



June 13, 2024

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

RE: Belden Place
Final Plat Resubmittal Review (completed items removed)
Project No. 19-0008

Dear: Ms. Harris

We reviewed the additional information provided for the revised Final Plat Submittal for Belden Place. Our review compared the submittal with engineering requirements of the Final Plan requirements of Section 16-15-200 and Final Plat Application requirements of Section 17-6-40 of the Minturn Municipal Code (MMC):

Final Plat:

We reviewed the “Amended Final Plat; Beldin Place PUD” prepared June 12, 2024 by Slagle Survey Services. Please note the following:

1. Subdivision - Sheet 3 of 5:

General Note IV was edited as follows: “Easement Encroachment Areas within those areas defined herein on sheet 3, designated as "Easement Encroachment Area". These areas are areas that allow for constructed second story overhanging features to encroach outside the typical building setbacks, as governed and defined in the Belden Place PUD Guide. (see note 5 (I) above.)”

We recommend the following be added to Note IV: “Second story overhang features must be a minimum of 8 feet above the ground surface.”

Engineering Documents:

1. Utility Plans

- a. Utility construction within the US 24 right of way will require CDOT Utility Permits.

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- i. Domestic water, sanitary sewer, and shallow utility connections are located within the US Highway 24 right of way.
- ii. Permits are required for the US 24 storm sewer crossing. CDOT utility permits need to be provided to the Town and should be attached to the Grading Permit.

2. Drainage

- a. A CDPHE Storm Water Discharge Permit is required. A Storm Water Management Plan (SWMP) has been included in the plans; however, the Storm Water Discharge Permit needs to be submitted to the Town and attached to the Grading Permit.
- b. The floor elevation of the underground parking garage at the rear of the property is lower than the elevation of the bottom of the retention pond. Addressing this drainage condition must be addressed prior to issuance of a Building Permit.

3. Roadway Plans:

- a. A current CDOT Access Permit is required. The Permit should be an attachment to the Grading Permit.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. Review by Inter-Mountain in no way relieves any responsibilities of design professionals associated with the project.

Please let me know of any questions – Thank you.

Sincerely,
Inter-Mountain Engineering



Jeffery M. Spanel PE
Vice President

CC: Michelle Metteer; Michael Sawyer, Scot Hunn