including sheds and enclosures. Include decks, patios, and balconies. Indicate the building footprint and the outside face of exterior walls, inclusive of all cantilevered elements of the building, with a solid line and the roof/eave edge with a dashed line.~~
- ~~i. Building dimensions and dimensions from the building to the property lines need to be added.~~
- ~~f. Driveways and parking areas need to be shown. Indicate finished surface, heated or unheated, grade, percent slope, dimensions, turning radii and spot elevations at the property line.~~
- ~~i. Driveway details have not been provided.~~

Other:

- a. Plans will need to be updated to reflect any revised information provided on the updated survey.
- b. Utility services and details for the abandonment of the existing service lines should be shown.

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

“Preliminary Site & Landscape Plan “ prepared by Karl Kruger/Architect, revised January 31, 2024 has been included in the application package. The plans are not dated or sealed by the design professional.

- ~~b. Proposed contours. Proposed two-foot contours for all disturbed areas must be shown and must demonstrate positive drainage.~~
- ~~i. Are the slopes away from the building measured from 6' below the top of foundation?~~

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~~*e. Top of foundation elevations. The top of foundation elevation must be shown on the plan and must be consistent with the foundation plan. For buildings on slopes of thirty percent (30%) or greater, elevations for stepped foundation walls must be shown.*~~

~~*i. Foundation elevations are not shown.*~~

~~*g. Retaining walls. Retaining wall details are required and must include drainage details. Note top and bottom of wall elevations at each location where the retaining wall steps up or down and include the tallest point of the retaining wall.*~~

~~*i. No details have been provided.*~~

Other:

- a. Plans will need to be updated to reflect any revised information provided on the updated survey.

The updated survey should not show anything detrimental to the revised application materials and believe the plan is ready for review by the Planning Commission. We are happy to review the updated survey when available.

Review by Inter-Mountain Engineering is for general conformance with the Minturn Municipal code and does not relieve design professionals of any responsibility.

Please feel free to contact us if you have additional questions.

Respectfully,
Inter-Mountain Engineering (Town Engineer)



Jeffery M. Spanel PE

CC: Michelle Metteer, Scot Hunn, Ivan Martin