



May 23, 2024

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

Re: 36 Silver Star Trail
Lot 34, Minturn North PUD
DRB 5.23.24 Resubmittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled "Babcock Residence; Lot 34, Minturn North, Minturn Colorado" prepared April 19, 2024 (Revised 5.22.24) by Eggers Architecture Inc.(Plans) included in the DRB application for 36 Silver Star Trail. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC). Updated comments are in red

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:

Paragraphs a through e:

"Final Plat: Minturn North PUD" recorded March 4, 2024 (Reception No. 202402234) has been included as the Boundary Survey. This plat and associated title commitment were reviewed by the Town and the Plat is suitable as the Boundary Survey for this application.
Resolved

Paragraphs f through i:

The plans reference the basis of elevation as the "Original Topographic Map of Minturn North" prepared by Gore Range Surveying LLC, Job No.19-1203 prepared April, 1, 2021.

Sheet C1 of the Plans "Lot 34 and 35, Minturn North PUD; Site Grading and Drainage Plan" prepared April 19, 2024 by Boundaries Unlimited presents the proposed site grading and drainage. The basis of this map appears to be Sheet C.4 of the "Minturn North PUD Overall Grading and Drainage Plan; Construction Plan Set 5/1/24" prepared by Boundaries Unlimited Inc.

The Town issued a Grading Permit based on the Construction Plan Set and Sheet C.4 shows the grading and utilities underway at Minturn North. This plan more accurately reflects the

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basis for design, and we recommend Sheet C.4 be included in the DRB plan set to fulfill the requirements of Paragraphs f through i.

Resolved.

Section (C) (3) Site Plan:

~~We offer the following regarding the Site Plan:~~

- ~~e. The ridge elevation shown on Sheet A1.4 is measured relative to the finished floor elevation. Calculations of roof height meeting MMC requirements should be added to the plan.~~

Resolved – The revisions to Sheet BH1 provides Building height information for Planning Staff review.

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

~~The Plans included in the DRB submittal fulfill Grading and Drainage Plan requirements and we take no exception to the design as presented.~~

Resolved.

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: Michelle Metteer, Scot Hunn