PLANNING COMMISSION COMMUNICATION

Meeting Date: September 17, 2013
Item: Risk Removal Site Plan, Lot 1, Block 1 Timnath Ranch Fourth Filing

Presented by: Matt Blakely
Owner: Steven Morrow
Applicant: Steven Morrow
Application Type: Site Plan
Case Number: ST-2013-002

EXECUTIVE SUMMARY: The Risk Removal Site Plan is a 6,083 sq. ft. light industrial metal building that will provide office and fleet space for a single tenant user. The site is located south of and adjacent to 4801 Goodman Street and north of and adjacent to Iron Forge and west of Forma Furniture.

STAFF RECOMMENDATION: Staff recommends approval with conditions.

KEY POINTS/SUPPORTING INFORMATION:

<table>
<thead>
<tr>
<th>Process Schedule</th>
<th>Task</th>
<th>Description</th>
<th>Date</th>
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<tbody>
<tr>
<td></td>
<td>Application Submitted</td>
<td></td>
<td>5/29/13</td>
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<td>Acceptance of Application</td>
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<td>6/13/13</td>
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<td>Referral Agency Notification</td>
<td>Referral comments were due by 6/28/13.</td>
<td>6/13/13</td>
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<td>Comments Issued</td>
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<td>7/11/13</td>
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<td>Resubmittal</td>
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<td>Planning Commission</td>
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<td>9/17/13</td>
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</table>

Legal Description/Address: 4851 Goodman Street, Timnath, CO 80547
Lot 1, Block 1, Timnath Ranch 4th Filing

Parcel Size (Acres): 1.327 acres (56,789 sf)
Building Size (sq. ft.): 6,083 sf

Existing Zoning: I-1
Existing Land Use: Vacant
Proposed Zoning: unchanged
Proposed Land Use: light industrial

SERVICES:
- Water: Fort Collins – Loveland Water District
- Sewer: South Fort Collins Sanitation District
- Fire: Poudre Fire Authority
- Special Districts: Within Timnath Development Authority Boundaries
  Timnath South Metropolitan District
Adjacent Zoning/Land Uses:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>I-1 - Business/Light Industrial District</td>
<td>Multi-tenant light industrial</td>
</tr>
<tr>
<td>South</td>
<td>I-1 - Business/Light Industrial District</td>
<td>Vacant – pending mini storage facility</td>
</tr>
<tr>
<td>East</td>
<td>I-1 - Business/Light Industrial District</td>
<td>Forma Furniture</td>
</tr>
<tr>
<td>West</td>
<td>FA-1 – Farming</td>
<td>Unincorporated Larimer County</td>
</tr>
</tbody>
</table>

Application Description:

Site Location & Layout:
The property is located west of and adjacent to Goodman Street within Timnath Ranch Subdivision, 4th Filing and is zoned I-1 Business/Light Industrial District. Access to the site is provided by a single curb cut on Iron Forge Drive and a shared curb cut on Goodman Drive. Along the western edge of the property, there is an irrigation canal and a 40’ wide utility, landscape, irrigation, signage and marketing easement that extends the entire Three Bell Parkway frontage of the property. Along the eastern and southern property lines, there are 14’ utility easements. Along the north property line there is a 10’ utility easement. The proposed building is setback 104’ from Iron Forge Drive with parking located between the building and Iron Forge Drive (setback a minimum of 25’ from Iron Forge Drive). There are 12 parking spaces provided, 1 of which meets the required handicap parking requirements. There is a fenced in gravel surfaced storage yard on the east and south sides of the building. Dumpsters will be located within the fenced yard and screened from public view.

Proposed Actions:
The applicant is requesting Site Plan approval for the area indicated by the above legal description for construction of a light industrial metal building within the Timnath Ranch 4th Filing Subdivision.

Future Approvals/Processes:
A building permit will be required.

Review Criteria/Recommendation:
This application was submitted as a complete and comprehensive application and adequately addressed all elements required to proceed with the approval process. Upon review of this application by all referral agencies and applicable ordinances, regulations, standards, criteria, and policies, all criteria set forth in Section 16.4.10.B of the Timnath Land Use Code (Tab 14, Site Plan Evaluation Form, of the Planning Commission Manual) have been met and staff recommends approval with conditions.

Site Plan Review Criteria:
In addition to all requirements of this Code, the site plan must meet the following review criteria:

1. All of the information required on a site plan is shown. 
   This site plan application meets this requirement.

2. The lot size and lot dimensions are consistent with what is shown on the approved final plat. 
   This site plan application meets this requirement.

3. No buildings or structures infringe on any easements. 
   This site plan application meets this requirement.
4. The proposed site grading is consistent with the requirements of any applicable adopted storm drainage criteria or master drainage plans.  
   *This site plan application meets this requirement.*

5. The density and dimensions shown conform with the Town Zoning Code Density and Dimensional Standards or the approved PD requirements.  
   *The proposed structure conforms with the Town Zoning Code Density and Dimensional Standards.*

6. The applicable provisions of this Code have been adequately addressed and the proposed improvements conform to this Code.  
   *This site plan application meets this requirement.*

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**Referral Comments:**

**Not Returned:**  AT&T Communications, Poudre School District, Centurylink, Timnath Finance, Timnath Public Works, Xcel Energy, Larimer County Department of Natural Resources, Timnath Community Development, Timnath Town Attorney.

**Returned with No Comments:**  Comcast Cable, Timnath Police Department, Safebuilt, Timnath Engineering, Town Planner, Fort Collins/Loveland Water District, South Fort Collins Sanitation District, Colorado Geological Survey

**Recommended Motion:** Finding that a complete application was submitted and reviewed in accordance with all applicable Town regulations, the application conforms with the mission and goals of the Timnath Comprehensive Plan, and all criteria outlined in Section 16.4.10.C. of the Timnath Municipal Code have been met, I move to recommend approval of the Risk Removal Site Plan with the following conditions:

1. Prior to issuance of a building permit, the applicant address the outstanding comments as included in the attached 1st Submittal Comment Letter, as well as any outstanding final staff review comments, and any outstanding referral agency comments.
2. Prior to issuance of a building permit, the applicant to execute and record an emergency access easement that satisfies the PFA fire lane requirement.
3. Prior to issuance of a building permit, the applicant must execute and record a shared access easement on 4801 Goodman Street to allow for cross access from the adjacent property.
4. Submit fencing details, materials, and color samples for staff approval prior to issuance of building permit.
5. Submit building color samples for staff approval prior to issuance of building permit.

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**Attachments:**

2. *Site Plan Narrative*
3. *1st submittal – comments*
plant materials schedule - trees

<table>
<thead>
<tr>
<th>common name</th>
<th>botanical name</th>
<th>size</th>
<th>quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>red maple</td>
<td>Acer rubrum</td>
<td>2&quot; cal.</td>
<td></td>
</tr>
<tr>
<td>common privet</td>
<td>Ligustrum vulgare</td>
<td>2&quot; cal.</td>
<td></td>
</tr>
<tr>
<td>cotoneaster franchetii</td>
<td>Cotoneaster franchetii</td>
<td>2&quot; cal.</td>
<td></td>
</tr>
<tr>
<td>oak</td>
<td>Quercus rubra</td>
<td>2&quot; cal.</td>
<td></td>
</tr>
<tr>
<td>ash</td>
<td>Fraxinus americana</td>
<td>2&quot; cal.</td>
<td></td>
</tr>
<tr>
<td>sumac</td>
<td>Rhus typhina</td>
<td>2&quot; cal.</td>
<td></td>
</tr>
<tr>
<td>kentucky coffee tree</td>
<td>Gymnocladus dioicus</td>
<td>2&quot; cal.</td>
<td></td>
</tr>
<tr>
<td>simple plant</td>
<td>Persicaria hybridiz</td>
<td>5 gal.</td>
<td></td>
</tr>
</tbody>
</table>

Total site tree quantity = 9
Total street tree quantity = 15
Total tree quantity = 24

general notes: landscape plan

1. the contractor shall verify with owner and utility companies the locations of all pipes prior to construction. the contractor shall determine the final locations of all existing utilities, whether shown on the plans or not. the contractor shall call all utility companies 72 hours prior to construction.
2. the contractor shall examine front, side, and rear lawns and identify any utilities that may be encountered prior to starting.
3. contractor is not responsible for sub-standard results caused by abrasions injuries and disfigurement.
4. plantings to provide a smooth and continual surface, free of irregularities (bumps or depressions) highamendments or defects.
5. footer drains to be free from scale, and no more than 1/2" from outer edge of plant materials. the contractor shall maintain positive drainage in all landscape beds and all depressions & extraneous material or debris.
6. prepare a smooth and continual surface, free of irregularities (bumps or depressions).
7. contractor shall determine in the field the actual locations and elevations of all existing utilities whether shown on the plans or not. the contractor shall call all utility companies 72 hours prior to construction.
8. the contractor shall verify with owner and utility companies the locations of all existing utilities whether shown on the plans or not. the contractor shall call all utility companies 72 hours prior to construction.
9. to maintain and regard said tree planting and satisfy buffering requirements outlined in said code, with care to sustainable design intent. to provide aesthetic and functional planting for an area to be hydro-seeded per industry standards with a broom/teaser seed mix consisting of 99% weed free seed and tackifier. contractor is to verify seed selection with owner prior to construction.

plant materials schedule - shrubs and lawn area

<table>
<thead>
<tr>
<th>common name</th>
<th>botanical name</th>
<th>size</th>
<th>quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>columnar blue spruce</td>
<td>Picea pungens 'piii'</td>
<td>5 gal.</td>
<td></td>
</tr>
<tr>
<td>columnar fir</td>
<td>Picea sitchensis 'piii'</td>
<td>5 gal.</td>
<td></td>
</tr>
<tr>
<td>columnar hemlock</td>
<td>Tsuga heterophylla</td>
<td>5 gal.</td>
<td></td>
</tr>
<tr>
<td>columnar larch</td>
<td>Larix laricina</td>
<td>5 gal.</td>
<td></td>
</tr>
<tr>
<td>columnar larch</td>
<td>Larix laricina</td>
<td>5 gal.</td>
<td></td>
</tr>
</tbody>
</table>

total shrub quantity = 57

seeded turf area

area to be hydro-seeded per industry standards with a broom/teaser seed mix consisting of 99% weed free seed and tackifier.
Utility, Landscape, Irrigation, signage & Easement

Future Metal Building 6,000 GSF
Gravel Service Yard
Fenced yard
Offices
Main Entry 11 Spaces + 1 HC Space

Iron Forge Drive Lot 2
Goodman Drive Gate
Gate
HC
HC
AHU
AA
AA2
AA2
AA2
AA2
AABB
AA2
AA2
AA4
AA4
BB
AA4
BB
AA4
AA4
BB
AA4
AA4
BB
AA4
AA4
BB
AA4

Risk Removal and Timnath Ranch Lot 2

LARIMER COUNTY ROAD NO. 3
WEST LINE OF THE NW 1/4

Type AA AND AA2
Type AA4
Type CC

RESUBMITTAL 7/31/13
May 22, 2013

Matt Blakely

RE: 4851 Goodman Street – Community Design Principles Description

Dear Matt:

The following is an outline of the proposed structure at 4851 Goodman Street. The proposed structure is consistent with Article 2 of the Land Use Code.

16.2.1 General Provisions

16.2.2 Vision and Intent

16.3.3 Application of Community Design Principles

16.2.4 Design Elements

16.2.5 Urban Growth Area
The structure will be an in-fill development project – the development already has 2 structures within the development. The proposed structure will complement and enhance the buildings already built.
The structure will also be within walking/biking distance of the original downtown.

16.2.6 Neighborhood Design Principles
The proposed structure has a good solar orientation, with the front of the building facing south, with the main entrance located in the southwest corner. This orientation places the front entrance to the building to County Road 3 and Iron Forge Drive. The drive access to the parking area and yard space faces south. The yard space and the rear of the building face the east. The side of the building with minimal use faces north.

16.2.7 Lots and Blocks

16.2.8 Streets
16.2.9 Parking
The building has 12 off-street parking spaces (one is handicap accessible). This provides a parking ratio of two parking spaces per 1,000 square feet. The parking lot’s visual impact will be minimized by landscaping between the parking lot and the right of way. Larger vehicles will be parked in the yard to the rear of the building and will be screened by appropriate fencing / screening.

1. Surface. Parking and driveway areas will be surfaced with concrete and / or asphalt.
2. Integrate Parking Lots with Surroundings.
3. Location. The parking lot is in the interior of the block.
4. Landscaping. The parking lot is well landscaped and well buffered.
5. Shared-Access. 4801 and 4851 share an access drive and cross access easement as part of that access drive.
6. Off-Street Parking Design. Off-street parking is designed so that vehicles may exit without backing onto a public street.
7. Circulation Area Design. Parking-pedestrian interfaces will be well marked.
8. Lighting. Parking area lighting will be full cutoff and should not interfere with passing motorists.
10. Adjacent On-Street Parking. Not Applicable.

E. Handicap Parking Spaces.
There is one handicap accessible parking spaces located in the center of the front of the building that will be designated with signage and striping.

F. Bicycle Parking Spaces
A bike rack is provided allowing for at least 2-3 bikes.

16.2.10 Sidewalks, Multi-Use Pathways and Trails.
There is a sidewalk connecting to the public walk. Public sidewalks are mostly in place and are handicapped accessible.

16.2.11 Easements and Utilities.
Building will be designed to facilitate efficient installation of utilities. All utilities will be located underground.

16.2.12 Parks and Open Space.

16.2.13 Contribution for Public School Sites.

16.2.14 Public Sites and Dedication Requirements.

16.2.15 Landscape Design. See Landscape Plan.

16.2.16 Buffering and Screening Techniques

16.2.17 Fences and Walls. To Be Determined.
Should you have any questions regarding this outline of the Property Management Structure and Operating Policies, please call me.

Thank you for your cooperation.

Sincerely,

DOBERSTEIN LEMBURG COMMERCIAL, INC.

Daniel R. Bernth, CCIM
President
MEMORANDUM

TO:        Steven Morrow
FROM:     Matt Blakely, Town Planner
RE:      Risk Removal Site Plan
          (ST-2013-002)
DATE:  July 11th, 2013

The following represents the 1st review of the above application by Staff and the affected referral agencies. The included comments are from all of the agencies that have provided comments. Please provide a point by point response to each of the following comments along with the original comment in a resubmittal to the Town.

The following items must be addressed by the applicant:

Town Planner, Matt Blakely - (970) 224-3211 x19

1. Please show only lot 3 on this plan set. Lot 2 needs to be processed as a separate submittal and application.
2. Site Plan:
   a. This lot has double frontage and is also a corner lot. With a corner lot, per the town code, you may choose which street is the front, either Goodman Drive or Iron Forge Drive. The double frontage applies to 3 Bell Parkway and the other chosen front yard. Setbacks for the I-1 zoning area are 25' from the ROW for the front yards, and 0' for the side yards. Please update the site plan to reflect these setbacks. (16.3.6.B)
   b. If Iron Forge is going to be the front, it may make sense to change the address from Goodman to Iron Forge.
   c. There is also a 25' parking lot setback. (16.2.7.(2nd)B.4.d)
   d. Please provide bike parking for 2% of the required parking spaces, minimum 1 bike parking space. (16.2.9.F.1)
   e. Please connect the sidewalk that comes out of the front door to the sidewalk along Iron Forge Drive (16.2.10.B.7).
   f. The minimum width for a parking lot island is 10’. Please revise the island adjacent to the entry drive to meet this minimum(16.2.15.2nd B.4.a).
   g. Fencing – Fencing can only be 42” high in the front yard setback. (16.2.17.B.5.b) depending on how you choose which is the front yard, this may impact the fencing for the yard.
3. Lighting Plan - The minimum footcandles required in the parking lot is (0.2). Please add a light in the parking lot to achieve this minimum.
4. Building Elevations:
   a. Loading areas shall not front any street or public right of way. (16.2.19.F.1.b.iii) Please confirm that the doors that face Iron Forge are for access only and not loading.
   b. Blank windowless walls are discouraged and walls shall not have uninterrupted lengths exceeding 50’. Pilasters, texture transitions, windows and stepping of wall plane are required.(16.2.19.B.8.a) – There is one stretch of the North building elevation that has a 50’ length with nothing to break it up. Please add an element to this section of the wall.
5. Landscape Plan
a. Note: Landscape areas should only be calculated from the ROW/property line inside of the site. The area adjacent to the site located in the ROW is not the be counted in the landscape area.

b. In the design intent, please correct the name of the Town, it is the Town of Timnath, not City.

c. Please show the existing and proposed utilities on the Landscape Plan (16.2.15.D.3).

d. Please show the existing and proposed contours on the Landscape Plan (16.2.15.D.3).

e. Please provide street trees along Goodman Drive, Iron Forge Drive and Three Bell Parkway at 40’ on Center. These trees are to be planted in the area between the back of walk and the property line along Goodman Drive and Iron Forge Drive, and in the parkway along Three Bell Parkway. These trees do not count towards the required landscape trees (16.2.15.B.1).

f. Due to the burden of having to plant street trees on 3 sides of the property, the Town would be willing to reduce the overall required site trees on the site. Per the zoning regulations for the I-1 zone, 15% of the total lot is required to be open space. We can base the required number of trees on this formula (56,789 sf Lot size X 15% = 8,518sf of required open space) to reduce the required trees on site to 9 (16.2.12.D.3.b.ii)

g. Parking lot trees do count towards the total number of site trees, please add a tree in the island adjacent to the entry drive.

h. There appears to be a conflict between the site plan and the landscape plan, on the west side of the parking lot. The site plan shows a walk to the accessible spaces, but the landscape plan shows shrub bed, please correct the plans so they are consistent.

i. In the plant table, the Dwarf Fountain Grass has a Juniper botanical name. Please correct.

j. As a note, please feel free to select species of trees on this project in addition to the ones outlined in the code.

Engineering, Steve Humann, TST Inc. – (970)226-0557
On Site Plan, show existing access locations across Goodman Drive.

Additional Referral Agency Comments:
In addition to these comments, please find the attached comments from:
- Poudre Fire Authority
- Fort Collins-Loveland Water District/South Fort Collins Sanitation District
- Colorado Geological Survey

Documents Required for Resubmittal:
- 2 copies – Revised Site Plan
- 2 copies – Revised Landscape Plan
- 2 copies – Revised Engineering Plans
- 2 copies – Revised Lighting Plan
- 2 copies – Revised Building Elevations
- 4 copies – Updated Memo and Community Development Design Principles
- 2 copies – ½ size copies of all plans (PD Overlap, Rezoning, Final Plat, Construction Drawings, Landscape Plan)
- PDF version of all updated documents uploaded to the Town online Box.

Please contact me at (970) 224-3211 or mblakely@TimnathGov.com to schedule a comment review meeting if so desired prior to resubmitting.

Cc:
Steve Humann, TST Inc. (email)
Don Taranto, TST Inc. (email)
Project: RISK REMOVAL SITE PLAN
Case Number: ST-2013-002 - Timnath
Description: Site plan for 6,000 SF industrial building.

Project Comments:
June 28, 2013

FIRE CONTAINMENT
The proposed building exceeds 5000 square feet and shall be sprinklered or fire contained. If containment is used, the containment construction shall be reviewed and approved by the Poudre Fire Authority prior to installation.

HYDRANT SPACING
Hydrant spacing and flow must meet minimum requirements based on type of occupancy. COMMERCIAL HYDRANTS to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building, on 600-foot centers thereafter. **06 IFC 508.1 and Appendix B**

It may be possible to eliminate the existing hydrant on the NE corner of the site, rather than remove and relocate it. This comment is based on IFC hydrant spacing requirements outlined above. Further consideration of the site and discussion is advised. Contact me with questions or comments.

PREMISE IDENTIFICATION
My question for the Timnath Planning Dept. is, since access to the property is taken off of *Iron Forge Drive* and the proposed building fronts *Iron Forge Drive*, it would appear the building should be addressed off of *Iron Forge Drive* rather than *Goodman Drive*. Per code, new and existing buildings shall be plainly identified. Address numbers shall be visible from the street fronting the property, plainly visible, and posted with a minimum of six-inch numerals on a contrasting background. Further consideration of this topic is advised. Please contact me with questions or comments. **06 IFC 505.1**

FIRE LANES
Fire Lanes shall be provided to within 150’ of all portions of the building, as measured by an approved route around the exterior of the building. When fire lanes cannot be provided, the fire code official is authorized to increase the dimension of 150 feet if the building is equipped throughout with an approved, automatic fire-sprinkler system. **06 IFC 503.1.1**

The current site plan places the building out of fire access and a fire lane is required. Fire lane specifications are provided below.
FIRE LANE SPECIFICATIONS
Where a fire lane is required, a 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 as an Emergency Access Easement.
> Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.
> Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
> Be visible by signage and maintained unobstructed at all times.
> Required turning radii shall be a minimum of 25 feet inside and 50 feet outside.
> Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

References: 06 IFC 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4, and Appendix D; FCLUC 3.6.2(B)2006; Local Amendments

James Lynxwiler  
Poudre Fire Authority  
Community Safety Services  
970-416-2869
June 25, 2013

Mr. Matt Blakely, Town Planner
Town of Timnath
4800 Goodman Street
Timnath, CO 80547

RE: Timnath Ranch 4th Filing, Lot 3, Block 1

Dear Mr. Blakely,

The Fort Collins - Loveland Water District and the South Fort Collins Sanitation District have reviewed the above mentioned project and submit the following comments.

District records indicate that the water service is 1 inch. The existing 1 inch service line would need to be abandoned at the main in accordance with District requirements and a 3/4 inch service line installed if the 3/4 inch service is desired.

The District will require a reduced principle Back-Flow-Prevention-Device on the fire riser.

The Districts commercial review packet needs to be obtained and completed with the next submittal.

Note #5 on sheet 2 is to be corrected to indicate the minimum and maximum pipe bury is 5 feet and 6 feet respectively.

Please do not hesitate to contact me at 226-3104, extension 104, if you have any questions or require additional information.

Respectfully,

[Signature]

Mr. Terry W. Farrill, P.E.
District Engineer

xc: Mr. Michael D. DiTullio, District Manager
Ms. Patricia Kroetch, North Star Design, Inc.
June 28, 2013

Matt Blakely
Town Planner
Town of Timnath
4800 Goodman St.
Timnath, CO 80547

Subject: Risk Removal Site Plan

Case No. ST-2013-002, Town of Timnath, Larimer County; CGS Unique No. LM-13-0011

Dear Mr. Blakely:

Colorado Geological Survey has completed its site visit and review of the above-referenced site plan application. I understand the applicant seeks site plan approval for a 6000 sq. ft. industrial building at 4851 Goodman Street. If approved, this would be the third building on the subject property. With this referral, I received a "Timmath Ranch - Lot No. 3" narrative (r4 Architects, May 29, 2013), a Site Plan (North Star Design, Inc., May 29, 2013), and a "Community Design Principles Description" letter (Doberstein Lemburg Commercial, Inc., May 22, 2013).

The property does not appear to be exposed to or located within any identified geologic hazard areas. CGS therefore does not have any objection to approval of the site plan application as submitted.

According to available geologic mapping and Larimer County geologic hazard mapping, the site is underlain by Broadway Alluvium, also described as "stable gravel, terrace" or "stream channel or terrace alluvium." Granular soils such as these are typically not problematic from a geotechnical or foundation performance perspective, but a site-specific foundation investigation, including drilling, sampling, lab testing and analysis will still be needed, prior to the building permit phase, to determine groundwater levels and to characterize soil and bedrock engineering properties such as density, strength, swell and consolidation potential, and bearing capacity at and below approximate foundation bearing depths. This information is required to develop final design criteria for foundations, floor systems, pavements, surface and subsurface drainage, and any onsite wastewater system, if one is planned.

Thank you for the opportunity to review and comment on this project. If you have questions or need clarification of issues identified during this review, please call me at (303) 866-2611 ext. 8316, or e-mail jill.carlson@state.co.us.

Sincerely,

Jill Carlson, C.E.G.
Engineering Geologist