



**Community Development and  
Neighborhood Services**

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October 12, 2018

October 23, 2018 – Applicant Response to Comments

Max Moss

HF2M

Fort Collins, CO

**Re:** Montava

**Description of project:** This is a request to develop 850 acres in the northeast area of Fort Collins roughly bound by Vine Dr on the south, Turnberry Rd on the west, the Budweiser brewery on the east and Richards Lake Rd on the north (parcel # 8833000001, 8833000006, 8832000001, 8833000002, 8832000002, 8704000001, 8704000002). The land is currently undeveloped. The plan to develop the property includes a mix of housing, schools, parks, commercial center, employment, natural areas and agriculture. Conceptual planning is using an estimate of about 5,000 dwelling units. Project planning to date has included neighborhood meetings, a week-long charrette and a transportation report. The proposed project includes portions of the following zone districts: Low-Density Mixed-Use (LMN), Employment (E), and Industrial (I). The proposed project will go through the new PUD process which will require Planning and Zoning Board (Type 2) Review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Development Review Coordinator, Tenae Beane, at 970-224-6119 or [tbeane@fcgov.com](mailto:tbeane@fcgov.com).

**Comment Summary:**

**Planning Services**

**Contact:** Clay Frickey, 970-224-6045, [cfrickey@fcgov.com](mailto:cfrickey@fcgov.com)

1. This project will require the submittal of a PUD Master Plan. We have attached the PUD Master Plan checklist with this comment letter for your convenience.  
[Response: Checklist is included with PUD submittal](#)

2. In addition to submitting a PUD Master Plan, you will need to make amendments to the Master Street Plan and Mountain Vista Plan. City Council will be the decision maker for both of these amendments. We can process these plan amendments concurrently with the PUD Master Plan. Continue to coordinate with staff on these items.

[Response: Requests for both amendments are included with PUD submittal](#)

3. On the PUD Master Plan, Planning staff will be looking for the following items:

- Phasing plan
- Land use mix for each phase
- Range of residential densities and number of residential units for each phase
- Range of square footage for each use for each phase
- General height range of proposed buildings within each phase
- Proposed design standards for the PUD
- List of modifications to Land Use Code standards
- List of variances to Larimer County Urban Area Street Standards
- Site circulation map showing the location of proposed and existing arterial and collector streets, and major pedestrian and bicycle routes along with major points of access
- Existing zoning
- Location of any public use

[Response: These items have been included in the drawings, narrative and PUD Standards documents submitted for city review.](#)

4. Section 4.29(D)(2) outlines the criteria for approval of a PUD Master Plan. These criteria are:

- (a) The PUD Master Plan achieves the purpose and objectives of Sections 4.29 (A) and (B);
- (b) The PUD Master Plan provides high quality urban design within the subject property or properties;
- (c) The PUD Master Plan will result in development generally in compliance with the principles and policies of the City's Comprehensive Plan and adopted plans and policies;
- (d) The PUD Master Plan will, within the PUD Overlay, result in compatible design and use as well as public infrastructure and services, including public streets, sidewalks, drainage, trails, and utilities; and
- (e) The PUD Master Plan is consistent with all applicable Land Use Code General Development Standards (Article 3) except to the extent such development standards have been modified pursuant to below Subsection (G) or are inconsistent with the PUD Master Plan.

[Response: These requirements have been included and described in the PUD Standards document for review.](#)

5. The PUD Master Plan allows for requesting additional uses not allowed in the underlying zone districts. You must request these additional uses as part of your PUD Master Plan submittal and enumerate what level of review you propose to subject these uses to upon

submittal of a PDP. The criteria for allowing additional uses are found in Section 4.29(E) (2) of the Land Use Code. Below are the criteria:

- (a) The use advances the purpose and objectives of the applicable PUD Overlay provisions set forth in Sections 4.29 (A) and (B) and the principles and policies of the City's Comprehensive Plan and adopted plans and policies; and
- (b) The use complies with applicable Land Use Code provisions regarding the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands and the natural functioning of the environment.
- (c) The use is compatible with the other proposed uses within the requested PUD Overlay and with the uses permitted in the zone district or districts adjacent to the proposed PUD Overlay.
- (d) The use is appropriate for the property or properties within the PUD Overlay.

[Response: Lists of allowed and prohibited uses for each PUD area have been included in the PUD Standards document for review.](#)

6. Please note that the general development standards in Article 3 and the zone district specific standards in Article 4 still apply to PUD applications. If you are looking for modifications to any standards in Article 3 or Article 4, you will need to apply for a modification. The criteria for a modification at the PUD Master Plan level are outlined in Section 4.29(G)(3). These criteria are:

- a) The modified density or development standard is consistent with the applicable purposes, and advance the applicable objectives of, the PUD Overlay as described in Sections 4.29 (A) and (B);
- (b) The modified density or development standard significantly advances the development objectives of the PUD Master Plan;
- (c) The modified density or development standard is necessary to achieve the development objectives of the PUD Master Plan; and
- (d) The modified density or development standard is consistent with the principles and policies of the City's Comprehensive Plan and adopted plans and policies.

[Response: Densities and development standards modifications have been outlined and included in the PUD Standards document for review.](#)

7. The proposed development project is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request is required to hold a neighborhood information meeting prior to formal submittal of the proposal. Neighborhood meetings offer an informal way to get feedback from your surrounding neighbors and discover any potential hiccups prior to the formal hearing. Please contact me, at 221-6750, to assist you in setting a date, time, and location. I and possibly other City staff, would be present to facilitate the meeting.

[Response: A neighborhood meeting was held on October 11, 2018. The neighborhood meeting summary is included as an Appendix in the PUD Master Plan Narrative.](#)

8. Please see the Development Review Guide at [www.fcgov.com/drg](http://www.fcgov.com/drg). This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.

[Response: Acknowledged.](#)

9. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at

<http://www.colocode.com/ftcollins/landuse/begin.htm>.

[Response: Acknowledged. Modifications and variances to standards are included with our PUD](#)

[application for review.](#)

10. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.

[Response: Modified uses, densities and development standards are outlined and included in the PUD Standards document for review, including description of Alternative Compliance requests.](#)

11. Please see the Submittal Requirements and Checklist at:

<http://www.fcgov.com/developmentreview/applications.php>.

[Response: Acknowledged and included with submittal application materials.](#)

12. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.

[Response: The application fees shared by our Development Review Coordinator are included with our submittal application materials.](#)

13. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

[Response: Acknowledged.](#)

**Department: Engineering Development Review**

**Contact: Marc Virata, 970-221-6567, [mvirata@fcgov.com](mailto:mvirata@fcgov.com)**

1. The PUD and the PUD's traffic study should identify a planned phasing of the proposed build out of the development, including its roadway infrastructure. Which roadways will be built first and how do these correspond with the first phases of development would be helpful. Understanding how the initial "backbone" of streets and utility infrastructure are intending to be installed would be of interest.

[Response: Understood. A conceptual phasing plan has been included with the PUD application materials. We'll continue to discuss planned phasing and infrastructure requirements as needed to support initial phases through PUD reviews and with subsequent PDPs for each phase.](#)

2. Utility infrastructure consideration such as whether to stub water/sewer services for future lots off of the initial backbone of streets being developed, or needing to cut into the street (with associated streets cuts and excavation permit fees) should be considered. Utility infrastructure design considerations that either accurately anticipate the future needs and provide the stubs off of the roadways at time of initial installation of the "backbone" of streets or design considerations that allow future tie-ins outside of a public street system may want to be explored to minimize street cuts to public street and their associated street cut fees. Note that public streets that are less than 5 years old from their initial installation or roadway repaving, are subject to triple street cut penalty fees for street cuts.

[Response: Understood. Overall utility plans and utility diagrams are included for review. Details for timing, phasing, and individual lot services are expected to be provided at time of PDP for each phase.](#)

3. With the initial phasing of construction of roads, will sidewalks and parkways be built

along these frontages? Phasing of development that potentially “leapfrogs” within the overall site may need to have the connecting street infrastructure to also include sidewalk and parkways.

[Response: Understood. A conceptual phasing plan has been included with the PUD application materials. We’ll continue to discuss planned phasing and infrastructure requirements as needed to support initial phases through PUD reviews and with subsequent PDPs for each phase.](#)

4. A preliminary geotech report should be provided for review of the initial and long term considerations. It would identify and help address potential problem areas and also define percolation rates to support the sizing of the detention and stormwater facilities.

[Response: A preliminary Geotech report has been included with the PUD submittal application and considered in our overall plan design.](#)

5. The preliminary geotech report would potentially also identify high groundwater conditions and if discovered it may be beneficial (or required) to implement a dewatering system (subdrain systems). A subsurface water investigation may then be needed per LCUASS 5.6.

[Response: The Geotech report includes groundwater depths and investigations.](#)

6. Access spacing for streets will need to be reviewed in accordance with both LUC and LCUASS. Access points may need to be limited movement in certain conditions (right-in, right-out, etc.) Medians for access control should be built to a sufficient length to discourage short-cutting/u-turning. The median on Giddings north of its intersection with Maple Hill Drive would appear to be better served to be extended north to prevent shortcutting through if it’s intended to be access controlled.

[Response: The PUD application submittal plans includes an Arterial Road Access plan for review and discussion.](#)

7. Per City Engineering Capital Projects, the existing intersection of Timberline and Mountain Vista contains a structurally deficient bridge just east of the intersection that would require the City to post a load limit posting sign in the interim and leading to eventual replacement of the structure. Given that this roadway intersection is not depicted in the current Master Street Plan, we would need to understand further on the implication of leaving this intersection in place and the need to address this deficient structure.

[Response: Acknowledged. We would anticipate that existing structures here would be replaced with development of future planned intersections in this area, so will continue to discuss timing and cost-sharing for these and other improvements.](#)

8. Any variance requests to LCUASS should also include the replacement of which they are proposing. At the time that any potential variances are approved, the detail of what they propose to replace it with should also be reviewed and approved.

[Response: Variance requests have been prepared and submitted concurrent with the PUD application materials for review and comment.](#)

9. Larimer County Road Impact Fees and Transportation Capital Expansion Fees are due at the time of building permit. Phasing of the development might have implications on the ability to provide reimbursement through TCEF. Please contact Kyle Lambrecht at 221-6566 if you have any questions.

[Response: Acknowledged. A meeting with Kyle is planned to further discuss.](#)

10. The roadway cross sections shown in the submittal had some previous discussions/concerns raised. We’re understanding that the intent is not to have these

specific cross sections vested under the P.U.D. and instead have the right-of-way width agreed to in general concept. The concerns/questions raised at the meeting is still applicable with the cross sections shown. Road widths and special roadway infrastructure that might ultimately differ from the prescribed standards under LCUASS may have potential issues or concerns related to covering any additional reimbursement costs that are determined to be eligible under the Transportation Capital Expansion Fee program (Street oversizing reimbursement). Discussions with Kyle Lambrecht may be beneficial earlier on.

Response: The street cross-sections with pavement and ROW widths have been included with the PUD application materials for review and attached to a variance request. A meeting with Kyle is planned to further discuss TCEF items.

11. The remaining comments are considered standard comments and included for reference, which may be more applicable at a more PDP type level.

Response: Understood and agree.

12. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see:

<http://www.fcgov.com/engineering/dev-review.php>

Response: The application fees shared by our Development Review Coordinator are included with our submittal application materials.

13. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.

Response: Acknowledged and will be addressed at PDP/Final Plan stages.

14. All public sidewalk, driveways and ramps, existing or proposed, adjacent or within the site, need to meet ADA standards. If they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project.

Response: Acknowledged and will be addressed at PDP/Final Plan stages.

15. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at:

<http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>

Response: Understood, and applicable variance requests have been prepared and submitted concurrent with the PUD application materials for review and comment.

16. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. Most easements to be dedicated need to be public easements dedicated to the City. This shall include the standard utility easements that are to be provided behind the right-of-way (15 foot along an arterial, 8 foot along an alley, and 9 foot along all other street classifications). Information on the dedication process can be found at: <http://www.fcgov.com/engineering/devrev.php>

Response: Acknowledged and will be addressed at Subdivision Plat, PDP/Final Plan stages.

17. Utility plans will be required and a Development Agreement(s) will be recorded once the project is finalized.

Response: Acknowledged and will be addressed at PDP/Final Plan stages.

18. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.



Response: Acknowledged and will be addressed at PDP/Final Plan stages.

19. A utility coordination meeting on this site is suggested. Utility coordination meetings, if requested, are typically scheduled after the preliminary submittal of the project, but can be scheduled prior to submittal upon request. Please provide a site plan with a preliminary utility layout for routing with the meeting notice. If you are interested in having a utility coordination meeting, please contact the development review engineer for scheduling.

Response: Agree, and we would request a utility coordination meeting once appropriate.

20. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.

Response: Acknowledged.

21. All fences, barriers, posts or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits shall be made to the Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need to be modified or moved, or if the permit is revoked then the site/landscape plan is in non-compliance.

Response: Acknowledged and will be addressed at PDP/Final Plan stages.

22. The development/site cannot use the right-of-way for any Low Impact Development to treat the site's storm runoff.

Response: A variance request has been submitted concurrent with the PUD application materials for review regarding this item.

23. Doors are not allowed to open out into the right-of-way.

Response: Acknowledged and will be addressed at PDP/Final Plan/Building Permit stages.

24. Bike parking required for the project cannot be placed within the right-of-way and if placed just behind the right-of-way need to be placed so that when bikes are parked they do not extend into the right-of-way.

Response: Acknowledged and will be addressed at PDP/Final Plan stages.

25. In regards to construction of this site, the public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary staging and/or parking needs associated with the completion of the Development. Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.

Response: Acknowledged and will be addressed at PDP/Final Plan stages.

26. As of January 1, 2015 all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work. Given the long term buildout anticipated with the development, there may be a newer vertical datum in place in the future and future development may need to comply with any newer vertical datum established in the future.

Response: NAVD88 datum has been used.

**Department: Traffic Operations**

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

1. As we've discussed, the project will require a "Master Traffic Study" similar to what is required with an ODP, but with added details for all elements for which vesting is requested. The study has already been scoped.  
Response: The study has been prepared and included with the PUD application materials for review.
2. As we've discussed, the project will also need to complete a study for a stand alone modification / change to the Master Street Plan as needed. The study has already been scoped.  
Response: The study has been prepared and included with a request for amendment to the Master Street Plan, concurrent with the PUD review.
3. We'll need information on the roadway layout - specifically related to intersection spacing (provide information on how it meets standards), and unusual intersection design (for instances Ys with odd angles - consider mini roundabout?)  
Response: The PUD application submittal plans include an Arterial Road Access plan for review. A variance request outlining the Y-intersection design is also included for review.
4. Provide detailed information on intersections with arterials - spacing requirement, type of movement etc.  
Response: The PUD application submittal plans include an Arterial Road Access plan for review.
5. The extension of Timberline north of Mountain Vista will need to align with the roadway south of Mountain Vista (it appears to be off-set).  
Response: The intent is to align the new intersection and ditch with the roadway and ditch to the south, not to offset the n/s roads.
6. Phasing information will be needed at some point to determine what improvements will be needed when. Not sure if this is required for the PUD, but it is important.  
Response: A conceptual phasing plan has been included with the PUD application materials. We'll continue to discuss planned phasing and infrastructure requirements as needed to support initial phases through PUD reviews and with subsequent PDPs for each phase.
7. We'll need to work together on the typical sections for roadways. For non-standard sections we'll need to review, and then clearly identify what is being approved - ROW width and roadway width? The "Home Zone" section remains well outside our normal considerations.  
Response: In addition to the standard LCUASS standard cross-sections, additional street cross-sections are requested for consideration and approval. These additional cross-sections with pavement and ROW widths have been included with the PUD application materials for review and attached to a variance request. Let's work together.

**Department: Transfort**

**Contact: Seth Lorson, 970-416-4320, [slorson@fcgov.com](mailto:slorson@fcgov.com)**

1. Provision of transit service will need to take in to consideration land uses and densities to determine necessary service. We should consider a trigger that when a build-out threshold is met service will be provided. In the next year we will be updating the Transit Master Plan and will look further into serving this area in the future.  
Response: Land uses and densities are included in the PUD Master Plan Drawings and Standards for review.



2. It may be a good idea to concentrate the routes serving Montava to a single ETC to garner higher ridership and greater frequency. Again, we will look into this further with the Transit Master Plan.

Response: Acknowledged

3. In order to bring transit service to this area, busses will need areas to turn around. Strategically located round-abouts often work well for this purpose.

Response: Acknowledged and look forward to your comments to best support future transit in this area.

**Department: Stormwater Engineering**

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

1. Info: The site disturbs more than 10,000 sq. ft. and therefore Erosion and Sediment Control Materials need to be submitted. The erosion control requirements are in the Stormwater Design Criteria under the Amendments of Volume 3 Chapter 7 Section 1.3.3. a copy of the erosion control requirements can be found at

[www.fcgov.com/eroison](http://www.fcgov.com/eroison).

Response: Acknowledged and will be addressed at PDP/Final Plan stages.

2. Final: The Erosion Control Materials will need to be submitted at time of the first round of FDP. Added planning should go into phasing, adequate plans, reports and escrow calculations will need to take these into account due to the size of the project.

Response: Acknowledged and will be addressed at PDP/Final Plan stages.

3. Info: Based upon the area of disturbance, State permits for stormwater will be required since the site is over an acre and should be pulled before Construction Activities begin.

Response: Acknowledged and will be addressed at PDP/Final Plan stages.

4. Master plan and criteria compliance (site specific comment):

The design of this site must conform to the drainage basin design of the Cooper Slough Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.

Response: We've been coordinating with city staff regarding the regional drainage and conveyance requirements for this area. The overall drainage plans and master drainage report are based on these findings and discussions.

5. Documentation requirements (site specific comment):

A drainage report and construction plans are required and they must be prepared by a Professional Engineer registered in the State of Colorado. The drainage report must address the four-step process for selecting structural BMPs.

Response: A master drainage report has been included with the PUD application submittal items. Construction plans and will be provided at PDP/Final Plan stages.

6. Stormwater Masterplanning (site specific comment):

The development team has been working closely with City stormwater staff to understand the larger scale stormwater improvements that will need to be constructed as a part of this development project due to the large amount of offsite flows entering the site. These flows will need to be properly conveyed through and around the site in a manner that meets the master planning goals and that meets City criteria for stormwater conveyance and infrastructure. Please continue working closely with City staff for the stormwater design for this master planned community.

Response: We have appreciated the input and will continue to work closely with City staff on stormwater design.

7. Detention requirements (site specific comment):  
Onsite detention is required for the runoff volume difference between the 100-year onsite developed inflow rate and the 2-year onsite historic release rate. Also, all areas with existing quantity detention must be preserved or provide City approved mitigation.  
[Response: Acknowledged. A master drainage report has been included with the PUD application submittal items. Specific details will be addressed at PDP/Final Plan stages.](#)
8. Detention drain times (standard comment):  
Per Colorado Revised Statute §37-92-602 (8) that became effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage, including extended detention basins.  
[Response: Acknowledged and will be addressed at PDP/Final Plan stages.](#)
9. Standard water quality requirements (standard comment):  
Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3-Best Management Practices (BMPs).  
(<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.  
[Response: Acknowledged and will be addressed at PDP/Final Plan stages.](#)
10. LID requirements (standard comment):  
Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment with one of the two following options:
  1. 50% of the newly added or modified impervious area must be treated by LID techniques and 25% of new paved areas must be pervious.
  2. 75% of all newly added or modified impervious area must be treated by LID techniques.[Response: Acknowledged and will be addressed at PDP/Final Plan stages.](#)
11. Erosion control requirements (standard comment):  
The erosion control report requirements are in Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Stormwater Criteria Manual. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or [jschlam@fcgov.com](mailto:jschlam@fcgov.com).  
[Response: Acknowledged and will be addressed at PDP/Final Plan stages.](#)
12. Inspection and maintenance (standard comment):  
There will be a final site inspection of the stormwater facilities when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. Standard operating procedures (SOPs) for on-going maintenance of all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at:  
<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>

Response: Acknowledged and will be addressed at PDP/Final Plan stages.

13. Fees (standard comment):

The 2017 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 square feet and there is a \$1,045/acre of site review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at: <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact our Utility Fee and Rate Specialists at (970) 416-4252 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

Response: Acknowledged and will be addressed at PDP/Final Plan and Building Permit stages.

**Department: Water-Wastewater Engineering**

**Contact: Wes Lamarque, 970-416-2418, [wlamarque@fcgov.com](mailto:wlamarque@fcgov.com)**

1. Other service district (site specific comment):

This project site is located within the East Larimer County (ELCO) Water District and the Boxelder Sanitation District for water and sewer service. Please contact them for development requirements.

Response: Acknowledged and we have been in contact with ELCO Water District and Boxelder Sanitation District regarding our plans.

**Department: Park Planning**

**Contact: Suzanne Bassinger, 970-416-4340, [sbassinger@fcgov.com](mailto:sbassinger@fcgov.com)**

1. #1 Information Only

The project area encompasses both park and trail elements found in our 2008 Parks & Recreation Policy Plan/Master Plan. A community park (100-acres) is proposed for the area. The 2013 Paved Recreational Trail Master Plan indicates the area will be connected to the trail system by the Northeast Trail. The Northeast Trail is planned to provide connectivity from the Poudre Trail, north along Timberline Road, to connect to the existing Northeast Trail. The south end of the completed NE Trail is located in Crescent Park at the intersection of Maple Hill Drive and Bar Harbor Drive. PPD is in the process of evaluating the location and extent of the proposed community park and recreational trail within the proposed development. PPD will continue work towards determining the optimum site-specific park site and trail alignment and share the information with the applicant.

Response: Your input on the master plan has been appreciated. We have indicated the parks, trails, and civic spaces in the PUD application submittal materials for your continued review.

**Department: Environmental Planning**

**Contact: Stephanie Blochowiak, 970-416-4290, [sblochowiak@fcgov.com](mailto:sblochowiak@fcgov.com)**

1. ECS: DRAFT Ecological Characterization Study (ECS) received June 2018. Thank you

for proactive onsite assessment of ecological value and character well in advance of Planned Unit Development and/or Project Development Plan submittal. Comments remaining here are standard Fort Collins Conceptual Review comments provided by Environmental Planning.

[Response: Your early input has been helpful and appreciated.](#)

2. ECS: An Ecological Characterization Study (ECS) is required by City of Fort Collins Land Use Code (LUC) Section 3.4.1 as the site is within 500 feet of LUC defined natural habitats and features (ditches, wetlands, wet meadows, active red-tailed hawk nest). Please note the buffer zone standards range from 50-100ft for these features. The ECS should address all items (a)-(l) of LUC 3.4.1(D)(1) available for view online. In addition, ensure that the study identifies feature(s) size, the "top of bank" of any stream or ditch, the edge(s) of wetlands, and whether jurisdictional wetlands may be impacted by the proposed project. Please contact me to discuss the scope and requirements of the ECS further and/or to schedule an onsite meeting. Online LUC link: [https://library.municode.com/co/fort\\_collins/codes/land\\_use](https://library.municode.com/co/fort_collins/codes/land_use)  
The ECS is due a minimum of 10 days prior to PDP submittal.

Due to size and phasing of this potential development project, continue working with City staff on approach to mitigation requirements and timing as construction occurs. From City perspective, environmental planning must ensure that mitigation occurs and construction of new and higher value habitat(s) meeting LUC requirements and in a reasonable timeframe.

[Response: The ECS has been submitted, and an existing conditions plan with buffers and areas for all features indicated.](#)

3. WETLANDS: Note LUC 3.4.1(O)(1) Proof of Compliance: If a proposed development will disturb an existing wetland, the developer shall provide to the city a written statement from the U.S. Army Corps of Engineers (USACE) that the development plan fully complies with all applicable federal wetland regulations as established in the federal Clean Water Act.

The No.8 ditch may be considered Waters of the United States and therefore under federal jurisdiction by the United States Army Corps of Engineers. Additionally, if the ditch is under USACE jurisdiction, and it is potentially an historic ditch, then, materials will also need to be submitted to the Colorado State Historic Preservation Office (SHPO) for any proposed impacts.

[Response: The USACE jurisdictional designation has been received and is included with the ECS. Permitting of ditch improvements will be addressed prior to PDP hearings, including both wetland permitting and any SHPO reviews that are required.](#)

4. SENSITIVE FEATURES: Note well in advance LUC 3.4.1(N)(4) Construction Timing: Construction shall be organized and timed to minimize the disturbance of Sensitive or Specially Valued Species occupying or using on-site and adjacent natural habitats or features.  
[Response: Acknowledged and will be addressed at PDP/Final Plan stages prior to construction.](#)
5. SENSITIVE FEATURES: Note LUC 3.4.1(N)(5) Red-tailed and Swainson's Hawk Nest Sites:
  - (a) No tree with an active nest shall be removed unless a permit for such removal has been obtained by the developer from the United States Fish and Wildlife Service.

(b) To the extent reasonably feasible, trees that are known to have served as nest sites shall not be removed within five (5) years of the last known nesting period. If the tree is removed, it shall be mitigated in accordance with Section 3.2.1, Landscaping and Tree Protection Standards.

(c) A temporary LOD of a four-hundred-fifty-foot radius shall be established for Red-tailed and Swainson's hawk active nest sites during the period from February 15 through July 15 of the first year of a multi-year development construction project.

Response: A temporary LOD has been included on the plans. Details will be addressed at PDP/Final Plan stages prior to construction.

6. SENSITIVE FEATURES: For raptor nests present on the site, consultation with Colorado Parks & Wildlife and additional protection standards may be necessary.

Response: Acknowledged.

7. LANDSCAPE: LUC Section 3.2.1(C) requires developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "...(4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment." Note that a significant tree is defined as one having DBH (Diameter at Breast Height) of six inches or more. If trees may be impacted then a review of trees shall be conducted with Ralph Zentz, Senior Urban Forester (970-221-6302 or rzentz@fcgov.com) to determine the status of existing trees and any mitigation requirements that could result from the proposed development.

Response: Acknowledged. While landscape plans and final mitigation will be addressed at PDP/Final Plan stage, we plan to review the existing trees on site with the City Forester so we can include any additional items that should be addressed with this PUD Master Plan phase.

8. LANDSCAPE: If tree removal is necessary, please include the following note on the tree mitigation plan and landscape plan, as appropriate:

"NO TREES SHALL BE REMOVED DURING THE SONGBIRD NESTING SEASON (FEBRUARY 1 TO JULY 31) WITHOUT FIRST HAVING A PROFESSIONAL ECOLOGIST OR WILDLIFE BIOLOGIST COMPLETE A NESTING SURVEY TO IDENTIFY ANY ACTIVE NESTS EXISTING ON THE PROJECT SITE. THE SURVEY SHALL BE SENT TO THE CITY ENVIRONMENTAL PLANNER. IF ACTIVE NESTS ARE FOUND, THE CITY WILL COORDINATE WITH RELEVANT STATE AND FEDERAL REPRESENTATIVES TO DETERMINE WHETHER ADDITIONAL RESTRICTIONS ON TREE REMOVAL AND CONSTRUCTION APPLY."

Response: Acknowledged, and details will be addressed at PDP/Final Plan stages prior to construction.

9. LANDSCAPE: I understand the developer has worked closely with the City Natural Areas Department on proposed public open lands landscaping and restoration. Note too the City of Fort Collins Land Use Code [Section 3.2.1 (E)(3)] requires that to the extent reasonably feasible, all plans be designed to incorporate water conservation materials and techniques. This includes use of low-water-use plants and grasses in landscaping or re-landscaping and reducing bluegrass lawns as much as possible. Native plants and wildlife-friendly (ex: pollinators, butterflies, songbirds) landscaping and maintenance are also encouraged. Please refer to the Fort Collins Native Plants document available online and published by the City of Fort Collins Natural Areas

Department for guidance on native plants is:

<http://www.fcgov.com/naturalareas/pdf/nativeplants2013.pdf>. Also see the City of Fort

Collins Plant List : [https://www.fcgov.com/forestry/plant\\_list.pdf](https://www.fcgov.com/forestry/plant_list.pdf).

Response: Acknowledged. We have also included plant lists with our PUD Standards Booklet with an emphasis on native and low water plants.

10. OIL AND GAS WELLS: Ensure all active and plugged and abandoned oil and gas wells on or adjacent to the site are clearly marked on plans. Recent changes to Colorado State regulations for oil and gas well setbacks has resulted in corresponding changes to City of Fort Collins Land Use Code requirements for oil and gas wells. Additionally see LUC 3.8.26 Residential Buffer standards, specifically standards for Buffer Yard D classification, which oil and gas wells fall under (included in next comment).

It is imperative that the PUD submittal speaks thoroughly to how the development is to approach buffer setbacks for oil and gas wells on or adjacent to the site.

Response: There are two plugged and abandoned oil wells on the property. An alternative compliance request for a buffer reduction is included in the PUD Standards Booklet for review.

11. OIL AND GAS WELLS: Note LUC 3.8.26 (D) Additional Standards Applicable to Buffer Yard D. The following requirements shall also apply to development located in Buffer Yard D:

(a) Measured. For purposes of Buffer Yard D standards, the buffer yard shall be measured as the distance from the outer edge of an existing oil and gas operation site to the nearest wall or corner of any occupied building proposed in the residential development. The term existing oil and gas operation site shall include the impact area of any well that has received all required permits prior to submission of the residential development plan, even if drilling has yet to occur on the site. Buffer Yard D areas may include paved areas, notwithstanding paragraph (1) above.

(b) Disclosure. If any residential development is proposed to be located within one thousand (1,000) feet of an existing oil and gas operation, then at such time as the property to be developed is platted or replatted, the plat shall show the one-thousand-foot radius from such well and shall contain a note informing subsequent property owners that certain lots shown on the plat are in close proximity to an existing oil and gas operation.

(c) Fencing. If any residential development is proposed to be located within five hundred (500) feet of an existing oil and gas operation, and if an existing fence does not surround the oil and gas operation, a fence must be erected by the developer along the property boundary between the oil and gas operation and the development that restricts public access to the oil and gas operation.

Response: Understood. There are two plugged and abandoned oil wells on the property. An alternative compliance request for a buffer reduction is included in the PUD Standards Booklet for review.

12. URBAN AGRICULTURE: See LUC 3.8.31 Urban Agriculture for general standards and/or guidance (things to think about operations etcetera) that apply to all urban agriculture land uses, except those urban agriculture land uses that are approved as a part of a site-specific development plan. Perhaps, too, think ahead to potential restrictions for residents living adjacent to an active and working organic farm (e.g. restrictions on lawn care chemicals, pets etcetera).

Response: Lists of allowed and prohibited uses for each PUD area have been included in the PUD Standards document for review to support and clarify urban agriculture within the development.

13. NATURAL AREA: Because a new City Natural Area is potentially proposed on east



side of this project, note LUC 3.4.1(L) Compatibility with Public Natural Areas or Conserved Land: the development plan shall be designed so that it will be compatible with the management of such natural area or conserved land. In order to achieve this, the development plan shall include measures such as barriers or landscaping measures to minimize wildlife conflicts, setbacks or open space tracts to provide a transition between the development and the publicly owned natural area or conserved land, and educational signage or printed information regarding the natural values, management needs and potential conflicts associated with living in close proximity to such natural area or conserved land. The Land Use Code requires that whenever a project abuts a Natural Area, then compatibility with and reasonable public access to that Natural Area is required.

[Response: While details will be further developed with PDP/Final Plan stages, we believe the planned Natural Area is a compatible amenity for the community and the Montava neighborhoods and will continue to be illustrated and defined in the plans.](#)

14. DARK SKIES: In the Planned Unit Development (PUD) please speak to the lighting plans and luminaire schedule. In regard to outdoor lighting, especially LED light fixtures, The American Medical Association (AMA) and International Dark-Sky Association (IDA) both recommend using lighting that has a corrected color temperature (CCT) of no more than 3000 degrees Kelvin in order to limit the amount of blue light in the night environment. Cooler color temperatures are harsher at night and cause more disruption to circadian (biological) rhythms for both humans and wildlife; blue light brightens the night sky and creates more glare than any other color of light. Both LED and metal halide fixtures contain large amounts of blue light in their spectrum, and exposure to blue light at night has been shown to harm human health and endanger wildlife. Therefore, use of warmer color temperature (warm white, 3000K or less) for light fixtures is preferred in addition to fixtures with motion-sensing or dimming capabilities. Site light sources shall be fully shielded and down-directional to minimize up-light, light spillage and glare [see LUC 3.2.4(D)(3)]. Thank you in advance for supporting City of Fort Collins Night Sky Objectives. For further information regarding health effects please see: <http://darksky.org/ama-report-affirms-human-health-impacts-from-leds/>

[Response: The PUD Standards Booklet describes lighting strategies in conjunction with land use and density transitions for each transect. We agree with the dark-sky strategies suggested here.](#)

15. NATURE IN THE CITY: Policy LU6 in the 2015 adopted Fort Collins Nature in the City Strategic Plan specifies that the multiple values of the City's ditch system, including wildlife habitat and ecological functions, should be supported and protected. This includes keeping ditches daylighted when appropriate, removing barriers to wildlife movement along ditches, enhancing habitat, and improving connectivity for people and wildlife where appropriate. In some cases, re-alignment of ditches to achieve the goals outlined in this policy and the specific site development goals can be considered when the ecological value on the site can either be protected or enhanced. As such, the City recommends leaving the No. 8 ditch open, incorporating it into the site design as an amenity, and enhancing it as part of a connected corridor for people and wildlife.

[Response: We have been working with the ditch company on plans to improve and keep open the No. 8 ditch as a natural buffer and amenity for the neighborhoods.](#)

16. NATURE IN THE CITY: Along with taking the concept of urban agriculture to "the next level" there is ample site opportunity to take Nature in the City (NIC) designs to "the next level" at this site, especially in incorporating nature into the built environment. Included here are a few resources for design ideas supporting Nature in the City program efforts.

Please have the Planned Unit Development (PUD) submittal mention specific NIC conceptual design elements to be incorporated into the site.

- a. Making Urban Nature / Stads Natuur Maken , J. Vink, P. Vollaard, N. de Swarte
- b. Planting in a Post-Wild World, T. Rainer and C. West
- c. Habitat Network, Bat Houses, TNC/Cornell
- d. Toward an Urban Ecology, SCAPE, 2018
- e. Attracting Native Pollinators, The Xerces Society, 2011
- f. Restorative Commons: Creating Health and Well-being through Urban Landscapes, USDA, USFS, Northern Research Station, Meristem, 2009

[Response: While details will be further developed with PDP/Final Plan stages, the PUD Master Plan supports these concepts. Descriptions of the themes for the community are described in the PUD Narrative and PUD Standards documents.](#)

- 17. DUST CONTROL: A Fugitive Dust Control Permit must be obtained from Larimer County Environmental Health for development involving: land clearing of 5-25 acres; land development creating more than a 25 acre contiguous disturbance or exceeding 6 months in duration.  
[Response: Acknowledged, and details will be addressed at PDP/Final Plan stages prior to construction.](#)
- 18. OTHER AND C-PACE: Thank you for supporting City of Fort Collins identity as a forward-thinking community that cares about the quality of life it offers its residents now and generations from now. Please reach out to the following programs for any further assistance.

1) NOTE: Larimer County has recently elected to participate in the Colorado C-PACE program providing tax incentives and rebates for solar projects and these can be combined with City of Fort Collins incentives and rebates; speak with Rhonda Gatzke at 970-416-2312 or [rgatzke@fcgov.com](mailto:rgatzke@fcgov.com) and/or Gary Schroeder at 970-224-6003 or [gschroeder@fcgov.com](mailto:gschroeder@fcgov.com) for more information. Also visit:

<https://www.colorado.gov/pacific/energyoffice/colorado-c-pace>

2) ClimateWise program: <http://fcgov.com/climatewise>

3) Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): <http://fcgov.com/recycling/wrap.php>, contact Jonathon Nagel at 970-416-2701 or [jnagel@fcgov.com](mailto:jnagel@fcgov.com)

4) Green Building Program: <http://fcgov.com/greenbuilding> contact Tony Raeker at 970-416-4238 or [traeker@fcgov.com](mailto:traeker@fcgov.com)

5) Solar Energy: [www.fcgov.com/solar](http://www.fcgov.com/solar), contact Rhonda Gatzke at 970-416-2312 or [rgatzke@fcgov.com](mailto:rgatzke@fcgov.com)

6) Integrated Design Assistance Program: <http://fcgov.com/idap>, contact Gary Schroeder at 970-224-6003 or [gschroeder@fcgov.com](mailto:gschroeder@fcgov.com)

7) Nature in the City Program: <http://fcgov.com/natureinthecity>, contact Justin Scharon at 970-221-6213 or [jscharton@fcgov.com](mailto:jscharton@fcgov.com)

8) Bike Share Program: <http://fcgov.com/bikeshare>, contact Stacy Sebeczek at Bike Fort Collins at [stacy@bikefortcollins.org](mailto:stacy@bikefortcollins.org) or 970-481-5577

[Response: Acknowledged, and we will continue to discuss and incorporate these concepts where feasible at the PUD and in more detail at PDP/Final Plan stages.](#)

**Department: Forestry**

**Contact: Molly Roche, 224-616-1992, [mroche@fcgov.com](mailto:mroche@fcgov.com)**

**1. 1 10/8/2018:**

If there are existing trees on-site, please schedule an on-site meeting with City Forestry to obtain tree inventory and mitigation information. Existing significant trees should be retained to the extent reasonably feasible. This meeting should occur prior to first-round PDP.

*Response: Acknowledged. While landscape plans and final mitigation will be addressed at PDP/Final Plan stage, we plan to review the existing trees on site with you so we can include any additional items that should be addressed with this PUD Master Plan phase.*

**2. 2 10/8/2018:**

If applicable, please provide a landscape plan that meets the Land Use Code and 3.2.1 requirements. This should include, but is not limited to, including the City of Fort Collins General Landscape Notes, Tree Protection Notes, and Street Tree Permit Note, providing a detailed Plant List – species, quantity, size, method of transplant, and species percentage, and including current and proposed utility lines as well as proper tree separation requirements. Please contact Molly Roche ([mroche@fcgov.com](mailto:mroche@fcgov.com)) if you have any questions.

Required tree sizes and method of transplant:

Canopy Shade Tree: 2.0" caliper balled and burlapped

Evergreen tree: 6.0' height balled and burlapped

Ornamental tree: 1.5" caliper balled and burlapped

If any mitigation is required, trees must be upsized to the following dimensions:

Canopy Shade Trees: 3.0" caliper balled and burlap or equivalent.

Evergreen Trees: 8' height balled and burlap or equivalent.

Ornamental Trees: 2.5" caliper balled and burlap or equivalent.

*Response: Acknowledged, and details will be addressed at PDP/Final Plan stage of design.*

**3. 3 10/8/2018:**

Include locations of any water or sewer lines on the landscape plan. Please adjust street tree locations to provide for proper tree/utility separation.

10' between trees and public water, sanitary, and storm sewer main lines

6' between trees and public water, sanitary, and storm sewer service lines

4' between trees and gas lines

*Response: Acknowledged, and details will be addressed at PDP/Final Plan stage of design*

**Department: Fire Authority**

**Contact: Andrew Rosen, 970-416-2599, [arosen@poudre-fire.org](mailto:arosen@poudre-fire.org)**

**1. PFA and the City of Fort Collins are expecting to adopt the 2018IFC in January 2019**

The project team will be meeting with PFA to discuss the project further especially phasing and access.

*Response: Understood. A conceptual phasing plan has been included with the PUD application materials.*

## 2. ACCESS

Access is required to within 150ft of all exterior portions of the perimeter of every building, facility and residential structure in the development. This can only be measured from a collector or unclassified street. Arterials cannot be used for this measurement.

Where this access cannot be achieved, a Fire Lane (specifications below) shall be established on the property and shown on the Plat or designated by separate document.

[Response: Acknowledged.](#)

## 3. AERIAL APPARATUS ACCESS

If any building is greater than 30ft in height then this will trigger the requirements for aerial apparatus access. A 26ft wide fire lane will be established no closer than 15ft and no further than 30ft from the building along one long side. Code language follows:

> IFC D105.1: Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

> IFC D105.3: At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

[Response: Acknowledged, and details will be addressed at PDP/Final Plan stage of design.](#)

## 4. FIRE LANE SPECIFICATIONS

A fire lane plan shall be submitted for approval prior to installation. In addition to the design criteria already contained in relevant standards and policies, any new fire lane must meet the following general requirements:

> Shall be dedicated by plat or separate document as an Emergency Access Easement.

> Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance. Where road widths exceed 20 feet in width, the full width shall be dedicated unless otherwise approved by the AHJ.

> Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.

> Dead-end roads shall not exceed 660' in length without providing for a second point of access. Dead-end access roads in excess of 1320 feet in length require a third point of access.

> Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

> The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.

> Dedicated fire lanes are required to connect to the Public Way unless otherwise approved by the AHJ.

> Be visible by red curb and/or signage, and maintained unobstructed at all times. Sign locations or red curbing should be labeled and detailed on final plans. Refer to LCUASS detail #1418 & #1419 for sign type, placement, and spacing. Appropriate directional arrows required on all signs.

> Additional access requirements exist for buildings greater than 30' in height. Refer to Appendix D of the 2018 IFC or contact PFA for details.

#### \*STRUCTURES EXCEEDING 30' IN HEIGHT

> IFC Appendix D: In order to accommodate the access requirements for aerial fire apparatus (ladder trucks), required fire lanes shall be 26 foot wide minimum on at least one long side of the building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.

[Response: Acknowledged, and details will be addressed at PDP/Final Plan stage of design.](#)

#### 5. FIRE SPRINKLER SYSTEMS

>Any single family attached residences shall be designed with an appropriate fire sprinkler system as will any multi-family residential buildings.

>Should a single family residence be located further than 660ft along a cul-de sac, then it shall be required to be designed with an approved fire sprinkler system.

>Any commercial building greater than 5,000sqft will require either an approved fire sprinkler system or an approved method of fire containment.

>Certain occupancy classifications will require fire containment and/or fire sprinklers at less than 5,000sqft.

>Please contact Assistant Fire Marshal, Jerry Howell with any fire sprinkler related questions at 970-416-2868.

[Response: Acknowledged](#)

#### 6. ALLEY LOADED UNITS

There is a reasonable expectation that emergency services personnel can quickly arrive at a person-door to the residence. This is usually the front door; however, plans containing alley loaded lots present an added obstacle to access. PFA recommends that alley loaded units be provided with a person-door off the rear (alley) side of the structure. In lieu of a rear-facing person-door, front doors onto a greenbelt or other landscape feature shall be provided with an approved sidewalk to the front door that connects to with the alley so as to provide direct and efficient access to any individual unit. Future plans should include all walkways to the front door.

[Response: Acknowledged.](#)

#### 7. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. A hydrant is required within 300' (or 400') of any Commercial (or Residential) Building as measured along an approved path of vehicle travel. An exception to this rule pertains to buildings equipped with a standpipe system which require a hydrant within 100' of any Fire Department Connection (FDC). Hydrants on the opposite sides of major arterial roadways are not considered accessible.

>A hydrant in a commercial area shall produce a minimum of 1500gpm at 20psi residual pressure

>A hydrant in a residential area shall produce a minimum of 1000gpm at 20psi residual pressure.

[Response: Acknowledged](#)

#### 8. PHASING

It is understood that this development will take several years and phases. Each phase plan shall be provided to PFA for review and approval.

[Response: Acknowledged, and details will be addressed at PDP/Final Plan stage of design.](#)

## 9. AST & UST STORAGE TANKS

The installation or removal of an Above Ground (AST) or Underground Storage Tank (UST) requires a separate plan review and permit from the Poudre Fire Authority. Tanks shall be protected from damage and have secondary containment. All tanks shall be UL listed. Please contact Assistant Fire Marshal, Ron Gonzalez at 970-416-2864 with any questions.

[Response: Acknowledged, and details will be addressed at PDP/Final Plan stage of design.](#)

## 10. PREMISE IDENTIFICATION: ADDRESS POSTING & WAYFINDING

Where possible, the naming of private drives is usually recommended to aid in wayfinding. Addresses shall be posted on each structure and where otherwise needed to aid in wayfinding. Code language provided below.

> IFC 505.1: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of eight-inch numerals on a contrasting background. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

[Response: Acknowledged, and details will be addressed at PDP/Final Plan stage of design.](#)

## 11. STREET NAMING

>The proposed streets appear to be set out in a general block type pattern. In an effort to avoid confusion in street numbering, the street name should change when the street has changed direction approximately 90 degrees.

[Response: Acknowledged.](#)

## 12. ALTERNATIVE MEANS & METHODS

Where project size and scope and/or site constraints conflict with fire code compliance, the intent of the fire code may be met via alternative means and methods, as approved by the fire marshal. As per IFC 104.8 & 104.9, the fire marshal may allow this approach when perimeter access and/or aerial apparatus access requirements cannot be met on the site plan. A written plan to meet the intent of the code via alternative means and methods will need to be submitted to Fire Marshal, Bob Poncelow for review and approval prior to final plans approval.

[Response: Acknowledged, and details will be addressed at PDP/Final Plan stage of design.](#)

## 13. SOLAR ARRAY

Commercial rooftop structures and ground mounted solar arrays require a separate plan review and permit from the Poudre Fire Authority. Please call Plan Review Technician Kerry Koppes at 970-416-4241 with Solar Array questions. Refer to 2018 IFC 1204 for access, pathway, and marking details.

[Response: Acknowledged, and details will be addressed at PDP/Final Plan stage of design.](#)

### GROUND-MOUNTED PHOTOVOLTAIC ARRAYS

> IFC 605.11.4: Ground-mounted photovoltaic arrays shall comply with Sections 605.11 through 605.11.2 and this section. Setback requirements shall not apply to ground-mounted, free-standing photovoltaic arrays. A clear, brush-free area of 10 feet shall be required for ground-mounted photovoltaic arrays. Vegetation height under or adjacent to arrays shall be maintained at or below 18".

[Response: Acknowledged, and details will be addressed at PDP/Final Plan stage of design.](#)



**Department: Electric Engineering**

**Contact: Tyler Siegmund, 970-416-2772, [tsiegmund@fcgov.com](mailto:tsiegmund@fcgov.com)**

1. Light and Power will serve the proposed development. Generally, Light and Power has electric facilities surrounding the proposed project limits. Electric facilities exist along Richards Lake Rd, Giddings Rd, and Mountain Vista Dr. Depending on load demands, a new circuit may need to be extended to this area from our substation. Construction of a new circuit will be coordinated with other infrastructure improvement projects associated with this development.

[Response: Acknowledged.](#)

2. For additional information on our renewal energy programs please visit the website below or contact John Phelan ([jphelan@fcgov.com](mailto:jphelan@fcgov.com)).

<https://www.fcgov.com/utilities/residential/renewables/>

[Response: Acknowledged, thank you.](#)

3. Electric capacity fees, development fees, building site charges and system modification charges necessary to serve the proposed development will apply. Please contact me to discuss fees or visit our website for an estimate of charges and fees:  
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees>

[Response: Acknowledged, and details will be addressed at PDP/Final Plan stage of design.](#)

4. All utility easements and crossing permits (railroad, ditch, flood plain etc.) needed for this development will need to be obtained by the developer.

[Response: Acknowledged, and details will be addressed at PDP/Final Plan stage of design.](#)

5. Please provide adequate space along the public roads and private drives to ensure proper utility installation and to meet minimum utility spacing requirements. 10ft minimum separation is needed between all water, sewer, storm water, and irrigation main lines.

[Response: Acknowledged.](#)

6. Light and Power prefers LCUASS standard road cross sections with detached sidewalk and landscaped parkways. This provides an area for electric facilities to be installed with appropriate separation from other utilities.

[Response: In addition to the standard LCUASS standard cross-sections, additional street cross-sections are requested for consideration and approval. These additional cross-sections with pavement and ROW widths have been included with the PUD application materials for review and attached to a variance request.](#)

7. Multi-family buildings are treated as commercial services; therefore commercial service forms (C-1 forms) and one line diagrams must be submitted to Light & Power for each building. All secondary electric service work is the responsibility of the developer to install and maintain from the transformer to the meter bank.

All units larger than a duplex and/or 200 amps is considered a commercial service, therefore the owner is responsible to provide and maintain the electrical service from the transformer to the meter bank.

[Response: Acknowledged, and details will be addressed at PDP/Final Plan stage of design.](#)

8. A commercial service information form (C-1 form) and a one line diagram for all commercial meters will need to be completed and submitted to Light & Power Engineering for review. A link to the C-1 form is below:  
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>  
Response: Acknowledged, and details will be addressed at PDP/Final Plan stage of design.
9. Streetlight placement along public roads will need to be coordinated with Light & Power. Shade trees are required to maintain 40 feet of separation and ornamental trees are required to maintain 15 feet of separation from streetlights. A link to the City of Fort Collins street lighting requirements can be found below:  
[http://www.larimer.org/engineering/GMARdStds/Ch15\\_04\\_01\\_2007.pdf](http://www.larimer.org/engineering/GMARdStds/Ch15_04_01_2007.pdf)  
Response: Acknowledged, and details will be addressed at PDP/Final Plan stage of design.
10. Please contact Tyler Siegmund or Austin Kreager at Light & Power Engineering if you have any questions at 970.416.2772 or 970.224.6152. Please reference our policies, construction practices, development charge processes, electric service standards, and use our fee estimator at  
<http://www.fcgov.com/utilities/business/builders-and-developers>  
Response: Acknowledged, and details will be addressed at PDP/Final Plan stage of design.

**Department: Technical Services**

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

1. As of January 1, 2015 all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work. Please contact our office for up to date Benchmark Statement format and City Vertical Control Network information.  
Response: NAVD88 vertical datum is used.
2. These properties are not platted. If submitting a Subdivision Plat for this property/project, addresses are not acceptable in the Plat title/name. Numbers in numeral form may not begin the title/name. Please contact our office with any questions.  
Response: There is no Subdivision Plat at this time. This will occur with future PDPs for the project.

**Pre-Submittal Meetings for Building Permits**

Pre-Submittal meetings are offered to assist the designer/builder by assuring, early on in the design, that 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 should call 970-416-2748 or email [scarter@fcgov.com](mailto:scarter@fcgov.com) 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:**

2015 International Building Code (IBC) with local amendments  
2015 International Residential Code (IRC) with local amendments  
2015 International Energy Conservation Code (IECC) with local amendments  
2015 International Mechanical Code (IMC) with local amendments  
2015 International Fuel Gas Code (IFGC) with local amendments  
2015 International Plumbing Code (IPC) as amended by the State of Colorado  
2017 National Electrical Code (NEC) as amended by the State of Colorado

Current codes and amendments are effective as of July 17, 2017. Copies of the code amendments can be obtained at [www.fcgov.com/building/codes.php](http://www.fcgov.com/building/codes.php) or at the Building Services office.

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: 129vult or 100mph 3 Second Gust Exposure B.

Seismic Design: Category B.

Climate Zone: Zone 5.

Energy Code Use:

1. Single Family; Duplex; Townhomes: 2015 IRC Chapter 11 or 2015 IECC Residential Provisions
2. Multi-family and Condominiums 3 stories max: 2015 IECC Chapter 4 Residential Provisions.
3. Commercial and Multi-family 4 stories and taller: 2015 IECC Chapter 4 Commercial Provisions.

City of Fort Collins  
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Plan Review  
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