



March 23, 2021

Alison Perry
Perry Land Company,
Vailland.com
perry@vailland.com

Re: **Belden Place**
Engineering/Town Comments
1251 E. Main St.
Minturn, Colorado

Dear Alison,

We have reviewed the engineering comments provided by Jeff Spanel from Inter-Mountain Engineering, as well as the comments provided by the Town of Minturn regarding the Belden Place PUD. This feedback has been helpful as we refine our design. After reviewing the comments, and as we continue to coordinate with interested parties, we do not believe we have encountered any insurmountable requests or requirements as they relate to our work and the PUD as it is currently configured. As such, we are incorporating everyone's comments, and are continuing to develop our plans accordingly. Below is our response to the above-mentioned comments:

Engineering Documents

- 1.) Utility plans are being updated. Noted items will be addressed on updated plans.
- 2.) HOA is prepared to dispose of snow offsite. However, additional snow storage is available on site in the park and open space areas which was not indicated on the plans. The actual available snow storage area is greater than 40% of the road surface area. Plans are being updated to include additional available areas.
- 3.) Easements are being updated.
 - a. Easements will be clarified. Separate, 20' wide, non-exclusive easements will be granted to the Sanitation District and the Town for operation and maintenance of the sewer and water, respectively.
 - b. Noted
 - c. The streets will be privately owned and maintained by the HOA. A Tract will be created and will allow for required uses.
 - d. Easements have been extended and will be included on updated plans.
- 4.) Fire Hydrant Locations have been approved.
 - a. Hydrant locations and distances have been approved by FD. We have a letter from them regarding this. It will need to be updated to address the Planning Department's comment #10.

- b. Fire flow calculations will be adjusted to reflect requested procedure. However, continued discussions regarding construction of fire rated walls may need to occur as the project progresses.
- 5.) Utility plans are being updated.
 - a. Noted.
 - b. Noted.
 - c. Noted.
 - d. Noted
 - e. Coordination with ERWSD is continuing to occur and final plans are being developed. Submittal to ERWSD for approval will occur ASAP. Initial conversations with Tug Birk at ERWSD have been positive and there has been no indication of any insurmountable issues associated with the project.
- 6.) Grading and Drainage Plans are being adjusted and updated.
 - a. The pond at the Christiansan residence (NW corner) has been eliminated with the updated plans.
 - i. Noted, HOA to maintain ponds.
 - ii. Noted. Due to the use of the Boneyard Lot, and the depth of the drainage features, the current plan includes using buried 30" Reinforced Concrete Pipe rather than a swale. Pipe to discharge at the river.
 - iii. Preliminary plan is complete and is ready to be reviewed by interested parties.
 - iv. Correct, no detention beyond water quality treatment is proposed.
 - b. Correct, no comment otherwise.
 - c. We have determined we are able to adjust the drainage so the Christiansan pond can be removed from the plan. Due to utility conflicts in Highway 24, and the required depth of bury through the Boneyard, lowering the stormwater pipe would be difficult and costly. Construction would require excavation and installation of the storm drain at depths approaching 20'. As such, we are not planning to make it significantly deeper. We believe +95%, if not 100% of the adjacent Forest Service Lot can easily be directed to the proposed storm drain. A small quantity of stormwater from Belden place is currently planned to discharge at the southwest corner pond. We are adjusting the grading to direct as much drainage as possible to the Hwy 24 storm drain. However, we do not believe we can eliminate the southwest pond & discharge entirely.
 - d. In the parking garage, we are anticipating the need for a sub-slab and floor drain system. We will also install a trench drain at the bottom of the ramp. All the drains will be tied to a sump pump. The sump pump will discharge to the surface.
- 7.) Roadway Plans are being updated.
 - a. No comment.
 - b. Noted.
 - c. We have changed the sidewalks to 4' wide. Plans will be updated to include ADA requirements.
 - d. The drawings currently indicate vehicle tires tracking within the flowlines of the curbs. Vehicles will overhang as shown on the plans. Plans are being revised to better clarify conditions.

- e. Garage ramp is being revised and updated.
 - i. We are working to reduce the ramp slope slightly and will produce to-scale plans showing break over angles.
 - ii. The ramp will be concrete and heated.
 - f. By others.
 - g. Fee in lieu - negotiations by others.
 - h. No comment.
- 8.) Cost estimate will be reviewed and updated based on revised plans.
- a. The prices in question on the cost estimate reflect prices currently being paid in Gypsum by Vail Land Co. Alison at Vail Land Co. to verify. Jeff Spanel indicated he would follow up with some other references as well. Will be updated and finalized.
 - b. Residential structures will be constructed in a single phase depending on available taps. The roads and infrastructure are planned to be constructed in a single phase.
- 9.) Working on updated Construction Requirements and Specifications.

We appreciate all the feedback and are working diligently to update the design.

Sincerely,

David J Anderson, P.E.
Timberline Engineering, LLC