



Date

Town of Minturn  
PO Box 309  
Minturn, CO 81645  
Via email: planner1@minturn.org

Attn: Scott Hunn

Re: Midtown Village Planned Unit Development  
*Midwestern File No.: 20067*

Mr. Hunn,

Midwestern Consulting has previously submitted site plans for review for the Midtown Village Planned Unit Development, and has received comments from Eagle River Water & Sanitation District and The Town of Minturn. We have revised the plans to incorporate the requested changes, and offer the following as a response to the comments and description of changes.

### **Eagle River Water & Sanitation District – 04/16/2024**

#### **Subsection (a) General Requirements**

1. Confused by the order of the sheets, keep all sanitary sewer together to avoid confusion between storm sewer and sanitary sewer  
*Sheets have been reordered for ease of review and coordination of similar design.*
2. Show sanitary services on plan view of SAN S3 to S1  
*Existing sanitary leads added and shown on Existing Conditions Plan (sheet 2)  
Proposed Sanitary Services added and shown on Overall Sewer Plan (sheet 20).*
3. Add depth labels on profiles  
*Profiles have elevations indicated at each structure location and minimum depth of cover labels have been added. (sheets 21 & 22)*
4. Ensure pipes meet minimum size and slope requirements  
*Proposed pipes have been reviewed to ensure minimum size and slope*
5. Show sewer service that will be abandoned on plan view  
*Overall Sewer Plan (sheet 20) has been revised to indicate public versus private with labels and labeled sanitary to be abandoned.*
6. Label existing and proposed and private vs public  
*Overall Sewer Plan (sheet 20) has been revised to indicate public versus private with labels and labeled sanitary to be abandoned.*
7. Ensure cover requirements are met (3' minimum)  
*3' minimum depth of cover has been confirmed and identified on the profiles. (sheets 21 & 22)*

8. Ensure you have insulation where needed  
*Insulation board has been added to sanitary with less than 4.5' of cover (sheets 21 & 22)*
9. Please provide a detail for dog house manhole  
*Detail for manhole construction over existing sewer has been added to Sewer Details (sheet 23)*
10. Locate and show sewer services for all existing structures including 947, 961, 981, 989, 991, 997 and 1003 Main Street. Sewer services for buildings that will remain must be reconnected to new main. Sewer services for buildings that will be demolished must be abandoned at the main. Provide plan for keeping other properties in service during construction.  
*Existing sewer services have been added (sheet 2)*
11. Show existing and proposed grading from stations 1+50 to 2+40. Adequate cover must be provided for sewer main and existing sewer services to adjacent properties.  
*Additional existing contours have been added extending to existing sanitary structure s2 (sheet 21)*

**Town of Minturn (Inter-Mountain Engineering) – Jeffery M. Spanel – 06/24/2024**

4. Proposed trails, sidewalks and traffic circulation patterns including snow removal patterns and snow storage area, and the proposed status of street ownership: The ERWSD referral dated September 11, 2023 requests access be maintained for maintenance equipment.
  - b. There are no construction details for the proposed trail connection to US Forest Service property. The trail is narrow and crosses very steep slopes of 20-30%. Detailed construction plans need to be provided.
    1. The BMPs provided in the attachment are appropriate. Civil plans should be revised to include proposed trail construction and associated BMPs  
*Trail construction BMPs have been added to the plans (Sheet 30)*
  - c. Snow storage calculations show adequate storage. Easements for snow storage located on adjacent lots should be created and dedicated on the final plat  
*Snow storage easements added to plans. (sheet 14)*
5. Proposed grading & drainage plans
  - a. Detailed grading plans including grading around the buildings is required prior to permit.
    - i. Applicant Response: "Detailed grading plans for the site including areas around buildings has been provided."
      1. No additional information has been provided. The Drainage and Grading plan must show grading to direct drainage around the buildings into the proper proposed drainage facilities.  
*See updated detailed grading plan (sheet 29)*
  - b. Plan & profile drawings of the roadways with cross sections are required.
    1. Please clarify the driveway profile – there is a rise at station 1+25 and between 2+50 to 3+00 which do not seem to agree with the grading and drainage plans.  
*See revised driveway profile (sheet 41)*
    2. 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.  
*See revised typical road cross section (sheet 36)*

3. Driveway easement need to be shown and dedicated on the plat  
*Ingress, egress, parking & snow storage easement areas have been added to plat*

- c. Pavement design must follow the recommendation in the July 25, 2022 Kumar & Associates, Inc report.
- i. Applicant Response: "The geotechnical report was consulted for pavement specifications."
1. Pavement design follows recommendations for "Standard Duty" We recommend Applicant consider "Heavy Duty" recommendation in the path of trash trucks.  
Not necessary and not required for the entire road
1. No additional detail provided. The geotechnical report indicates lanes subject to truck traffic require the "Heavy Duty" pavement section which should be shown on the plans.  
*Asphalt and Concrete Pavement sections have been added to the site details sheet. Drive lanes have been identified as heavy duty pavement and parking areas have been identified as standard duty pavement. (sheet 36)*
- d. Specific slope information is not provided, and steeper slopes are indicated along the southerly and westerly property lines. Plan note "PS" denotes areas where "Seeding with Mulch and/or Matting" is required. Please specify slopes and any matting requirements.  
*Note has been added to the SESC plans indicating any restoration area with a slope steeper than 1:6 shall be seeded and mulched using a soil erosion control fabric or blanket. (sheet 37)*
- e. 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 design.
1. Applicant Response: "Information for the structure was taken from the design plans for US 24. The applicant will have their local surveyor confirm the structure information and the plans will be updated if the field information differs."
1. No additional detail provided.  
*Surveyed Data for inlet r-7 has been added to the plans (sheet 2)*
- ii. Provide details and sizing for permanent storm water quality control devices.
1. Applicant Response: "The ADS system for underground storage, the outlet and water quality structures have all been specified and detailed within this submittal"
- a. Reference EPA circular "Storm Water Technology Fact Sheet; On-Site Underground Retention/Detention": "The primary disadvantage of the on-site underground storm water detention structures is that they are not designed to provide storm water quality benefits. However, if they are included in a treatment-train type system, underground detention systems can be an important part of an overall storm water management process."  
*Storm structure R8 is a hydrodynamic separator. Label has been added to storm water management plan view. (sheet 30)*
- b. The Engineers Opinion of Probable Cost (EPOPC) references a Hydrodynamic separator; however, it does not appear on the plans. Including the separator addresses the issue Identified by the EPA circular.  
*Storm structure R8 is a hydrodynamic separator. Label has been added to storm water management plan view. (sheet 31)*
- c. There is a discrepancy in the storage volume. Sheet 30 references 1100 CF of storage, the profile on Sheet 31 references 900 CF and the drainage report references 11 CF.  
*Labels have been updated. (sheets 31 & 32)*
- Civil Engineer will address and revise prior to Final PUD Review No additional information has been provided. The Drainage Study is a requirement of Preliminary Plan and revisions need to be provided prior to Preliminary Plan approval.  
*Storm water plan has been revised*

6. Domestic water & sanitary sewer plans

- a. Water
  - i. The Water & Sewer Easements plan needs to show the proposed utilities along with dimensions to the Water & Sewer Easements Plan. Please address utility provider comments.
    - 1. Applicant Response: The width of the easements have been provided on the easement plan per the request of the ERWSD review. Additionally, water and sanitary plans have been provided to specific scales with dimensions of utility to easement, etc. These plans and the information on them were provided at the specific request of ERWSD.
      - a. The plat needs to create and dedicate the easements shown on the civil plans.
        - 1. The Preliminary Plat included in the submittal does not show the additional easements required on the engineering plans.  
*Proposed relocated sewer easement has been added to the plat*
  - ii. Water Main Plans indicate the main is "Private" – are private water mains proposed?  
Water Main is proposed to be part of the public system and protected by the easements shown on the drawings and dedicated on the Plat
    - 1. The Preliminary Plat included in the submittal does not show the additional easements required on the engineering plans.  
*Proposed water main easement has been added to the plat*

- 12.1.a.1 The Architectural plans refer to site plans provided by others. The Civil Drawings included with the application are overall in nature and not a specific site or grading plan for the building.  
*See revised grading plan (sheet 29)*

Subsection (b) Character Area & Zone District Requirements

- 2.b.iv.1 An Engineers Opinion of Probable Cost (EOPC) for required improvements is required. The estimate needs to provide costs for improvements in the current and future phases for the Subdivision Improvements Agreement (SIA)
  - i. The EOPC is part of the Development Agreement and therefore necessary at Preliminary Plat.  
*Updated EOPC has been included with Phase 1 and future phases*

Sincerely,  
MIDWESTERN CONSULTING, LLC



Colton Wallace  
Senior Project Engineer



Robert C. Wagner, P.E.  
Project Manager/Associate