



November 8, 2023

Mr. Scot Hunn  
Town of Minturn  
PO Box 309  
Minturn CO 81645  
Via email: [planner1@minturn.org](mailto:planner1@minturn.org)

RE: Minturn North PUD  
Final Plan Review – outstanding items  
Project No. 19-0064

Dear Scot:

We reviewed the revised Final PUD Development Plan Application delivered November 7, 2023, for Minturn North PUD. Our review compared the submittal with the engineering requirements of Conditions of Approval from the November 1, 2023, Town Council meeting, 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):

**The following is a list of the outstanding engineering items:**

**Grading & Drainage Plan:**

1. Wright Water Engineering is preparing a mudflow analysis for the Applicant. The study will be reviewed and submitted to the Colorado Geological Survey on receipt.
2. A Storm Water Discharge Permit from the Colorado Department of Public Health & Environment is required prior to construction.

**Road Plans**

**1. Minturn Road:**

- a. Applicant will provide 100% construction level plans and cost estimates for the extension of Minturn Road within one year and construct the improvements within three years of final plat approval.

**2. Minturn Trail:**

- a. The proposed cross section of the trail is a 10.0' asphalt platform with 6" gravel *shoulders*. *Chapter 4 of the "Eagle County Regional Trails Plan (Trails Design and Construction Standards)" requires the typical section to have a 10' platform with a minimum of 1' wide shoulders.*

**VAIL VALLEY OFFICE**

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- b. Structural plans for the bridge crossing Game Creek will be submitted within one year and improvements constructed within three years of final plat approval.
  - c. The bridge will impact wetland vegetation and Applicant must provide Army Corps of Engineer approvals prior to the start of construction.
3. **CDOT Access Permits** (Intersection of Minturn Road and US 24):
- a. CDOT Notice to Proceed will be provided and improvements constructed within 3 years of Final Plat Approval.

**Domestic water & sanitary sewer plans:**

**1. Sanitary Sewer:**

- a. ERWSD approval of the sanitary sewer plans has not been provided.
- b. The “Backlot Sewer Maintenance Access” detail on Sheet DT.S9 requires a 12’ gravel road be constructed over sewer lines not located in roadways. If this is an ERWSD requirement the access roads and associated grading must be shown on the plans.

**2. Domestic Water:**

- a. The size of service lines must be shown.
- b. Utility Note 6 requires 48 hour Notice and Note 26 requires 72 hour notice to affected neighbors. Notice requirement should be consistent.

**3. Common Irrigation Mains:**

- a. The pipeline is only shown on the Master utility plan. Provide a specific plan sheet for the irrigation main.
- b. The plans must delineate the location of the master meter.
- c. The ERWSD standard 2” meter detail for residential service included in the plans. Please revise for the irrigation meter – the main is a 4” line & the detail does not include backflow prevention.

**Subdivision Improvements Agreement Estimates:**

**1. Onsite Improvements:**

- a. General – Item G12 Landscape needs to be moved to a separate category and broken into more detail. Landscape improvements under the Code must be securitized at 125% which should be shown.
- b. Earthwork - the cost for Phase II remediation work needs to be included in the estimate.
- c. Potable Water:
  - i. Item W3 needs to be revised to include poly wrapped ductile iron pipe.
  - ii. Item W7 needs to be revised to Type K copper pipe.
- d. A line item for the play area needs to be included.
- e. Include cost for construction observation by the design engineer.
- f. The Engineer of Record must seal the estimate.

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**2. Offsite Improvements – US 24 access:**

- a. Include cost for construction observation by the design engineer.
- b. The Engineer of Record must seal the estimate.

**3. Offsite Improvements – Minturn Road:**

- a. Include cost for construction observation by the design engineer.
- b. The Engineer of Record must seal the estimate.

**Final Plat - UPRR Subdivision:**

1. Overhead utilities are shown, and engineering plans show existing underground utilities on the property. As easements or licenses are not available, all utilities both above and below ground should be shown on the plat.
2. The high water mark of Game Creek should be labeled “Ordinary High Water Mark”.
3. Please provide a single PDF that includes all sheets included in the Plat.

**Final Plat – Minturn North PUD:**

1. The Plat submitted last night still labels easements on Tract C “Town Utility and Drainage Easements.” Please revise to “Public Utility and Drainage Easements”
2. The high water mark of Game Creek should be labeled “Ordinary High Water Mark.”
3. General utility dedication language needs to be added to the Certificate of Dedication and Ownership consistent with Michael Sawyer’s prior comment.
4. Please provide a single PDF that includes all sheets included in the Plat.

Sincerely,

Inter-Mountain Engineering



Jeffery M. Spanel PE

CC: Michelle Metteer; Madison Harris, Michael Sawyer