



**Community Development and  
Neighborhood Services**

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March 28, 2016

Linda Ripley  
401 W. Mountain Ave, Ste 100  
Fort Collins, CO 80521

RE: River District Block 8 Mixed-Use Development (Old Elk Distillery), PDP140016,  
Round Number 4

Please see the following summary of comments from City staff and outside reviewing agencies for your submittal of the above referenced project. If you have questions about any comments, you may contact the individual commenter or direct your questions through the Project Planner, Ted Shepard, at 970-221-6343 or [tshepard@fcgov.com](mailto:tshepard@fcgov.com).

**RESPONSES 5/25/16**

**PLANNING RESPONSE:** Ripley Design Inc.

**CIVIL RESPONSE:** Northern Engineering

**ARCHITECTURE RESPONSE:** Oz Architecture

**TRAFFIC RESPONSE:** Delich Associates

**Comment Summary:**

**Department:** Planning Services

**Contact:** Ted Shepard, 970-221-6343, [tshepard@fcgov.com](mailto:tshepard@fcgov.com)

**Topic:** General

**Comment Number:** 16

**Comment Originated:** 03/23/2016

03/23/2016: There appears to be a trash enclosure along Willow Street. Please note that Section 3.5.1(J)(1) requires that trash enclosures must not be located within 20 feet of any public street or public sidewalk. And, the street-facing enclosure appears to match the iron pickets whereas the screen should be solid. Also, the gate may have to be a slider so that doors do not swing out over the sidewalk. If this is the only practical location, then let's discuss how best to mitigate with appropriate exterior materials.

Response: Along Willow Street between the 2 buildings resides a transformer to service the Building at the corner of Linden and Willow St. This enclosure now has solid doors to screen the transformer. The transformer was sited at this location to allow for adequate and efficient access for city service vehicles when necessary. The only trash enclosure for this project is located at the southeast corner of the site,



street portion of pavement for Lot 1 will need to be provided with the interim paving not coinciding with the ultimate paving.

10/15/2014: Under the presumption that ultimate curb, gutter and sidewalk is installed along Willow Street, the local street portion of curb, gutter and sidewalk is satisfied, with the City reimbursing .5 feet of sidewalk width. Depending on whether Willow Street pavement is correspondingly installed in what can be determined is the ultimate location and at local street width will determine whether local street pavement obligation is satisfied or would need to have an established repay collected. The Linden Street repay for the local street portion is required and indicated in the development agreement for the project.

**Response:** Acknowledged. Pending further discussion of Comment 22 and a determination of whether staff will support a variance to the minimum K-value, additional discussions and clarification on what portions of the new construction satisfies the local street pavement obligation has been satisfied.

**Topic: Plat**

**Comment Number: 27**

Comment Originated: 01/05/2016

03/27/2016: Carried over for reference, as it appears they were not added as a signature block to the plat.

01/05/2016: It appears Mountain States Telephone and Telegraph Co. would need to sign off on the plat as part of the vacation of the easement.

**Response:** Mountain States is now added to the plat.

**Department: Environmental Planning**

**Contact:** Rebecca Everette, 970-416-2625, [reverette@fcgov.com](mailto:reverette@fcgov.com)

**Topic: General**

**Comment Number: 1**

Comment Originated: 03/17/2016

03/17/2016: I will review the detailed landscaping and any revised lighting at the time of final plan submittal.

**Response:** Noted.

**Department: Forestry**

**Contact:** Tim Buchanan, 970-221-6361, [tbuchanan@fcgov.com](mailto:tbuchanan@fcgov.com)

**Topic: Landscape Plans**

**Comment Number: 6**

Comment Originated: 10/14/2014

03/25/2016: Continued

01/08/2016: Continued

10/14/2014:

Provide a final landscape plan identifying all plant material by species and size.

**Response:** Additional detail has been added to the landscape plan including species and size.

**Comment Number: 8**

Comment Originated: 01/08/2016

03/25/2016: Continued

01/08/2016:

Contact the City Forester to discuss species selection for street trees prior to Final Landscape Plan submittal.

**Response:** Trees updated per discussion.

**Comment Number: 9**

Comment Originated: 03/25/2016

03/25/2016:

Use the most current version of the City Planning Department General Landscape Notes, Tree Protection Notes and Street tree notes. Those used on the 3-7-16 landscape plan do not appear to be the most recent version. The current notes are available from the City Planner or City Forester.

Response: Notes have been updated.

**Comment Number: 10**

Comment Originated: 03/25/2016

03/25/2016:

Tree Inventory and Protection:

Existing trees 5, 6, 7, 8, and 9 are currently listed to remove. These trees include three Bur Oak a crabapple and a linden. All are in good condition and are 10-12 inches diameter. Are their viable options to retain these trees? Are they in conflict with the proposed development? It appears they are in or near a permeable paver area. These trees are worth considering for retention if it is reasonably feasible to do so. Please explore if there are viable options for retention and provide explanation if that is not feasible.

The tree inventory and mitigation table needs additional information. List the mitigation number for all the inventoried trees and if any need to be removed. Provide a brief explanation why removal is necessary.

If significant trees will be removed provide the required number of upsized mitigation trees on the Landscape Plan.

Canopy Shade trees 3.0 inch caliper

Ornamental trees 2.5 inch caliper

Evergreen trees 8 feet height

Response: The service area and underground detention are over the top of these trees. There are no longer permeable pavers proposed as the detention is utilizing an underground chamber. We will mitigate the removal with 12 upsized trees, as requested by the forester.

**Comment Number: 11**

Comment Originated: 03/25/2016

03/25/2016:

The tree inventory and mitigation table needs additional information. List the mitigation number for all the inventoried trees and if any need to be removed then provide a brief explanation why each tree removal is necessary.

If significant trees will need to be removed provide the required number of upsized mitigation trees on the Landscape Plan.

Canopy Shade trees 3.0 inch caliper

Ornamental trees 2.5 inch caliper

Evergreen trees 8 feet height

Response: Table has been updated.

**Comment Number: 12**

Comment Originated: 03/25/2016

03/25/2016:

Two of the Bur Oaks are shown in the south most zone of the development labeled as not part of PDP. Are they on the project property? Any removal or pruning of offsite trees must be authorized by written permission of the property owner where the trees are located. That communication would need to be provided to the City Planner.

Use this note on plans if offsite trees will need to be pruned.

Any pruning of off-site tree that overhang the property must be approved by the owner of the trees. Pruning work shall be to the City of Fort Collins Tree Management Standards. Pruning of off-site trees that over hand the property shall be performed by a City of Fort Collins Licensed Arborist.

Response: The Bur Oaks mentioned above are being removed. The note was still added since it applies to tree T4 which is offsite near the Mawson Lumber building.

**Department: Historical Preservation**

**Contact: Maren Bzdek, 970-221-6206, [mbzdek@fcgov.com](mailto:mbzdek@fcgov.com)**

**Topic: General**

**Comment Number: 5**

Comment Originated: 03/11/2016

03/11/2016: The Landmark Preservation Commission provided a conceptual review for the project on March 9, 2016. The LPC defined the following as the area of adjacency that will be used for evaluation of the compatibility of the project with LUC 3.4.7. The next LPC appearance is scheduled for April 13, 2016.

1. UP Railroad Freight Depot (Mawson Lumber) 350 Linden St.: contributing building to the Old Town National Register District; individually eligible
2. Feeders Supply, 359 Linden St.: contributing building to the Old Town National Register District; individually eligible
3. Lindell Mill (Ranch-Way Feeds), 546 Willow St.: individually designated as a Fort Collins Landmark in 1994
4. Harmony Mill (1886), 131 E. Lincoln Ave.: designated as a local Fort Collins landmark in 1994; listed on the National Register of Historic Places in 1995
5. Stewart-Trupp House & Sign Shop, 320 Willow: individually eligible
6. Giddings Machine Mark: designated as a Fort Collins Landmark in 2003
7. Tracks of Greeley, Salt Lake, and Pacific Railroad along Willow Street
8. Archeology: Old Fort Site (1860s); Linden Street streetcar line (1908-1923)

Response: Noted

**Comment Number: 6**

Comment Originated: 03/11/2016

03/11/2016: LPC members asked the applicant to reconsider the tower design for the distillery building. Members expressed some concern about the stepback of the top portion of the distillery tower and the window patterning, and referenced an Italianate-inspired industrial tower example provided by the applicant as design inspiration for adjustments that would be more compatible with the historic district.

Response: In a subsequent LPC Hearing on April 13<sup>th</sup> the tower was considered to be in compliance with the River District Design Guidelines and the design of the project was approved on April 27<sup>th</sup>.

**Comment Number: 7**

Comment Originated: 03/11/2016

03/11/2016: LPC members expressed some concern about the quantity of metal material on the distillery building's south elevation, particularly because it abuts the brick Depot building to the south.

Response: In subsequent LPC Hearings on April 13<sup>th</sup> and April 27<sup>th</sup> this was considered to be in

compliance with the River District Design Guidelines as an approved material and use. The metal material change is beyond the Eastern extent of brick on the Depot building to the south and trees will be provided along the south elevation of the building.

**Comment Number: 8**

Comment Originated: 03/11/2016

03/11/2016: Although there are no subsurface components of the project, the LPC called out the potential of Block 8 to yield additional archeological information about the original fort site. Applicant was urged to employ a contract archeologist for site prep and construction.

Response: Noted

**Comment Number: 9**

Comment Originated: 03/11/2016

03/11/2016: For the next review iteration, LPC also looks forward to seeing improved, simplified detailing on the pub section of the mixed-use building that will provide more resonance with the R-D-R Design Guidelines. This project component does not appear to meet the design intent of the R-D-R Zone, and is not in line with the agricultural/industrial vision for this industrial district.

Response: Additional detail was provided for the April 13<sup>th</sup> LPC Hearing and approved.

**Department: Internal Services**

**Contact: Russell Hovland, 970-416-2341, [rhovland@fcgov.com](mailto:rhovland@fcgov.com)**

**Topic: Building Insp Plan Review**

**Comment Number: 1**

Comment Originated: 10/10/2014

10/10/2014:

Building Permit Pre-Submittal Meeting

Pre-Submittal meetings are offered to assist the designer/builder by assuring, early on in the design, that the new commercial or multi-family projects are on track to complying with all of the adopted City codes and Standards listed below. The proposed project should be in the early to mid-design stage for this meeting to be effective and is typically scheduled after the Current Planning conceptual review meeting. Applicants of new commercial or multi-family projects are advised to call 416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

Construction shall comply with the following adopted codes as amended:

2012 International Building Code (IBC)

2012 International Residential Code (IRC)

2012 International Energy Conservation Code (IECC)

2012 International Mechanical Code (IMC)

2012 International Fuel Gas Code (IFGC)

2012 International Plumbing Code (IPC) as amended by the State of Colorado

2014 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2009.

Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF.

Frost Depth: 30 inches.

Wind Load: 100- MPH 3 Second Gust Exposure B.

Seismic Design: Category B.

Climate Zone: Zone 5

Energy Code Use

1. Single Family; Duplex; Townhomes: 2012 IRC Chapter 11 or 2012 IECC.
2. Multi-family and Condominiums 3 stories max: 2012 IECC residential chapter.
3. Commercial and Multi-family 4 stories and taller: 2012 IECC commercial chapter.

Fort Collins Green Code Amendments effective starting 1-1-2012. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

River District – project specific concerns:

1. Fire-sprinkler systems are required.
2. Upgraded insulation is required for buildings using electric heat or cooling.
3. Low-flow Watersense plumbing fixtures (toilet, faucets, shower heads) are required.
4. Low VOC interior finishes.
5. Distillery occupancy requires haz-mat review from Building and Fire depts.

Response: Previous Response on 11/12/2014:

The above listed provisions have been reviewed and integrated into the design and analysis of this project. We had a very productive pre-submittal meeting with Russel Hovland on 11.05.2014 to present and discuss these issues as they relate to this building and look forward to further collaboration as the design continues to be refined.

**Department: Light And Power**

**Contact: Janet McTague, 970-224-6154, [jmctague@fcgov.com](mailto:jmctague@fcgov.com)**

**Topic: General**

**Comment Number: 1**

Comment Originated: 10/15/2014

10/15/2014: Light and Power will need a completed C-1 form indicating size and type of electric power needed. We will also need to coordinate a transformer location that is within 10' of a paved surface and accessible by a line truck.

Response: Acknowledged.

**Comment Number: 2**

Comment Originated: 10/15/2014

10/15/2014: Power will be coming from Lincoln Ave. in order to avoid tearing up new facilities in Linden St. We will need to coordinate a route for the power to take. Two possible routes include along Lincoln and Willow to get to the property site or through the property access on Lincoln Ave. Light and Power will work with the property developer/owner to obtain easements if necessary.

Response: Acknowledged. Applicant will be happy to work with staff to find a suitable location for the transformer and power routing.

**Comment Number: 3**

Comment Originated: 10/15/2014

10/15/2014: We will need to coordinate streetlighting with street trees. Large shade trees need to be at least 40' from streetlights and ornamental trees need to be at least 15' from the lights.

Response: Light location along Willow was previously coordinated with Light and Power. Ornamental

trees are places at least 15' away on either side of the light.

**Department:** PFA

**Contact:** Jim Lynxwiler, 970-416-2869, [jlynxwiler@poudre-fire.org](mailto:jlynxwiler@poudre-fire.org)

**Topic:** General

**Comment Number:** 9

Comment Originated: 03/18/2016

03/18/2016: SIGNS

The fire lane adjacent to the loading/unloading docks will require No Parking - Fire Lane signage. Code language provided below.

> IFC D103.6: Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING - FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

**Response:** Acknowledged. Applicant will work with PFA to determine appropriate sign locations.

**Department:** Stormwater Engineering

**Contact:** Dan Mogen, 970-224-6192, [dmogen@fcgov.com](mailto:dmogen@fcgov.com)

**Topic:** General

**Comment Number:** 14

Comment Originated: 12/03/2014

01/05/2016: For final, please include additional detail to clarify drainage patterns in the dock area and the courtyard area between buildings 1 & 2.

12/03/2014: Please add spot elevations to driveway area to clarify drainage pattern (see redlined grading plan).

**Response:** Additional detail has been provided on the grading plan and storm profiles.

**Comment Number:** 17

Comment Originated: 12/03/2014

03/16/2016: As submitted, I am not able to discern whether or not the LID requirements are being met. More information is required about the StormTech product design.

01/05/2016: It is noted that LID strategy is being revised but still includes pavers. Please note the acceptable run-on ratio for final design. Please also review the paver detail provided and add an underdrain if possible.

The proposed tree wells in the drainage report appear to be in the right of way; LID techniques such as this cannot count toward treating private development as it is in a public space.

Please show how the LID requirements will be met on site.

12/03/2014: A 3:1 run-on ratio is allowed for porous pavers. The current ratio is showing to be approximately 4.5:1.

**Response:** Additional info has been provided.

**Comment Number:** 19

Comment Originated: 01/05/2016

03/16/2016: For final, please add note to core drill & seal the connection to the existing manhole.



01/05/2016: It appears the outfall being tied into is the existing pipe that runs across Willow St to the north. Please tie into the Stormwater system referenced in the drainage report to begin construction in January 2016.

Response: The requested note is provided.

**Comment Number: 20**

Comment Originated: 01/05/2016

03/16/2016: Comment still applies; drawings need to be updated.

01/05/2016: Please see provided construction drawings for the new public storm main to be constructed in Willow St and update reference drawings in the drainage report for final.

Response: Storm drain facilities and report all utilize new storm drain in Willow.

**Comment Number: 21**

Comment Originated: 01/06/2016

03/16/2016: Comment still applies.

01/06/2016: It is seen that the stormwater pipe running along the south side of Willow is being removed east of Linden. Please flow fill the remaining section of this pipe that runs under Linden.

Response: A note has been added clarifying the extents of removal and specifying that the section under Linden is to be abandoned in place and filled with flow fill.

**Comment Number: 23**

Comment Originated: 03/16/2016

03/16/2016: Please show/explain how the spill containment area will capture the spirit storage area. The grading plan doesn't show that this area will be contained as flows can bypass the containment area.

Response: Exact details of the spill containment structure are still being finalized. However, the current plan is to recess the grate of the spill containment 6" below the adjacent grades.

**Comment Number: 24**

Comment Originated: 03/16/2016

03/16/2016: Please provide additional grading detail on the plan-south side of building 2. The minimum opening elevation appears to be ~3" above the swale at some points and other areas are seen to be flat. Will inlets be added or how will this area drain?

Response: Preliminary designs did not originally look at this area in great detail. However, the last submittal and this one provide a detailed design utilizing area drains along the south side of the building. Also, additional spot elevations are not included to provide additional clarity.

**Comment Number: 25**

Comment Originated: 03/16/2016

03/16/2016: For final, please include profile of all pipes located within the ROW.

Response: Storm profiles are now provided.

**Comment Number: 26**

Comment Originated: 03/16/2016

03/16/2016: For final, please provide detail on the outlet control structure.

Response: Additional detail for the outlet control structure is now provided. Additional discussions between the applicant and vault manufacturer are occurring to determine the exact configuration of the outlet control and inlet control structures.

**Comment Number: 27**

Comment Originated: 03/16/2016

03/16/2016: It appears that some amount of water quality is provided in underground vaults (infiltration gallery). Please note that we do not allow for water quality within underground vaults at the present. The proposed StormTech vaults and design will be considered by the City for approval.

Response: It is our understanding that this policy has changed and that vaults can now be utilized for LID

and water quality treatment.

**Comment Number: 28**

Comment Originated: 03/16/2016

03/16/2016: Please show that the site does not exceed the 100-year master planned runoff rate for Basin 102 of 27.19cfs. If this rate cannot be met, on-site detention will be required.

Response: This is now provided.

**Comment Number: 29**

Comment Originated: 03/16/2016

03/16/2016: For final, please provide additional information about the spill containment system proposed for the spirit storage area. Please include design and sizing as well as Standard Operating Procedures (SOPs).

Response: The exact design of the spill containment system is still being finalized. The requested info will be provided once the design is finalized. Current plans call for the spill grate to be located 6" below the adjacent grades.

**Comment Number: 30**

Comment Originated: 03/16/2016

03/16/2016: Please see redlined drainage report and sheet C606.

Response: Redlines have been addressed.

**Contact:** Jesse Schlam, 970-218-2932, [jschlam@fcgov.com](mailto:jschlam@fcgov.com)

**Topic:** Erosion Control

**Comment Number: 9**

Comment Originated: 10/14/2014

03/18/2016: Erosion Control Plans have a few minor redlines and some detail changes. Erosion Control Report and Escrow are still needing to be submitted for review. If you need clarification concerning this section, or if there are any questions please contact Jesse Schlam 970-218-2932 or email @ [jschlam@fcgov.com](mailto:jschlam@fcgov.com)

12/09/2015: Erosion Control Plans have a few minor redlines and some detail changes. Erosion Control Report and Escrow are still needing to be submitted for review. If you need clarification concerning this section, or if there are any questions please contact Jesse Schlam 970-218-2932 or email @ [jschlam@fcgov.com](mailto:jschlam@fcgov.com)

12/02/2014: Repeat Requirements Stormwater's Plan set has redlines included.

10/14/2014: The site disturbs more than 10,000 sq-ft, therefore Erosion and Sediment Control Materials need to be submitted for FDP. The erosion control requirements are in the Stormwater Design Criteria under the Amendments of Volume 3 Chapter 7 Section 1.3.3. Current Erosion Control Materials Submitted does not meet requirements. Please submit; Erosion Control Plan, Erosion Control Report, and an Escrow / Security Calculation. If you need clarification concerning this section, or if there are any questions please contact Jesse Schlam 970-218-2932 or email @ [jschlam@fcgov.com](mailto:jschlam@fcgov.com)

Response: Redlines have been addressed and Erosion Control Report and Escrow Estimate have been provided.

**Department:** Technical Services

**Contact:** Jeff County, 970-221-6588, [jcounty@fcgov.com](mailto:jcounty@fcgov.com)

**Topic:** Construction Drawings

**Comment Number: 39**

Comment Originated: 03/23/2016

03/23/2016: There are line over text issues. See redlines.

Response: Redlines have been addressed.

**Topic: Lighting Plan**

**Comment Number: 7**

Comment Originated: 10/16/2014

03/23/2016: No plans were provided for review.

01/05/2016: No plans were provided for review.

12/03/2014: No plans were provided for review.

10/16/2014: No comments.

**Topic: Plat**

**Comment Number: 10**

Comment Originated: 10/16/2014

03/23/2016: The Lienholder signature block has not been corrected.

01/05/2016: The Lienholder signature block has not been corrected.

12/02/2014: These have not been added.

10/16/2014: Please provide names & titles for the Owners & Lienholders signature blocks. See redlines.

Response: This information will be provided in a subsequent submittal.

**Comment Number: 18**

Comment Originated: 10/16/2014

03/23/2016: The boundary & legal description do not match. See redlines.

01/05/2016: No closure was provided.

12/02/2014: No closure was provided.

10/16/2014: The boundary & legal description do not close. Please provide a closure summary.

Response: Corrections have been made.

**Comment Number: 38**

Comment Originated: 03/23/2016

03/23/2016: Please add new title commitment information as available.

Response: Will be added when available.

**Topic: Site Plan**

**Comment Number: 20**

Comment Originated: 10/16/2014

03/23/2016: Not all plans were provided for review, so we can not verify this.

01/05/2016: Not all plans were provided for review, so we can not verify this.

12/03/2014: Not all plans were provided for review, so we can not verify this.

10/16/2014: Please make sure the titles shown in the index on sheet 1 match the titles on each sheet.

Response: Required number of plans provided at submittal.

**Comment Number: 33**

Comment Originated: 01/05/2016

03/23/2016: This has not been completely corrected.

01/05/2016: Please change the title to "Lot 1, River District Block Eight Mixed Use" on all sheets. See redlines.

Response: Sheet titles have been updated.

**Comment Number: 35**

Comment Originated: 01/05/2016

03/23/2016: This has not been corrected. See redlines.

01/05/2016: Please make sure the easements shown match the Subdivision Plat. See redlines.

Response: Easements match plat.

**Department: Traffic Operation**

**Contact: Martina Wilkinson, 970-221-6887, [mwilkinson@fcgov.com](mailto:mwilkinson@fcgov.com)**

**Topic: General**

**Comment Number: 4**

Comment Originated: 12/29/2015

03/22/2016: Patron (not employee) bike parking that isn't in the ROW still seems a little low. However, if both the Planning Department and the Engineering Department find the number acceptable, then Transportation Planning's comment is resolved.

12/29/2015: Where will the public bike parking be located? There appears to be some bike parking in the back (for employees?) and some shown in the public right of way. Additional parking on the applicants property may be needed.

Response: Noted.

**Comment Number: 5**

Comment Originated: 03/22/2016

03/22/2016: In the Willow street cross section, please show the travel lanes at 11 ft wide with a 6 ft shoulder and a 6.5 ft bike lane.

Response: This has been updated in the existing cross section. If additional changes were needed, please let us know.

**Topic: Traffic Impact Study**

**Comment Number: 2**

Comment Originated: 10/14/2014

03/22/2016: As noted in a previous comment, no off-site traffic-related improvements are anticipated to be required with the project.

12/29/2015: This comment was made a year ago when the assumption was that the Lincoln Corridor Plan would be improving the intersection of Lincoln and Willow. The current funding for the Lincoln Corridor Project doesn't include this intersection. Further discussions are needed about next steps.

12/02/2014: The addendum is received and accepted. At this time, no off-site traffic-related improvements are anticipated to be required with the project.

10/14/2014: The study indicates that intersections 'operate acceptably' with existing and future geometry. Please provide an addendum to the study to address what geometry is warranted per the LCUASS standards - both in terms of LOS and the geometric warrants for turn lanes. If auxiliary lanes are warranted with the Old Elk traffic - especially at Lincoln and Willow then that needs to be discussed.

Response: Noted.

**Department: Water Conservation**

**Contact: Eric Olson, 970-221-6704, [eolson@fcgov.com](mailto:eolson@fcgov.com)**

**Topic: General**

**Comment Number: 1**

Comment Originated: 10/02/2014

10/02/2014: Irrigation plans are required no later than at the time of building permit. The irrigation plans must comply with the provisions outlined in Section 3.2.1(J) of the Land Use Code. Direct questions concerning irrigation requirements to Eric Olson, at 221-6704 or [eolson@fcgov.com](mailto:eolson@fcgov.com)

Response: Noted.

**Department: Water-Wastewater Engineering**

**Contact: Dan Mogen, 970-224-6192, [dmogen@fcgov.com](mailto:dmogen@fcgov.com)**

**Topic: General**

**Comment Number: 10**

**Comment Originated: 03/16/2016**

03/16/2016: For final, please include the following note on the 8" water main taps in Willow:

Special care needs to be taken when tapping. Main is DR18 Fusible PVC that was horizontally-directional drilled and can be prone to splitting if tension is not relieved when tapping. Please contact Water Field Services at (970)221-6700 prior to tapping.

**Response: The requested note has been added.**

**Department: Zoning**

**Contact: Noah Beals, 970-416-2313, [nbeals@fcgov.com](mailto:nbeals@fcgov.com)**

**Topic: General**

**Comment Number: 1**

**Comment Originated: 01/05/2016**

01/05/2016: The site plan and plat signature block for Planning should be updated to The Director of Community Development and Neighborhood Services.

**Response: This has been updated.**