



ENGINEERING DEPARTMENT

970.668.4200
www.SummitCountyCO.gov

0037 Peak One Dr. | PO Box 5660
Frisco, CO 80443

REVISIONS REQUIRED

9th May, 2024

Iron Forest Building c/o Kyle Schwab
PO Box 3973
Breckenridge, CO 80424
Sent Email: kyle@ironforestbuilding.com; paul@ironforestbuilding.com

RE: B24-0087, GE24-0031; Notice of Revisions Required
Overlook Estates Lot 5
2262 Boreas Pass Rd (CR 10)

Mr. Schwab:

The Summit County Engineering Department has reviewed the above referenced development application for compliance with the standards promulgated in the *Summit County Land Use and Development Code* (Code), and has found that the following revisions must be submitted:

1. Per Code section 6207, please submit a site plan designed and stamped by a Professional Engineer licensed in the State of Colorado. Please include the following in this plan:
 - a. Per Code section 6302.01.C, an erosion control plan is required that meets the requirements in 7102.05.
 - b. Please submit a geotechnical report for slope stability as required by 7102.01.B.
 - c. Per Code section 5507.03 structures in the right-of-way are prohibited. The retaining wall at the start of the driveway must end at the property line.
 - d. A retaining wall is proposed in the 20' utility easement. No permanent structures, other than the driveway, are allowed without permission from all relevant utilities that service the area. Please revise the plans or submit written permission.
 - e. Minimum driveway width is 14' for driveways >200'. See Table 5-6 in Chapter 5 of the Code.
2. Mining pits are shown on the survey. Please provide a geotechnical report completed by a geotechnical engineer with expertise in mine waste.
 - a. If mine waste is present, this report must address that the mine waste area was mitigated and the area protected to EPA standards for mine waste.
 - b. The report must also address that disturbance of the site will not result in water quality impacts or any detriment to public safety.
3. Per Code section 3505.17.D, all retaining walls in excess of four feet in total height, whether in a single line or in steps, shall be designed and stamped certified by a Colorado Licensed Professional Engineer.
4. Positive drainage is required away from the home. There appears to be a severe lack of drainage on the north side of the home. Water and ice buildup from stormwater and snowmelt has the potential to cause damage to the structure. Please revise grading or include provisions

- for drainage on the engineered site plan.
5. Our Right-of-Way Inspector recommends moving the entry to the driveway further east away from the culvert crossing Boreas Pass Rd. The County requires room for maintenance of the culvert, and drainage could have a negative impact on proposed retaining walls in the future.
 6. The owner should be made aware that snow and drainage from Boreas Pass Rd will end up on the driveway. The snowplows have always pushed snow downhill off of the road and will continue to do so.

Additional comments may arise upon review of these revisions.

The *Summit County Land Use and Development Code* including any sections referenced above can be found at <http://www.co.summit.co.us/255/Land-Use-Development-Code>.

When you are ready to submit revisions in response to these comments, please submit hard copies directly to the Building Department front desk. Resubmittals cannot be made directly to me either in person or by email. If you have any questions please feel free to contact me at dalton.mundhenk@summitcountyco.gov, or (970) 668-4240.

Sincerely,

Dalton Mundhenk

Dalton Mundhenk
Engineering Technician I
Summit County Engineering Department