



October 22, 2018

Shane Boyle
City of Fort Collins Stormwater
700 Wood Street
Fort Collins, CO 80522-0580

RE: Montava PUD – Stormwater Criteria Manual Variance Application Letter

Dear Mr. Boyle,

The following variances are requested from the Fort Collins Stormwater Criteria Manual - Draft Version dated September 2018.

Variance Request No.1:

Per the stormwater criteria manual, Chapter 7 Water Quality, Section 6.0 Low Impact Development (LID), Sub-section 6.1 General Requirements: For single-family residential developments, LID must be placed in tracts or common areas for ownership and maintenance by HOA. LID systems installed as part of the development requirements shall not be placed on single-family lots.

It is requested grass swales and grass buffers in side yards between lots or at the front or back of lots adjacent to public right-of-way count towards LID requirements without easements or HOA involvement. It is requested maintenance be by the homeowner and not by the HOA to not complicate trespassing and privacy issues.

Variance Request No.2:

Per the stormwater criteria manual, Chapter 7 Water Quality, Section 6.0 Low Impact Development, Sub-section 6.1 General Requirements: LID systems are not allowed to be placed in the public right-of-way to treat runoff from development sites. Stormwater runoff from development must be treated within the confines of the development and therefore cannot be treated or placed within a public right-of-way. Stormwater runoff generated within the public right-of-way is still required to be captured and treated for water quality.

Generally, each of the Montava development sites will be graded to drain towards the adjacent public street. It is most efficient and effective to combine, treat and convey the runoff from the development site and the runoff generated in the public street in one LID element. Two parallel systems are not an efficient use of land or maintenance resources.

It is requested to use LID elements to treat both public and private runoff. It is requested these LID elements be allow partially in the public right-of-way and partially on private property to treat both public and private runoff. It is envisioned these LID elements may be linear bioretention swales that are located in depressed tree lawns adjacent to public sidewalks.

Sincerely,

A handwritten signature in blue ink that reads 'Peter Buckley'.

Peter Buckley, PE