



May 24, 2024

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

Re: 196 Miles End Lane
Lot 6, Minturn North PUD
DRB Resubmittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled “Widmer Residence; Lot 06, Minturn North, Minturn Colorado” prepared April 19, 2024 (revised 5.22.24) by Eggers Architecture Inc.(Plans) included in the DRB application for Lot 6, 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). Review comments in **Red** below:

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 6, 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.7 of the “Minturn North PUD Overall Grading and Drainage Plan; Construction Plan Set 5/1/24” prepared by Boundaries Unlimited Inc.(Sheet C.7).

The Town issued a Grading Permit based on the Construction Plan Set and Sheet C.7 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.7 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 A1.3 is measured relative to the finished floor elevation. Calculations of roof height meeting MMC requirements should be added to the plan.~~

Resolved.

Other:

- ~~i. The Ordinary High Water Mark (OHWM) is shown on the plan but needs to be labeled.~~
- ~~ii. The OHWM setback line needs to be shown.~~
- ~~iii. Limits of the 100 year flood plain needs to be shown.~~
- iv. Limits of the Debris Flow needs to be shown.

We recommend the limits of the Debris Flow be shown on the Site Plan.

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