



NORTHERN
ENGINEERING

Administrative Engineering Variance Request Letter

Date: August 16, 2018

Project: Willow Street Apartments
Fort Collins, Colorado

Project No. 1287-005

Attn: Mrs. Morgan Uhlman
Engineering Development Review
City of Fort Collins
281 North College Avenue
Fort Collins, Colorado 80524

Dear Morgan:

Public safety and convenience, maintaining public use, and optimizing the use of limited physical capacity of right-of-way are among the objectives of the Larimer County Urban Area Street Standards (LCUASS) – *Repealed and Reenacted September, 2016*. It is with those considerations in mind that this variance request letter has been prepared. This letter is provided pursuant to Section 1.9.4 of LCUASS to document the site condition proposed to deviate from the current standards.

The criteria in question is the lane width and curb return radii of a Standard Driveway Approach (High Volume Drive Types III), Drawing No. 707.1 of the Larimer County Urban Area Street Standard (LCUASS). With this project, the existing sanitary sewer diversion structure is the reason for requesting this variance.

There is currently an existing sanitary sewer diversion structure located within the eastern edge of the proposed drive entrance. Originally the entrance was designed with the standard width of 24 feet and standard curb return radii of 20 feet, but through discussions with City Utilities and City Engineering, it was asked that we modify the drive width and curb return radii to avoid this existing structure. The existing structure is very large and very critical for the functionality of northern Fort Collins. We have worked diligently with the Capital Improvements team to coordinate this drive location and width and feel that the proposed design width of 20 feet and curb return radii of 15 feet is a good compromise to satisfy the needs and goals of all effected departments. We have provided Poudre Fire Authority with turning templates demonstrating how this drive will function with their standard Aerial Apparatus Fire Truck and that the standard truck can make it around the entire structure.

The modified width would only occur for the initial 40 feet before widening to the standard width of 24 feet. The remaining drives throughout the project will be at the minimum 24 feet per LCUASS Figure 19-7. The variance requested in this letter will not have an adverse impact on the City's capital and maintenance costs, nor is it expected to reduce the design life of the respective improvements, as material and layout will remain consistent with the standard. The variance would avoid potential risk to the City's infrastructures by avoid the existing sanitary sewer diversions structure and would allow for maintenance to remain unaltered for City personnel. The requested variance will not be detrimental to public health, safety, or welfare.

Please feel free to contact me if you have any questions.

Sincerely,



Cody N Snowden, PE