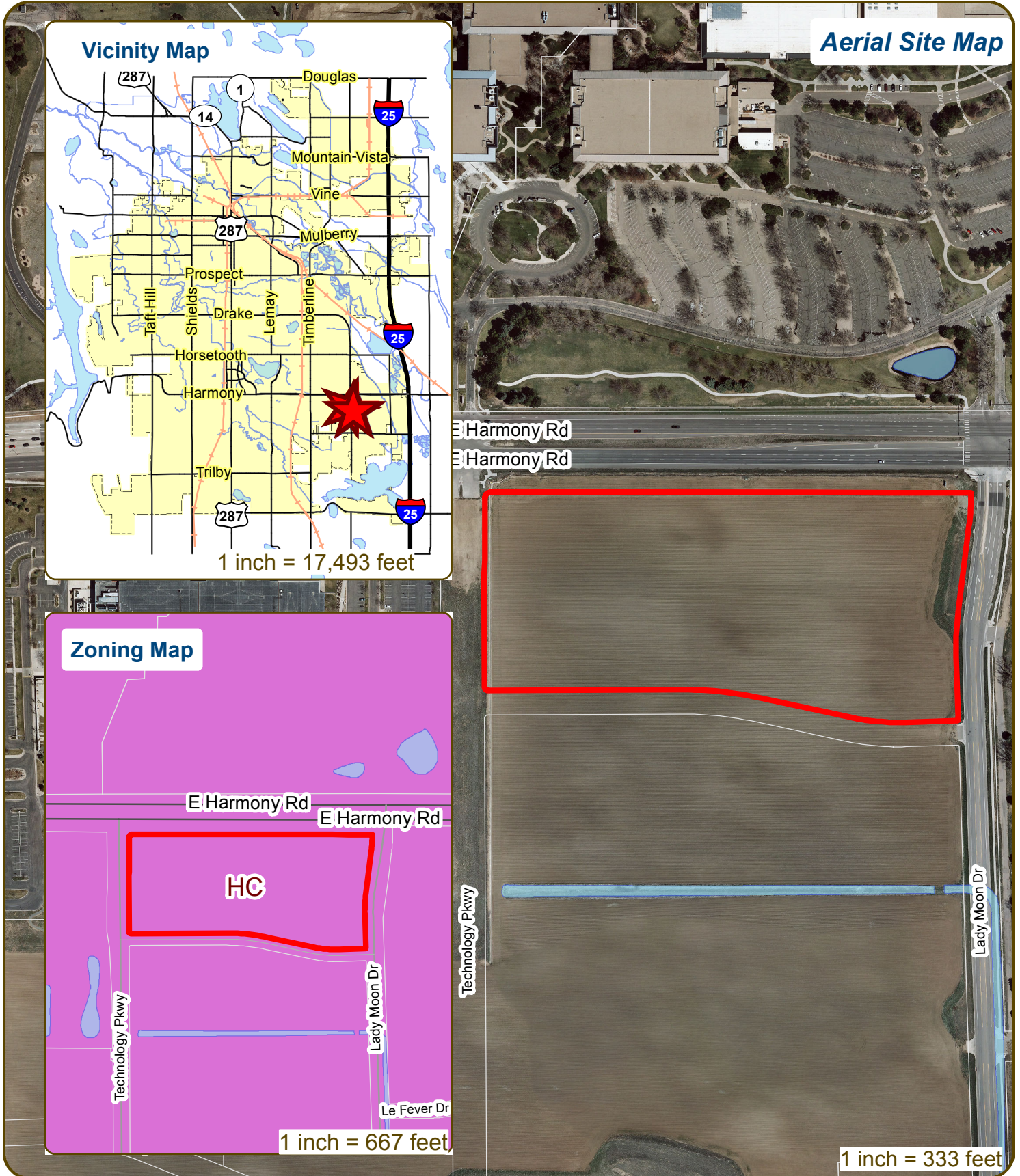


# Harmony Commons Hotel



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PRELIMINARY DESIGN REVIEW: APPLICATION

General Information

Preliminary design review is an opportunity for an applicant to discuss the requirements, standards, procedure, and potential modifications of standards or variances that may be necessary for a project and to generally consider the development proposal design which has been evaluated as a part of the conceptual review process. While the conceptual review process is a general consideration of the development proposal, a Preliminary Design Review considers the development proposal in greater detail. Problems of both a major and minor nature can be identified and solved during the preliminary design review before a formal application is made.

Preliminary design review applications must be submitted to City Staff no later than 5 pm, two weeks prior to the Wednesday meeting date. Application materials can be e-mailed to currentplanning@fcgov.com or sent to/dropped off at 281 North College Avenue.

Representatives of Community Development and Neighborhood Services (Zoning, Environmental Planning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning), Historic Preservation and Poudre Fire Authority regularly attend preliminary design review meetings. Additionally, other public or quasi-public agencies which may be impacted by the development project are invited and encouraged to attend the preliminary design review. These agencies may include the gas utility, water and/or wastewater utility districts, ditch companies, railroads, cable television service providers and other similar agencies.

Upon receipt of a preliminary development proposal for review, and after review of such proposal with the applicant, the staff shall furnish the applicant with written comments and recommendations regarding such proposal in order to inform and assist the applicant prior to preparing components of the development application. The staff shall provide the applicant with a "critical issues" list, which will identify those critical issues that have surfaced in the preliminary design review as issues that must be resolved during the review process of the formal development application. To the extent that there is a misunderstanding or a misrepresentation of facts, the opinion of the staff may change during the course of development review.

Section to be filled out by City Staff
Date of Meeting June 15 Project Planner Ted Shepard
Submittal Date June 1 Fee Paid (\$500) X

\*BOLDED ITEMS ARE REQUIRED\* \*The more info provided, the more detailed your comments from staff will be.\*

Project Name Lot 6, Harmony Commons

Project Address (parcel # if no address) TBD Timberwood Drive - portion of parcel 86042-09-001

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Brian Shear, Consultant

Business Name (if applicable) Shear Engineering Corporation

Applicant Mailing Address 4836 S College Avenue, Suite 12; Fort Collins, CO 80525

Phone Number (970) 226-5334 E-mail Address bshear@shearengineering.com

Basic Description of Proposal (a detailed narrative is also required) 4-story (106 guest room) hotel with indoor pool, restaurant, fitness and business center

Zoning HC Proposed Use hotel / restaurant Existing Use vacant

Total Building Square Footage 55,072 S.F. Number of Stories 4 Lot Dimensions approx 190.5' x 405.5'

Age of any Existing Structures N/A

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

\*If any structures are 50+ years old, good quality, color photos of all sides of the structure are required.

Increase in Impervious Area approx 57,783 S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

PDR application for

# Lot 6, Harmony Commons

(Harmony Technology Park)

TBD Timberwood Drive  
Fort Collins, Colorado

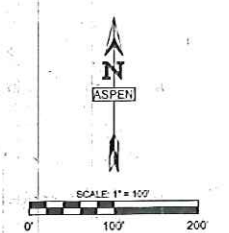
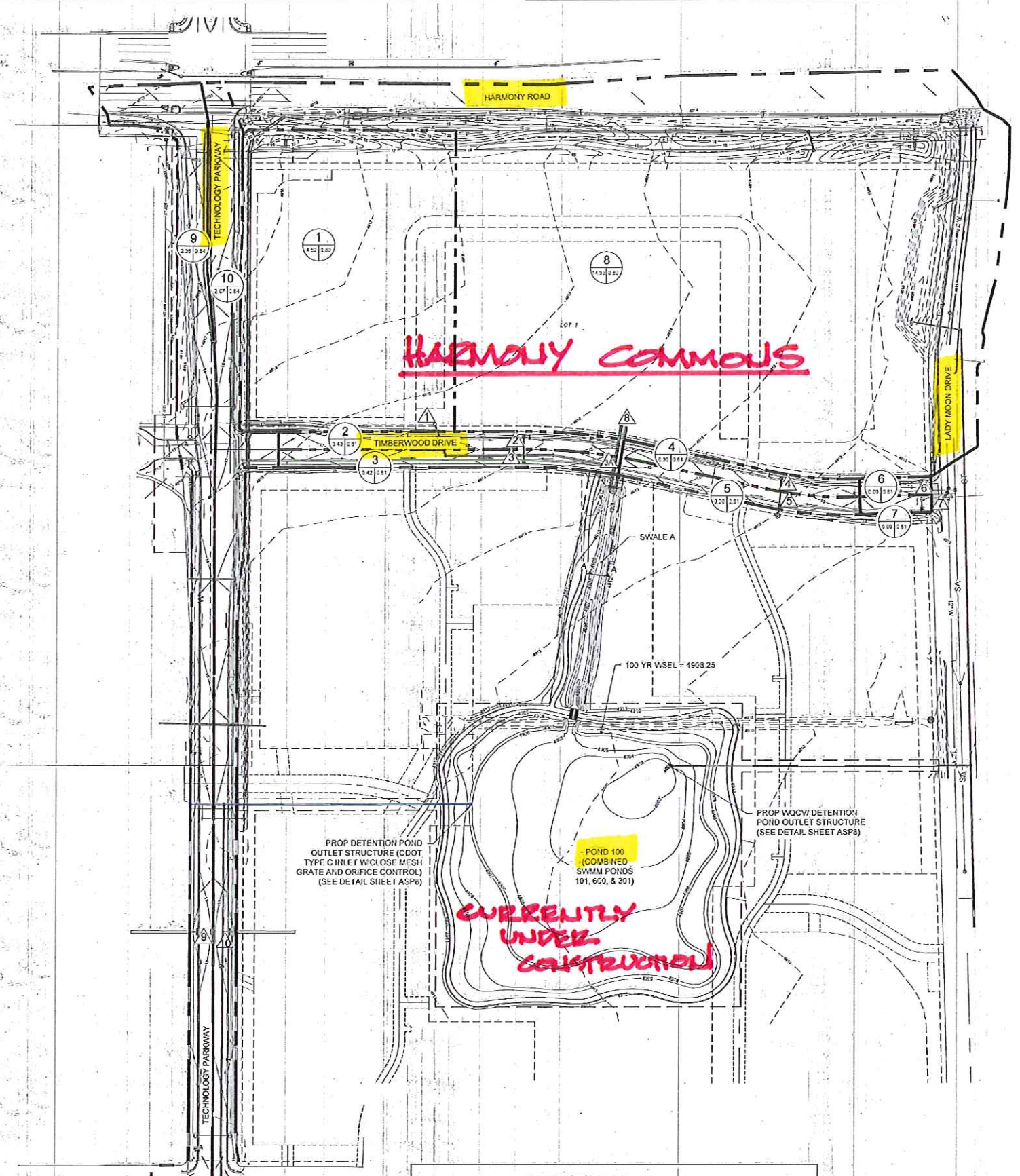
- 2) Project Narrative – Please include the following information:
- (a) *What are you proposing/use?* Upper midscale hotel. 4 story wood frame with 106 guest rooms and typical hotel guest amenities such as indoor pool, restaurant, fitness and business center.
  - (b) *What improvements and uses currently exist on the site?* The site is currently undeveloped. However, Timberwood Drive improvements are currently under construction and Utility Plans for Lots 3, 4 and 5, Harmony Commons are in to City and ready for approvals. Utility service to Harmony Commons from Timberwood Drive are being coordinated with Timberwood Drive construction.
  - (c) *Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood. Refer to overall Harmony Commons concept plan for auto circulation. Pedestrian circulation will be modified to accommodate cross parking for safe and efficient pedestrian access from surrounding parking areas to the hotel site.*
  - (d) *Describe site design and architecture. Surface parking will be provided to support the needs of the 106 guest rooms and staff. All new landscape will be provided and will be in adherence to both the City requirements as well as the future hotel brand (TBD) requirements. Vehicular circulation will be oriented in a general East to West direction and will continue below a porte cochere drop off at the main entry. The building will be located immediately north of Timberwood Dr and will be oriented with its main entry facing North. An additional courtyard with seating and firepit will be located to the immediate south of the building. The general building shape will be rectangular and roughly 250' by 65'. The design style of the building will be a contemporary design with neutral colors. Flat roofs with parapets and horizontal metal canopy accents for light infraction. Exterior materials will be EIFS (Exterior Insulation Finish System), some stone and cementitious siding materials. Plenty of natural light will be allowed into the guestrooms through generously sized windows.*
  - (e) *How is your proposal compatible with the surrounding area?* Much of the design style and detailing will relate to the contemporary feel of the new Banner Medical Center and will also enhance the proposed buildings planned for this site.
  - (f) *Is water detention provided? If so, where? (show on site plan).* Detention is provided in a regional detention pond currently being constructed south of Timberwood Drive. Two (2) box culverts are provided to serve the entire Harmony Commons project site. Refer to attached Drainage Basin Exhibit. This site is included in Basin 8.
  - (g) *How does the site drain now (on and off site)? Will it change? If so, what will change?* The site will direct runoff generally from north to south to the two (2) box culverts under Timberwood Drive and to the regional detention pond.

- (h) *What is being proposed to treat run-off?* Water quality is provided with the regional detention pond south of Timberwood Drive. Refer to attached Drainage Basin Exhibit. This site is included in Basin 8.
- (i) *How does the proposal impact natural features?* No impacts.
- (j) *Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?* The building will be fully sprinklered. NFPA 13 at public areas and NFPA 13R for guestroom areas.
- (k) *Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?* No.
- (l) *Have you previously submitted an application?* No. However, this site is a part of Harmony Commons. We have reviewed and understand the City's 07-17-2015 HTP PDR Comments attached here.
- (m) *What specific questions, if any, do you want addressed?*
  - 1. Are there any offsite improvements that may be required?
  - 2. Is the property subject to any third party reimbursements?
  - 3. What is the setback requirement along Timberwood Drive?
  - 4. What are the sidewalk requirements along the north-south private drive east of building?

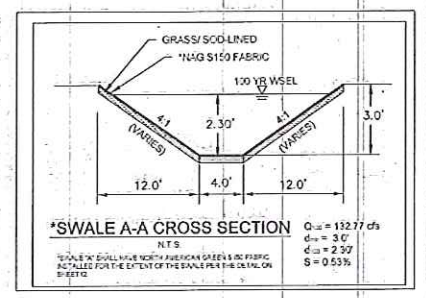
2) *Site Plan – Please consider including the following:*

- (b) Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto); shown
- (c) Existing and proposed landscaping (Will trees be removed?) Concept landscaping shown. There are no existing trees.
- (d) Existing and proposed buildings (Will they remain? If they will change, how?) There are no existing buildings on this site. All new construction.
- (e) Existing natural features (Will these be impacted by the proposal?); no impacts
- (f) On and off site improvements; shown
- (g) Location of detention, drainage and water quality features; see offsite detention pond plan
- (h) Emergency vehicle access and fire hydrant locations; shown

0-3 2396



- NOTE**
- 1) POND 100 (COMBINED SWMM PONDS 101, 600, & 301) HAS BEEN SIZED TO PROVIDE WATER QUALITY AND DETENTION FOR 48.30 ACRES, INCLUDING THE 21.09 ACRES (BASINS 1-8) FOR ON-SITE AND OFF-SITE BASINS SHOWN IN THE HTP ROADWAY AND UTILITY INFRASTRUCTURE PROJECT, AS WELL AS THE REMAINING, EXISTING BASIN AREAS CONTAINED WITHIN SWMM BASINS 401, 600, AND 601 OF THE HTP MASTERPLAN REPORT, AND THE REMAINING EASTERN HALF-WIDTH OF TECHNOLOGY PARKWAY (TOTAL OF 48.3 ACRES). THEREFORE, POND 100 WILL REPLACE AND PROVIDE DETENTION AND WATER QUALITY FOR WHAT WAS PREVIOUSLY SHOWN AS PONDS 101, 600, AND 301 OF THE HTP MASTERPLAN SWMM MODEL, TO ALLOW FOR FUTURE DEVELOPMENT OF THE REMAINING PARCEL AREAS, AT A LATER DATE.
  - 2) FUTURE DEVELOPMENT ALONG THE EAST SIDE OF TECHNOLOGY PARKWAY (SOUTH OF TIMBERWOOD DRIVE) SHALL CONVEY RUNOFF FROM THE EASTERN HALF-WIDTH OF TECHNOLOGY PARKWAY EAST AND IN TO POND 100.
  - 3) TWO OUTFALL STRUCTURES ARE PROPOSED FOR POND 100. THE EASTERN WATER QUALITY DETENTION POND OUTFALL STRUCTURE WILL PROVIDE FOR A CONTROLLED RELEASE RATE OF 12 CFS (PER HTP MASTERPLAN SWMM MODEL FOR PREVIOUS POND 301). THE WESTERN OUTFALL STRUCTURE WILL PROVIDE FOR A CONTROLLED RELEASE RATE OF 5 CFS (PER HTP MASTERPLAN SWMM MODEL FOR PREVIOUS POND 101). THE DRAINAGE BASINS SHOWN ON THIS EXHIBIT ACCOUNT FOR 21.09 ACRES OF TOTAL ON-SITE AND OFF-SITE BASIN AREAS ATTRIBUTABLE TO THE HTP SIXTH FILING. THESE BASIN AREAS, ALONG WITH RATIONAL 'C' VALUES SHOWN BELOW AND IN THE RATIONAL CALCULATIONS HAVE BEEN UTILIZED TO SIZE THE STORM SEWER INFRASTRUCTURE SHOWN IN THESE PLANS AND THE HTP INFRASTRUCTURE IMPROVEMENTS PROJECT, AS WELL AS TO SIZE SWALE A FOR THIS PROJECT. FUTURE DEVELOPMENT OF BASINS 1 AND 8 SHALL MEET THE 60% IMPERVIOUS RATIO FOR THE SA'D BASINS ('C' VALUES FOR FUTURE DEVELOPMENT SHALL ADHERE TO CORRESPONDING IMPERVIOUS RATIO OF 60% IMPERVIOUSNESS, NOT 'C' VALUE OF 0.60). SHOULD THE DEVELOPED CONDITION OF BASINS 1 AND 8 EXCEED AN 80% IMPERVIOUSNESS RATIO, ADDITIONAL WATER QUALITY AND DETENTION WILL BE REQUIRED, BEYOND THAT SHOWN IN THE HTP SWMM MODEL.
  - 4) IN THE INTERIM CONDITION, BASINS 1 AND 8 WILL REMAIN IN THEIR HISTORIC CONDITION, WHICH IS EXISTING PLANTED AGRICULTURAL FIELDS. FUTURE DEVELOPMENT SHALL PROVIDE FOR THE ENTIRETY OF BASINS 1 AND 8 BEING CONVEYED TO THE PROPOSED STORM DRAINAGE INFRASTRUCTURE, SHOWN IN THIS PLAN AND CONTAINED WITHIN THIS PLAN SET, FOR EACH ATTRIBUTABLE BASIN AND THE CORRESPONDING DESIGN POINT FOR EACH BASIN.
  - 5) THE INTERIM COBBLE PITS/DISCHARGE POINTS (LOCATED SOUTH OF TIMBERWOOD DRIVE) ARE PROVIDED FOR THE INTERIM CONDITION ONLY. LID AND BMP MEASURES FOR BASINS 1 THROUGH 10 SHALL BE PROVIDED BY OTHERS WITH FUTURE DEVELOPMENT.
  - 6) SEE RATIONAL METHOD CALCULATIONS FOR COMBINED/ AT TREATMENT FLOW FROM COMBINED BASINS FOR STORM SEWER SWALE SIZING.
  - 7) 12" OF COOT CLASS 'A' BEDDING MATERIAL SHALL BE PLACED UNDER ALL RIPRAP SHOWN. ALL RIPRAP SHALL BE COVERED WITH 6" OF TOPSOIL.
  - 8) SEE SHEET ASP2 FOR MASTER LEGEND.
  - 9) FUTURE DEVELOPMENT EAST/SOUTHEAST OF THE REGIONAL DETENTION POND SHALL BE DESIGNED TO ENSURE A POSITIVE OVERFLOW PATH TO THE EAST AND INTO LADY MOON DRIVE.



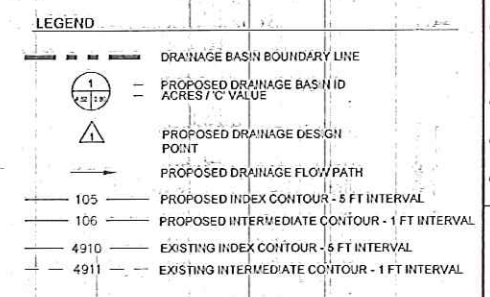
**HYDROLOGY TABLE**

BASIN #	DESIGN POINT	AREA (acres)	'C' VALUE	Q <sub>p</sub> (cfs)	Q <sub>10</sub> (cfs)
1	1	4.52	0.80	6.56	33.23
2	2	0.43	0.81	0.93	4.24
3	3	0.42	0.81	0.92	4.21
4	4	0.30	0.81	0.69	2.99
5	5	0.30	0.81	0.70	3.01
6	6	0.09	0.81	0.21	0.89
7	7	0.09	0.81	0.21	0.89
8	8	14.93	0.80	18.45	85.26
9	9	2.35	0.84	3.08	13.41
10	10	2.07	0.84	2.75	12.20

**POND SUMMARY TABLE**

POND	DESC	100-YR WSEL (FT)	VOLUME PROVIDED (AC-FT)	VOLUME REQUIRED (AC-FT)	WQCV WSEL (AC-FT)	WQCV (AC-FT)
*100	DETENTION POND	4903.25	12.79	12.79	4904.70	1.59

\* POND 100 IS SIZED TO PROVIDE DETENTION AND WATER QUALITY FOR 48.30 ACRES WITH AN 80% IMPERVIOUS RATIO. PER THE HTP MASTERPLAN SWMM MODEL. POND 100 WILL PROVIDE AND INCLUDES THE WATER QUALITY AND DETENTION FOR THE INTERIM 21.09 ACRES OF ATTRIBUTABLE AREA (BASINS 1-8 AT 60% IMPERVIOUSNESS, AS ALLOWED FOR IN THE HTP MASTER PLAN). POND 100 WILL BE CONSTRUCTED, AS SHOWN IN THIS PLAN WITH A PROVIDED VOLUME OF 12.79 AC-FT, TO ALLOW FOR ADDITIONAL BASIN AREAS SOUTH OF TIMBERWOOD DRIVE AND EAST OF TECHNOLOGY PARKWAY TO BE ADDED TO POND 100 WITH FUTURE DEVELOPMENT, AS PROVIDED FOR IN THE HTP MASTER PLAN. THE 1.59 AC-FT OF WQCV IS BASED ON THE DEVELOPED CONDITION OF ALL 48.30 ACRES, AS ANTICIPATED FOR ULTIMATE BUILD-OUT OF POND 100 AND ATTRIBUTING BASIN AREAS (TOTAL OF 48.3 ACRES).



City of Fort Collins, Colorado  
**UTILITY PLAN APPROVAL**  
 APPROVED: *[Signature]* *[Signature]*  
 Date: \_\_\_\_\_  
 CHECKED BY: *[Signature]* *[Signature]*  
 Water & Wastewater Utility Date: \_\_\_\_\_  
 CHECKED BY: *[Signature]* *[Signature]*  
 Stormwater Utility Date: \_\_\_\_\_  
 CHECKED BY: *[Signature]* *[Signature]*  
 Parks & Recreation Date: \_\_\_\_\_  
 CHECKED BY: *[Signature]* *[Signature]*  
 Traffic Engineer Date: \_\_\_\_\_  
 CHECKED BY: *[Signature]* *[Signature]*  
 Environmental Planner Date: \_\_\_\_\_

THESE PLANS HAVE BEEN REVIEWED BY THE LOCAL ENTITY FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWER DEPARTMENT, THE LOCAL ENTITY ENGINEER, OR THE LOCAL ENTITY FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED IN ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE LOCAL ENTITY FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.



CALL UTILITY NOTIFICATION CENTER OF COLORADO  
**1-800-922-1987**  
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES.

**ASPEN ENGINEERING**

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 REVISION BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DISCUSSION OF REVISIONS: \_\_\_\_\_  
 REV # \_\_\_\_\_  
 CHECKED BY: *[Signature]*  
 DESIGNED BY: *[Signature]*  
 DRAWN BY: *[Signature]*

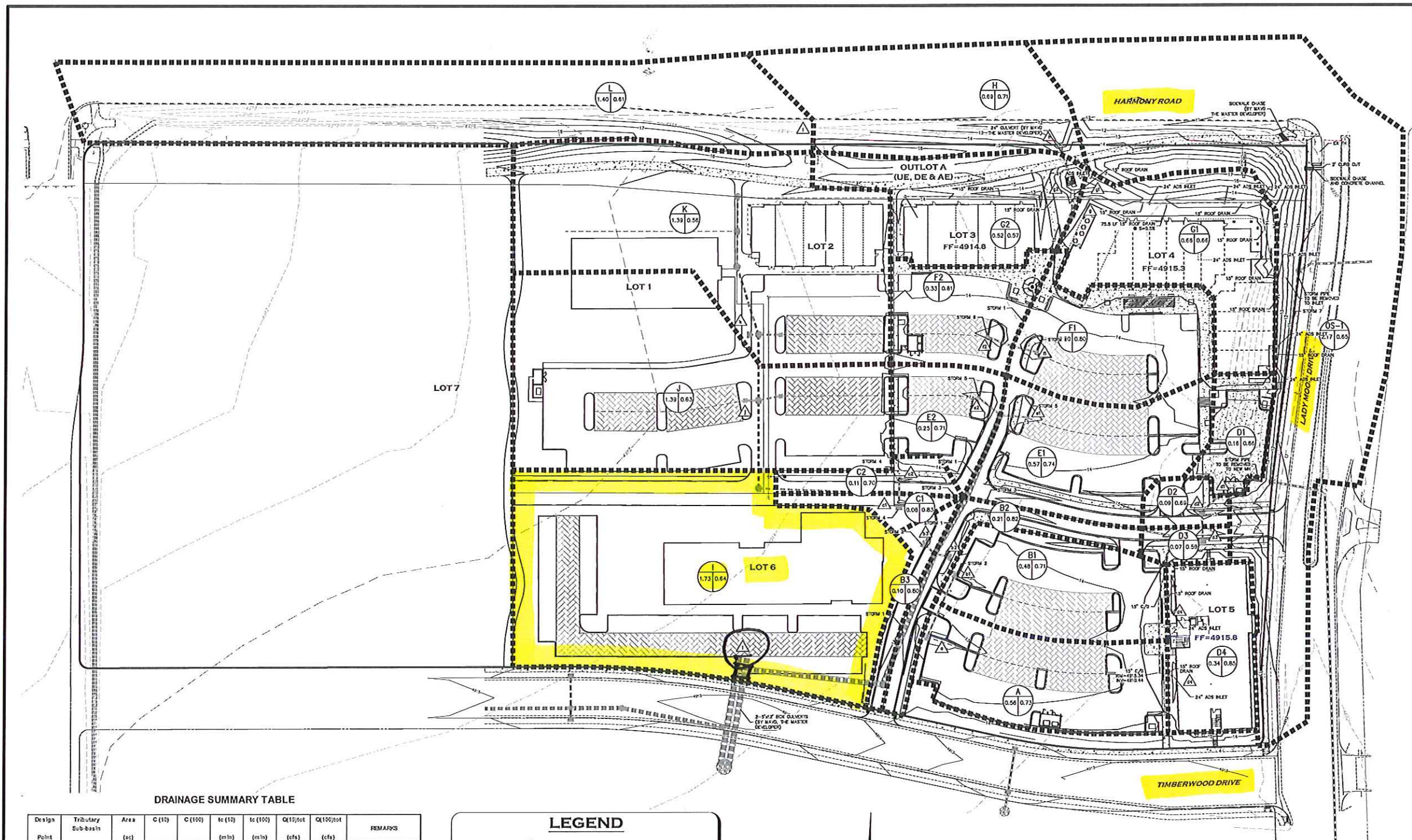
**HARMONY TECHNOLOGY PARK INFRASTRUCTURE IMPROVEMENTS**  
 FORT COLLINS, COLORADO  
**DRAINAGE BASIN EXHIBIT - PHASE 2**

PROJECT / LOCATION: \_\_\_\_\_  
 DRAWING: \_\_\_\_\_

COLORADO REGISTERED PROFESSIONAL ENGINEER  
*[Signature]*  
 143251  
 5-10-16

Project No: 100-003  
 Date: 4/18/16  
 SHEET No: ASP6  
 44 OF 47

This unofficial copy was downloaded on May-26-2016 from the City of Fort Collins Public Records Website: <http://city.oca.gov> or at [www.fortcollins.gov](http://www.fortcollins.gov). For an official copy, please contact Engineering Office, 281 North College Fort Collins, CO 80521 USA.

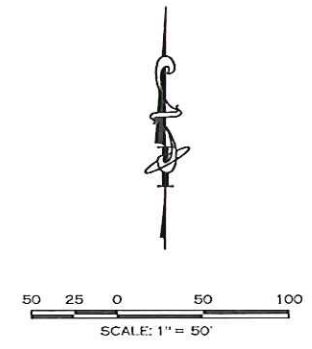


DRAINAGE SUMMARY TABLE

Design Point	Tributary Sub-basin	Area (ac)	C (10)	C (100)	tc (10)	tc (100)	Q (10) (cfs)	Q (100) (cfs)	REMARKS
a	A	0.56	0.73	0.51	8.4	6.2	1.6	4.6	Flow reduced to 1.5 cfs
b1	B1	0.43	0.71	0.53	7.8	5.9	1.4	3.9	Flow reduced to 3.2 cfs
b2	B2	0.21	0.82	1.00	5.0	5.0	0.8	2.0	
b3	B3	0.10	0.80	1.00	5.0	5.0	0.4	1.0	
c1	C1	0.08	0.83	1.00	5.0	5.0	0.3	0.8	
c2	C2	0.11	0.70	0.87	5.0	5.0	0.4	1.0	
d1	D1	0.15	0.85	1.00	5.0	5.0	0.7	1.6	
d2	D2	0.09	0.59	0.65	5.0	5.0	0.3	0.8	
d3	D3	0.07	0.59	0.74	5.0	5.0	0.2	0.5	
d4	D4	0.34	0.85	1.00	5.0	5.0	1.4	3.4	
e1	E1	0.57	0.74	0.53	6.6	5.4	1.9	5.1	Flow reduced to 1.6 cfs
e2	E2	0.25	0.71	0.89	5.0	5.0	0.9	2.2	Flow reduced to 0.7 cfs
f1	F1	0.50	0.80	1.00	6.8	5.0	1.7	5.0	Flow reduced to 1.6 cfs
f2	F2	0.33	0.81	1.00	5.0	5.0	1.3	3.3	Flow reduced to 1.4 cfs
g1	G1	0.65	0.65	0.83	10.5	8.1	1.6	4.6	
g2	G2	0.52	0.57	0.72	9.6	7.5	1.2	3.2	
h	H	0.69	0.71	0.69	9.0	6.5	1.9	5.5	
i	I	1.73	0.64	0.65	12.3	11.1	3.9	12.4	Flow reduced to 7.0 cfs
j	J	1.39	0.63	0.79	8.6	6.8	3.5	9.8	Flow reduced to 5.0 cfs
k	K	1.39	0.56	0.70	7.2	5.6	3.3	9.2	Flow reduced to 7.0 cfs
l	L	1.40	0.61	0.76	13.7	13.7	2.8	7.2	

**LEGEND**

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED DIRECTION OF OVERLAND FLOW
- - - - - PROPOSED DRAINAGE BASIN DIVIDE LINE
- (A) DRAINAGE BASIN ID
- (0.37/0.63) MAJOR STORM RUNOFF COEFFICIENT
- (1.73/0.64) DRAINAGE BASIN AREA, ACRES
- △ DESIGN POINT



CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**811**  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

**PRELIMINARY  
NOT FOR CONSTRUCTION**

CITY OF FORT COLLINS, COLORADO  
UTILITY PLAN APPROVAL

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
 CHECKED BY: WATER & WASTEWATER UTILITY DATE \_\_\_\_\_  
 CHECKED BY: STORMWATER UTILITY DATE \_\_\_\_\_  
 CHECKED BY: PARKS & RECREATION DATE \_\_\_\_\_  
 CHECKED BY: TRAFFIC ENGINEER DATE \_\_\_\_\_  
 CHECKED BY: ENVIRONMENTAL PLANNER DATE \_\_\_\_\_

NO.	DATE	REVISIONS DESCRIPTION	BY

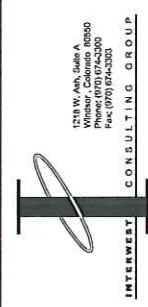
PROJECT NAME  
**HARMONY COMMONS  
LOTS 3, 4 AND 5  
DRAINAGE PLAN**

PREPARED FOR  
BRINKMAN DEVELOPMENT  
3528 PRECISION DR. SUITE 100  
FORT COLLINS, CO 80528  
PHONE: 970.267.0954

DATE: 2/11/16  
SCALE (H): 1"=50'  
SCALE (V): N/A  
DESIGNED BY: ES  
CHECKED BY: MPO

PROJ. NO. 1254-045-00

**6**





Community Development and  
Neighborhood Services  
281 North College Avenue  
PO Box 580  
Fort Collins, CO 80522

970.221.6750  
970.224.6134 - fax  
[fcgov.com/developmentreview](http://fcgov.com/developmentreview)

July 17, 2015

Todd Parker  
Brinkman Development  
3528 Precision Drive  
Fort Collins, CO 80528

RE: HTP Retail - Preliminary Design Review, PDR150013, Round Number 1

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

**Comment Summary:**

**Department: Planning Services**

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

**Topic: General**

**Comment Number: 1.** Comment Originated: 07/15/2015

07/15/2015: The parcel is Tract S of the Harmony Technology Park Overall Development Plan, Seventh Amendment which is described as containing 24.71 acres and divided between 17.14 acres of Primary Uses and 7.57 acres of Secondary Uses. An exhibit will need to be prepared that shows how the Primary (Office) Use is carved out of the "Retail Center" such that the Secondary Uses do not exceed 7.57 acres.

**Comment Number: 2.** Comment Originated: 07/15/2015

07/15/2015: A Context Diagram will need to be provided that includes Timberwood Drive on the south, Technology Parkway on the west and the balance of Tract S. Also, be sure to label all surrounding land uses including the regional stormwater detention pond.

**Comment Number: 3.** Comment Originated: 07/15/2015

07/15/2015: Does the site not have direct access to Technology Parkway? If not, an off-site connection to Technology Parkway may be required to ensure the necessary access and circulation to serve the project.

**Comment Number: 4.**

Comment Originated: 07/15/2015

07/15/2015: Regarding the proposed uses, Office is permitted subject to Type One Review and it is a primary use. The Hotel is considered a Lodging Establishment and is permitted subject to Type Two Review and it's a secondary use. Standard Restaurant is a permitted use subject to Type Two Review and it's a secondary use. Retail, per se, is not directly listed in the permitted use list but it is permitted as a component of a Convenience Retail Shopping Center which is permitted subject to Type Two Review and it's a secondary use.

**Comment Number: 5.**

Comment Originated: 07/15/2015

07/15/2015: With regard to the narrative indicating that one of the proposed uses is "Mixed-Use," please note the definition:

"Mixed use shall mean the development of a lot, tract or parcel of land, building or structure with two (2) or more different uses, including, but not limited to, residential, office, retail, public uses, personal service or entertainment uses (but not including accessory uses), designed, planned and constructed as a unit."

**Comment Number: 6.**

Comment Originated: 07/15/2015

07/15/2015: All of the uses proposed within a Mixed-Use lot, tract or parcel of land, building or structure must first be permitted within the H-C zone.

**Comment Number: 7.**

Comment Originated: 07/15/2015

07/15/2015: If the "Mixed-Use" component includes residential dwelling units, then these units are defined as "Mixed-Use Dwellings" which are permitted subject to Type One Review and are a Primary use. "Mixed-Use Dwellings" are defined as follows:

Dwelling, mixed-use shall mean a dwelling that is located in the same building as a nonresidential use (but not including an accessory use).

**Comment Number: 8.**

Comment Originated: 07/15/2015

07/15/2015: If any one of the proposed uses are subject to Type Two Review, then the entire Project Development Plan (PDP) is subject to Type Two Review.

**Comment Number: 9.**

Comment Originated: 07/15/2015

07/15/2015: As indicated above, Retail is permitted but only within a Convenience Shopping Center. In other words, free-standing retail is not allowed. This is an important distinction. A Convenience Shopping Center must comply with the definition:

Convenience shopping center shall mean a shopping and service center situated on seven (7) or fewer acres with four (4) or more business establishments with separate exterior entrances, located in a complex which is planned, developed and managed as a single unit, and located within and intended to primarily serve the consumer demands of adjacent employment areas. The principal uses permitted include retail stores; business services; convenience retail stores with fuel sales (possibly including an accessory one-bay automatic carwash); personal business and service shops; standard or fast food restaurants (without drive-up windows); vehicle minor repair, servicing and maintenance uses; liquor sales (for on- or off-premise consumption); beauty



or barber shops; dry-cleaning outlets; equipment rental (not including outdoor storage); limited indoor recreational uses; pet shops; and uses of similar character. Secondary uses may include professional offices; limited banking services such as branch banks (with limited drive-up facilities) and automated teller machines; multi-family dwellings; medical offices and clinics; small animal veterinary clinics; child care centers; and elderly day care facilities.

**Comment Number: 10.** Comment Originated: 07/15/2015  
07/15/2015: The P.D.P. must carve out a Convenience Shopping Center that does not exceed seven of the nine total acres.

**Comment Number: 11.** Comment Originated: 07/15/2015  
07/15/2015: A neighborhood information meeting will be required.

**Comment Number: 12.** Comment Originated: 07/15/2015  
07/15/2015: As you are aware, an 80-foot setback is required from the future edge of pavement of Harmony Road. This future edge of pavement must be determined in consultation with the Engineering and then surveyed in the field and then demarcated on a plan sheet. Note that this line may not correspond to a right-of-line, a property line, a parcel line or a lease line. Staff recommends that a separate detail graphically depict this relationship at a large scale.

**Comment Number: 13.** Comment Originated: 07/15/2015  
07/15/2015: Per the Harmony Corridor Plan, the 80-foot setback area must include undulating berms, meandering eight-foot wide detached public sidewalk, and feature the Harmony Oaks landscape design theme.

**Comment Number: 14.** Comment Originated: 07/15/2015  
07/15/2015: Where connecting walkways tie into the public sidewalk on Harmony Road, such walkways should be flared so that the two walks do not intersect at 90-degrees.

**Comment Number: 15.** Comment Originated: 07/15/2015  
07/15/2015: Please indicate that Timberwood Drive is a local street and that Lady Moon is a two-lane collector.

**Comment Number: 16.** Comment Originated: 07/15/2015  
07/15/2015: Staff is concerned about the north side of the four buildings adjoining Harmony Road. While staff is aware that these buildings will feature attractive, four-sided architecture, the Harmony Road side will still, nonetheless, feature the utility appurtenances typically associated with the back side of a commercial building. To mitigate the visual impact, the necessary screening for all four buildings must be thorough, significant and consistent across the entire Harmony Road frontage. Such screening must be factored into the overall design at an early phase and not installed as post-construction retro-fit. This comment applies to both ground and roof-mounted equipment.

**Comment Number: 17.** Comment Originated: 07/15/2015  
07/15/2015: Similarly, electrical transformers must not be located along either the Harmony Road or Lady Moon frontages. These transformers must be accessible within ten feet from hard surface for emergency change out while, at the same time, must be screened from these two roadways. This may require running primary service for a greater distance in order for placement that is not viewable from the roadway. If, for various reasons, the transformer is located along either of these two streets, then the transformer must be screened with a

solid enclosure, meeting the clearance specifications of Light and Power, on all four sides, featuring a gate.

**Comment Number: 18.** Comment Originated: 07/15/2015

07/15/2015: The site is bisected by an east-west private parking lot drive aisle that appears capable of connecting Lady Moon on the east to Technology Parkway on the west. Have you considered upgrading this from a drive aisle to a street-like private drive? For example, in the Preston Center, the east-west internal drive features diagonal parking, and some cases, center diagonal parking that can be accessed from both directions.

**Comment Number: 19.** Comment Originated: 07/15/2015

07/15/2015: For pedestrian walkways, the internal sidewalk system needs to either be enhanced or depicted more clearly.

**Comment Number: 20.** Comment Originated: 07/15/2015

07/15/2015: On the south side of the hotel, there appears to be a service court. This area will need to well-screened from Timberwood Drive in a manner greater than shown.

**Comment Number: 21.** Comment Originated: 07/15/2015

07/15/2015: Staff is concerned about the use of the term "broad architectural strokes." While at this point is probably too early to discuss building architecture, please note that this term appears overly vague. Despite the intention of this semantic, all buildings will be required to comply with Section 3.5.3 of the Land Use Code. Also, it always helpful to remind applicants that Section 3.5.3(E) addresses Character and Image and Site Specific Design in order for standardized prototype design to be modified as necessary to ensure compliance with the Land Use Code.

**Comment Number: 22.** Comment Originated: 07/15/2015

07/15/2015: All trash enclosures must be designed to accommodate containers for recycling. For assistance in locating, quantifying and properly sizing these containers, please contact Caroline Mitchell, 221-6288.

**Comment Number: 23.** Comment Originated: 07/15/2015

07/15/2015: Bike racks need to be distribute throughout the project with a mix of indoor/weather protected racks and outdoor fixed racks per Section 3.2.2(C) (4). Outdoor racks must be permanently anchored to concrete and not interfere with landscaping or pedestrian walkways. All outdoor features must include fixed outdoor racks.

**Comment Number: 24.** Comment Originated: 07/15/2015

07/15/2015: A replat will be required. We advise that individual building envelopes not be platted as any changes would require another replat.

**Department: Engineering Development Review**

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

**Topic: General**

**Comment Number: 17** Comment Originated: 07/15/2015

07/15/2015: There has been previous discussions with past development proposal on the site that would have a signal at Harmony Road and Technology Parkway. This was on the basis that the development proposal would meet traffic warrants for signalization. The timing and warranting of the signal would

be determined by Traffic Operations. The cost of the signal would be entirely of the development and not eligible for City reimbursement.

**Comment Number: 18**

Comment Originated: 07/15/2015

07/15/2015: Does Timberwood Drive align and fit within the platted right-of-way? If it doesn't we will need to go to City Council to vacate and right-of-way that is no longer needed.

**Contact: Sheri Langenberger, 970-221-6573, [slangenberger@fcgov.com](mailto:slangenberger@fcgov.com)**

**Topic: General**

**Comment Number: 1**

Comment Originated: 07/14/2015

07/14/2015: Marc Virata [mvirata@fcgov.com](mailto:mvirata@fcgov.com) or 221-6567 will be the Engineer assigned to this project. Please contact him if you have further questions regarding the Engineering comments or requirements.

**Comment Number: 2**

Comment Originated: 07/14/2015

07/14/2015: Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.

**Comment Number: 3**

Comment Originated: 07/14/2015

07/14/2015: 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>

**Comment Number: 4**

Comment Originated: 07/14/2015

07/14/2015: 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.

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.

**Comment Number: 5**

Comment Originated: 07/14/2015

07/14/2015: 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>

**Comment Number: 6**

Comment Originated: 07/14/2015

07/14/2015: This project is responsible for dedicating any right-of-way and easements that are necessary for this project. This shall including 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). Access and utility easements will need to be provided so that future development to the west can tie into that proposed on this site.

**Comment Number: 7**

Comment Originated: 07/14/2015

07/14/2015: The project will have a repay for the Development's local street portion of the improvements that the City installed along the Harmony Frontage

of the Property. This will be due prior to the issuance of the first building permit on the site. The project will also have a repay for the Developments portion of the right turn lane that was installed at Harmony onto Lady Moon Drive.

**Comment Number: 8** Comment Originated: 07/14/2015

07/14/2015: The project will be responsible for the installation of the sidewalk and parkway along Harmony Road (from Lady Moon to Technology Parkway – the connection will need to be completed) and Lady Moon Drive and the design and construction of the Timberwood Drive and Technology Parkway connection from Harmony Road to Timberwood Drive or if this connection is not needed to serve the site a temporary turnaround at the end of Timberwood Drive to the west of the site.

**Comment Number: 9** Comment Originated: 07/14/2015

07/14/2015: The narrative identifies that the drainage will be accommodated in the regional pond. If the curb, gutter, sidewalk, roadway, and parkway improvements do not already exist adjacent to this pond they will be required with the creation and/or use of this pond.

**Comment Number: 10** Comment Originated: 07/14/2015

07/14/2015: In regards to the median on Lady Moon. It cannot be removed or shortened. It was required to be lengthened by Banner Health in order to accommodate and regulate the right-in right-out access point that they have across the street. Any access to this property off of Lady Moon would need to be a right-in right-out and designed as such.

**Comment Number: 11** Comment Originated: 07/14/2015

07/14/2015: Utility plans will be required and a Development Agreement will be recorded once the project is finalized.

**Comment Number: 12** Comment Originated: 07/14/2015

07/14/2015: A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

**Comment Number: 13** Comment Originated: 07/14/2015

07/14/2015: LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.

**Comment Number: 14** Comment Originated: 07/14/2015

07/14/2015: Any rain gardens within the right-of-way cannot be used to treat the development/ site storm runoff. We can look at the use of rain gardens to treat street flows – the design standards for these are still in development.

**Comment Number: 15** Comment Originated: 07/14/2015

07/14/2015: 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.

**Comment Number: 16** Comment Originated: 07/14/2015

07/14/2015: 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.

**Department: Environmental Planning**

**Contact: Kelly Kimple, [kkimple@fcgov.com](mailto:kkimple@fcgov.com)**

**Topic: General**

**Comment Number: 1**

**Comment Originated: 07/08/2015**

07/08/2015: With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible.

**Comment Number: 2**

**Comment Originated: 07/08/2015**

07/08/2015: Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens and has many sustainability programs and goals that may benefit your project. Of particular interest may be the:

- ClimateWise program: <http://www.fcgov.com/climatewise/>, contact Melissa Hovey at 970-221-6813 or [mhovey@fcgov.com](mailto:mhovey@fcgov.com)

- Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP):

[http://www.fcgov.com/recycling/pdf/\\_20120404\\_WRAP\\_ProgramOverview.pdf](http://www.fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf), contact Caroline Mitchell at 970-221-6288 or [cmtichell@fcgov.com](mailto:cmtichell@fcgov.com)

- Green Building and the Climate Action Plan:

<http://www.fcgov.com/enviro/green-building.php>, contact Melissa Hovey at 970-221-6813 or [mhovey@fcgov.com](mailto:mhovey@fcgov.com)

- Nature in the City Strategic Plan:

<http://www.fcgov.com/planning/natureinthecity/?>

[key=advanceplanning/natureinthecity/](http://www.fcgov.com/planning/natureinthecity/?key=advanceplanning/natureinthecity/), contact Justin Scharton at 970-221-6213 or [jscharton@fcgov.com](mailto:jscharton@fcgov.com)

Please consider the City's sustainability goals and ways for your development to engage with these efforts.

**Department: Light And Power**

**Contact: Luke Unruh, 9704162724, [lunruh@fcgov.com](mailto:lunruh@fcgov.com)**

**Topic: General**

**Comment Number: 1**

**Comment Originated: 07/14/2015**

07/14/2015: Light and Power has three phase facilities on the south side of Harmony Rd and along the east side of Lady Moon Dr. that could be utilized to provide power to the proposed site.

**Comment Number: 2**

**Comment Originated: 07/14/2015**

07/14/2015: Electric Capacity Fee, Building Site charges, and any necessary system modification charges will apply. Please see the Electric Estimating Calculator and Electric Construction Policies, Practices & Procedures at the following link:

<http://www.fcgov.com/utilities/business/builders-and-developers>

**Comment Number: 3**

Comment Originated: 07/14/2015

07/14/2015: Contact Light and Power Engineering to coordinate the transformer and electric meter locations, please show the locations on the utility plans. Transformer must be within 10' of an asphalt/concrete surface. Pay close attention to the transformer clearances in the Electric Construction Policies, Practices & Procedures.

**Comment Number: 4**

Comment Originated: 07/14/2015

07/14/2015: Streetlights will be placed along public streets. A 40' separation on both sides of the light is required between canopy trees and streetlights. A 15' separation on both sides of the light is required between ornamental trees and streetlights.

**Comment Number: 5**

Comment Originated: 07/14/2015

07/14/2015: Please provide a one line diagram and a C-1 form to Light and Power Engineering. The C-1 form can be found at:  
<http://zeus.fcgov.com/utills-procedures/files/EngWiki/WikiPdfs/C/C-1Form.pdf>

**Department: PFA**

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

**Topic: General**

**Comment Number: 1**

Comment Originated: 07/09/2015

07/09/2015: WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. The installation of private hydrants require special approved and permitting. Private fire hydrants shall have an approved maintenance plan as per IFC 507.5.3. Fire hydrants must be the type approved by the water district having jurisdiction and the Fire Department. In addition, any building equipped with a standpipe will require a fire hydrant within 100' of the fire department connection. Code language provided below.

> IFC 508.1 and Appendix B: COMMERCIAL REQUIREMENTS: Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to any building, on 600-foot centers thereafter.

> IFC 507.1.1: Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet of the fire department connections. Exception: The distance shall be permitted to exceed 100 feet where approved by the fire code official.

**Comment Number: 2**

Comment Originated: 07/09/2015

07/09/2015: FIRE LANES

Fire access is required to within 150' of all exterior portions of any building. Access cannot be measured from an arterial road. Additional access requirements apply for buildings over 30' in height as defined by the 2012 IFC. Please provide a plan view showing the overall site connectivity as this is not clear from the materials submitted. Dead-end roads over 660' are prohibited. Code language and fire lane specifications are provided below. Please contact PFA with any questions.

> IFC 503.1.1: Approved fire Lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. When any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, the fire code official is authorized to increase the dimension if the building is equipped throughout with an approved, automatic fire-sprinkler system.

#### **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 designated on the plat 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.
  - > Dead-end fire apparatus access roads cannot exceed 660 feet in length. 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.
  - > Be visible by painting and/or signage, and maintained unobstructed at all times.
  - > Additional access requirements exist for buildings greater than 30' in height. Refer to Appendix D of the 2012 IFC or contact PFA for details.
- International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 and Local Amendments

#### **BUILDINGS EXCEEDING THREE STORIES OR 30 FEET IN HEIGHT:**

##### **AERIAL FIRE APPARATUS ACCESS ROADS - WHERE REQUIRED**

> 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.

##### **AERIAL FIRE APPARATUS ACCESS ROADS - WIDTH**

> IFC D105.2; FCLUC 3.6.2(B)2006; and Local Amendments: Aerial fire apparatus access roads shall have a minimum unobstructed width of 30 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

**AERIAL FIRE APPARATUS ACCESS ROADS - PROXIMITY TO BUILDING**  
> 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.

**Comment Number: 3**

Comment Originated: 07/09/2015

07/09/2015: FIRE CONTAINMENT

Buildings exceeding 5000 square feet 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. Automatic fire sprinkler systems are reviewed under a separate permit. Please contact Assistant Fire Marshal, Joe Jaramillo with any fire sprinkler related questions at 970-416-2868.

**Comment Number: 4**

Comment Originated: 07/09/2015

07/09/2015: FIRE STANDPIPE SYSTEM

> IFC Sections 905 and 913: Standpipe systems shall be provided in new buildings and structures in accordance with Section 905 or the 2012 International Fire Code. Approved standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access, or where the floor level of the lowest story is located more than 30 feet below the highest level of fire department vehicle access. The standpipe system shall be capable of supplying at minimum of 100 psi to the top habitable floor. An approved fire pump may be required to achieve this minimum pressure. Buildings equipped with standpipes are required to have a hydrant within 100 feet of the Fire Department Connection.

**Comment Number: 5**

Comment Originated: 07/09/2015

07/09/2015: PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM

New buildings require a fire department, emergency communication system evaluation after the core/shell but prior to final build out. For the purposes of this section, fire walls shall not be used to define separate buildings. Where adequate radio coverage cannot be established within a building, public-safety radio amplification systems shall be designed and installed in accordance with criteria established by the Poudre Fire Authority. Poudre Fire Authority Bureau Admin Policy #07-01

**Comment Number: 6**

Comment Originated: 07/09/2015

07/09/2015: PREMISE IDENTIFICATION

> 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 six-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.

**Comment Number: 9**

Comment Originated: 07/09/2015

07/09/2015: OTHER COMMENTS



Other fire department comments may be due at time of individual building permit.

**Department: Stormwater Engineering**

**Contact: Shane Boyle, 970-221-6339, [sboyle@fcgov.com](mailto:sboyle@fcgov.com)**

**Topic: General**

**Comment Number: 1**

**Comment Originated: 07/15/2015**

07/15/2015: A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. 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).

**Comment Number: 2**

**Comment Originated: 07/15/2015**

07/15/2015: The design for this site must conform to the approved Harmony Teck Park drainage plan. Adequate drainage infrastructure, including conveyance to the downstream regional pond, outlet structure design and sizing, adequate volume in the existing pond, etc. must be verified or constructed with this project.

**Comment Number: 3**

**Comment Originated: 07/15/2015**

07/15/2015: There are existing inlets and a drainage channel at the northeastern corner of the site that will need to be accounted for. The submitted site plan shows a building directly in the outlet path of existing inlets on Lady Moon and Harmony.

**Comment Number: 4**

**Comment Originated: 07/15/2015**

07/15/2015: 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 for 50% of the new impervious area and 25% of new paved areas must be pervious. More information and links can be found at: <http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>

**Comment Number: 5**

**Comment Originated: 07/15/2015**

07/15/2015: The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) 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 Jean Pakech at 221-6375 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.

**Comment Number: 6**

Comment Originated: 07/15/2015

07/15/2015: The design of this site must conform to the drainage basin design of the McClellands Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.

**Department: Technical Services**

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

**Topic: General**

**Comment Number: 1**

Comment Originated: 07/10/2015

07/10/2015: No comments.

**Department: Traffic Operation**

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

**Topic: General**

**Comment Number: 1**

Comment Originated: 07/14/2015

07/14/2015: The anticipated traffic volume from this development meets the threshold for needing a Traffic Impact Study. Please have your traffic engineer contact me to scope the study.

**Comment Number: 2**

Comment Originated: 07/14/2015

07/14/2015: The internal site circulation does not accommodate hotel patrons that would like to walk to the restaurants. Can a stronger pedestrian connection be made in the area where you're showing the curbsless drop off?

**Comment Number: 3**

Comment Originated: 07/14/2015

07/14/2015: How many rooms will be in the hotel? that is what dictates the traffic it generates and determine the required minimum number of parking spaces.

**Comment Number: 4**

Comment Originated: 07/14/2015

07/14/2015: Sidewalks not currently constructed along the frontages of this property will need to be included.

**Comment Number: 5**

Comment Originated: 07/14/2015

07/14/2015: Will Timberwood be constructed?

**Comment Number: 6**

Comment Originated: 07/14/2015

07/14/2015: Full movement access to Lady Moon is restricted in the approach to Harmony due to auxiliary turn lanes. The median is not anticipated to be able to be shortened.

**Comment Number: 7**

Comment Originated: 07/14/2015

07/14/2015: The traffic study can address whether the future signal at Harmony Tech Park is anticipated to be warranted with the buildout of this project.

**Department: Water-Wastewater Engineering**

**Contact: Shane Boyle, 970-221-6339, [sboyle@fcgov.com](mailto:sboyle@fcgov.com)**

**Topic: General**

**Comment Number: 1**

Comment Originated: 07/15/2015

07/15/2015: Existing water mains in the vicinity include a 16 inch main in Lady Moon, a 12 inch main in Technology Parkway, a 16 inch stubout into Timberwood from Lady Moon, and a 12 inch stubout into Timberwood from Technology Parkway. A 12 inch water main will need to be constructed in Timberwood to complete the loop in this area.

**Comment Number: 2**

Comment Originated: 07/15/2015

07/15/2015: This site is not within the City of Fort Collins service area for sanitary sewer.

**Comment Number: 3**

Comment Originated: 07/15/2015

07/15/2015: The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>

**Comment Number: 4**

Comment Originated: 07/15/2015

07/15/2015: Development fees and water rights will be due at building permit.

**Department: Zoning**

**Contact: All van Deutekom, 970-416-2743, [avandeutekom@fcgov.com](mailto:avandeutekom@fcgov.com)**

**Topic: Building Elevations**

**Comment Number: 1**

Comment Originated: 07/15/2015

07/15/2015: LUC 3.5.1 (I) (6) All rooftop mechanical equipment shall be screened from public view from both above and below by integrating it into building and roof design to the maximum extent feasible

**Topic: General**

**Comment Number: 2**

Comment Originated: 07/15/2015

LUC 3.2.2(L) Table A and B  
Standard 90 degree parking stall is 19'x 9'

**Topic: Landscape Plans**

**Comment Number: 1**

Comment Originated: 07/15/2015

LUC 3.2.1 A landscape plan is required.

**Comment Number: 2**

Comment Originated: 07/15/2015

07/15/2015: LUC 3.2.2(J) A minimum average of entire landscaped setback area is 5 feet along a property line and 10 feet along Lady Moon Dr.

**Topic: Lighting Plan**

**Comment Number: 1**

Comment Originated: 07/15/2015

07/15/2015: A photometric plan is required. Light sources shall be concealed and fully shielded and shall feature sharp cut-off capability so as to minimize up-light, spill-light, glare and unnecessary diffusion on adjacent property. If LED lamps are selected as the light source, be sure the plan indicates the number of diodes per lamp and the lowest possible Kelvin temperature should be selected as well to mitigate the brightness of the LED lamps. Such temperature should be below 3,000 and the lower the better.

**Topic: Site Plan**

**Comment Number: 1**

Comment Originated: 07/15/2015

07/15/2015: LUC 3.2.2(C)(4)(b) Bicycle parking will be required as follows:

Shopping Center 1/4,000 sq. ft., minimum of 4 20%/80%

the Lodging portion would be based on rooms:

Lodging Establishments 1 per 4 units (60% enclosed, 40% fixed)

Please show these calculations in a table.

**Comment Number: 2**

Comment Originated: 07/15/2015

07/15/2015: Land Use Code (LUC) section 3.2.2 (K)(2)(a) Parking requirements would be as follows:

Shopping Center min. 2/1000 sq. ft. max. 5/1000 sq. ft.

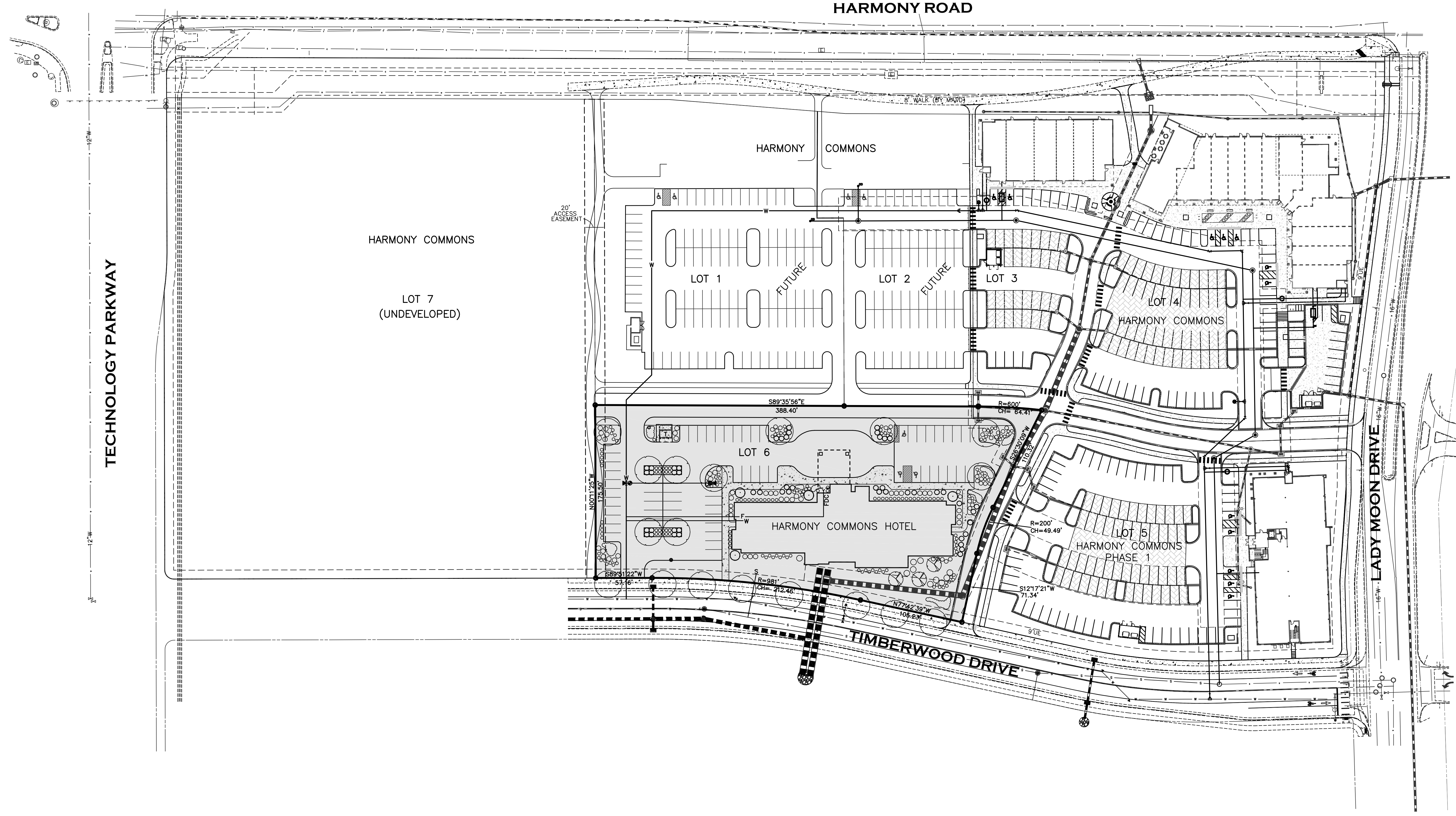
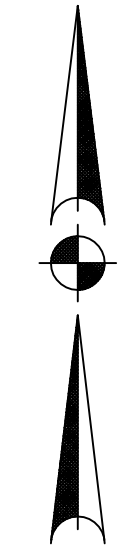
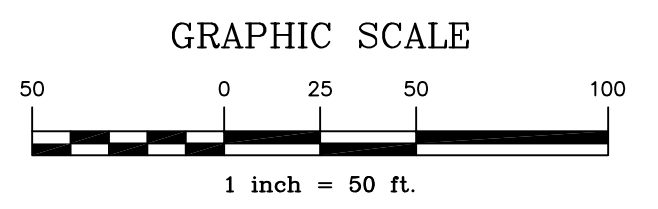
Lodging Establishments min. 0.5/unit max. 1/unit

Please show these calculation in a table.

**Comment Number: 3**

Comment Originated: 07/15/2015

07/15/2015: LUC 3.2.5 All development shall provide adequately sized conveniently located, accessible trash and recycling enclosures.



Jun 01, 2016 - 1054km 2:\Work\Projects\Willco Development\1592-12-16 Harmony Commons (Harmony Tech Park)\Civil\dwg\CONCEPT SITE.dwg MikeCole

REVISIONS		
Date	By	Description
Date	By	Description
Date	By	Description

Date	JUNE 2016	Drawn	D.M.C.
Field Book		Checked	B.W.S.
Scale	1" = 50'	Approved	B.W.S.

CLIENT	WILLCO XV, LLLP
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 PHONE: (970) 226-5334 (970) 226-4451 FAX: (970) 282-0311

TITLE	CONCEPT PLAN
LOT 6, HARMONY COMMONS (TBD Timberwood Drive)	
FORT COLLINS, COLORADO	

PROJECT NO.	1592-12-16
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SHEET NO.	1	NO. OF SHEETS	1
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