Town of Timnath Planning Commission
Regular Meeting
Tuesday, December 03, 2013 AT 6:00 p.m.
Meeting will be held at the Timnath Administration Building,
4800 Goodman Street, Timnath, Colorado

1. REGULAR MEETING Call to Order
   a. Roll Call
      Chairperson Philip Goldstein
      Vice Chairperson Scott Taylor
      Commissioner Aaron Pearson
      Commissioner Scott Roys
      Commissioner Dick Weiderspon
      Alternate Kristen Seidel
      Alternate Donald Risden

2. Amendments to the Agenda

3. Public Comments

4. Administrative
   a. Determination of Alternate voting (if necessary)

5. Consent Agenda
   a. Approval of the November 5, 2013, Planning Commission Meeting Minutes
   b. Approval of the November 19, 2013, Planning Commission Meeting Minutes

6. Business and Discussion items
   a. Gateway Timnath South Subdivision Sketch Plan (public hearing)
   b. Gateway Timnath South Subdivision Preliminary Plat (public hearing)
   c. Gateway Timnath South Subdivision Final Plat (public hearing)
   d. Costco Site Plan, Gateway Timnath South Subdivision

7. Reports (if available)
   a. Town Manager
   b. Town Planner -- Update on Conditional Outstanding Actions, CD Staff Report, Building Permit Statistics
c. Town Engineer

d. Commissioner Reports

8. Adjournment
1. Call to Order
Chair Goldstein called to order the meeting of the Planning Commission on Tuesday, November 5, 2013 6:00 p.m.

Present
Commissioner Philip Goldstein
Commissioner Scott Roys
Commissioner Scott Taylor
Commissioner Dick Weiderspon
Alternate Don Risden
Alternate Kristen Seidel

Not Present
Commissioner Aaron Pearson

Others in attendance
April Getchius, Town Manager
Matt Blakely, Interim Town Planner
Don Taranto, Contracted Town Engineer
Brian Williamson, Town Clerk
Mark Goldstein, Goldstein Properties
Stephanie Price, Town Administrative Assistant
Jenifer Murillo, Costco Corp.
Keirsten Beck, Packard Dierking

1. ADMINISTRATIVE:
a. Determination of Alternate voting (if necessary) Commissioner Seidel was selected to vote.

2. CONSENT AGENDA:
a. Approval of the October 15, 2013, Planning Commission Meeting Minutes
Commissioner Taylor moved to approve the consent agenda. Commissioner Weiderspon seconded the motion. Motion passed by unanimous voice vote.
3. Business and Discussion items:
   a. **Land Use Code Amendment Public Hearing**: PD Overlay Zoning
      Staff Presentation:
      - Mr. Blakely gave an overview of the proposed Code Amendment. Stating that the Town would like to allow some smaller areas to qualify for the PD Overlay zoning, and also that there had previously been some PD Overlays that had been approved with a total area of less than 80 acres.

      Public Comments:
      - None

      Commissioner Seidel moved to recommend approval to the Town Council of Ordinance 13 Series 2013. Commissioner Taylor seconded the motion. Motion passed by unanimous roll call vote.

   b. **Resolution No. 2, Series 2013**: a resolution for the petition for annexation of the property known as the I-25 and Harmony Southeast Annexation
      Staff Presentation:
      - Mr. Blakely presented an overview of the annexation, the property owners and the applicant. Discussion included the ditch and the related and adjacent property owners, and the history of the annexation of the adjacent properties.

      Public Comments:
      - None

      Commissioner Seidel moved to approve the Resolution No. 2, series, 2013 to annex the I-25 and Harmony Road Southeast Annexation, as it meets all criteria for annexation. Commissioner Weiderson seconded the motion. Motion passed by unanimous roll call vote.

   c. **Ordinance No 17, Series 2013, Public Hearing**: zoning of the property known as the I-25 and Harmony Southeast Annexation
      Staff Presentation:
      - Mr. Blakely gave an overview of the zoning and its relationship to the Annexation.

      Public Comments:
      - none

      Commissioner Seidel moved to approve the motion as listed in the packet. Commissioner Roys seconded the motion. Motion passed by unanimous roll call vote.

4. Staff Reports – Town Manager
5. Staff Reports – Town Planner
6. Staff Reports – Town Engineer
7. **Adjournment**
   Chair Goldstein adjourned the November 5, 2013 Planning Commission meeting at 6:35 p.m.
TOWN OF TIMNATH
PLANNING COMMISSION

___________________________________
Philip Goldstein, Chair

ATTEST:

___________________________________
Brian Williamson
1. Call to Order
Chair Goldstein called to order the meeting of the Planning Commission on Tuesday, November 5, 2013 6:01 p.m.

Present
Commissioner Philip Goldstein
Commissioner Aaron Pearson
Commissioner Scott Roys
Commissioner Scott Taylor
Commissioner Dick Weiderspon
Alternate Kristen Seidel

Not Present
Alternate Don Risden

Others in attendance
April Getchius, Town Manager
Matt Blakely, Interim Town Planner
Don Taranto, Contracted Town Engineer
Brian Williamson, Town Clerk
Norma Warren
Steve Whittal
Bill McDowell
Grant Nelson
Mark Goldberg
Dan Burton
Cathy Mathis
Allen Curtis

1. ADMINISTRATIVE:
Determination of Alternate voting (if necessary) – Not Required

2. CONSENT AGENDA:
   a. Approval of the November 5, 2013, Planning Commission Meeting Minutes
Commissioner Taylor moved to approve the consent agenda. Minutes not approved.
Alternate Seidel – requested a change to the minutes to clarify further what amendment was approved under Section 3. Minutes will be reviewed at the December 3, 2013 Planning Commission meeting.

Public Comment –
- Ms. Norma J. Warren Timnath spoke to the commission about public improvements. Specifically dead trees in Old Town and abandoned cars on Main Street.
- Mr. Steve Whittal spoke to the commission about public improvements and the need to revisit the closing of Main Street.

3. Business and Discussion items:
   b. PD Overlay Amendment, Gateway Timnath South
   Staff Presentation:
   - Mr. Blakely spoke to the commission about the Gateway Timnath South PD Overlay and provided an overview of the requirements. Owner/Applicant Mark Goldberg and Bill McDowell were available for questions. Sign criteria table that was generated was not included in the packet. Copies will be made and emailed to the commission. Packet to be amended. Public Hearing.

   Public Comments:
   - None.

   Commissioner Pearson moved to approve PD Overlay Amendment Commissioner Taylor seconded the motion. Motion passed by unanimous roll call vote.

   c. 4950 Goodman Street, Burton Properties Site Plan, Timnath Ranch Sub 4th Filing, Lot 8, Block 1 (ST-2013-006).
   Staff Presentation:
   - Mr. Blakely spoke to the commission about the proposed site plan. He gave an overview of the project and described the building. The applicant, Dan Burton, addressed the Planning Commission and gave an overview of the company and description of their work. Material board was presented to the commission for review.

   Commissioner Questions: Commissioner Roys asked about fire protection.

   Commissioner Pearson moved to approve the 4950 Goodman Street, Burton Properties Site Plan. Commissioner Weiderspon seconded the motion. Motion passed by unanimous roll call vote.

   d. 4148 Main Street Site Plan aka Feed n’ Grain Site Plan (ST-2013-004)
   Staff Presentation:
   - Mr. Blakely spoke about the proposed site plan and gave history of the project to the commission. Site plan is geared towards the West end of the building. Building will be residential and business occupied. Alan Curtis, architect for the owners reviewed the drawings with the commission. Future parking requirements and easements were also discussed.
Commissioner Pearson moved to approve 4148 Main Street Site Plan aka Feed n’ Grain Site Plan (ST-2013-004). Commissioner Taylor seconded the motion. Motion passed by unanimous roll call vote.

Reports:

Town Manager:
- Tree Lighting Ceremony Friday, December 6, 2013, 5:30 p.m. – 7:30 p.m.
- Attended Open Space Meeting with Commissioner Taylor.

Town Engineer:
- Update given on new signal lights at Harmony and Three Bells. Should be operational before Thanksgiving. Three different soil conditions were encountered.

Town Planner:
- Created outstanding action items list. As actions are completed will come off the list or will be added as needed.
- Due to the holidays and intensity of work load through end of year, there will not be any work sessions until the beginning of the year.

3. Adjournment
Chair Goldstein adjourned the November 19, 2013 Planning Commission meeting at 6:52 p.m.

TOWN OF TIMNATH
PLANNING COMMISSION

_________________________________
Philip Goldstein, Chair

ATTEST:

_________________________________
Brian Williamson
PLANNING COMMISSION COMMUNICATION

<table>
<thead>
<tr>
<th>Meeting Date:</th>
<th>Item: Gateway Timnath South Subdivision Sketch Plan</th>
<th>Ordinance □ Resolution √ Discussion □ For Information □</th>
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<tbody>
<tr>
<td>12/03/2013</td>
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<tr>
<td>Presented By:</td>
<td>Matt Blakely</td>
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EXECUTIVE SUMMARY: Sketch Plan proposal for Gateway Timnath South Subdivision, a twenty-two (22) acre, eight (8) lot commercial development. The Sketch Plan includes a large wholesale warehouse, associated parking, and a new fueling station. The warehouse site totals 13.66 acres and the fueling station site totals 1.45 acres.

STAFF RECOMMENDATION: Staff recommends the approval of the Sketch Plan, with conditions, to the Timnath Town Council.

KEY POINTS/SUPPORTING INFORMATION:

**Owner:** Cache La Poudre Investors South, LLC / Bill McDowell  
**Applicant:** Galloway -- Dave Guetig

**Location:** South of and adjacent to Harmony Road, east of and adjacent to Interstate 25, west of and adjacent to Weitzel Street, North of and adjacent to Swetsville Zoo Road

**Application Type:** Sketch Plan  
**Case Number:** SP-2013-002

**Parcel Size (Acres):** 21.878 acres

<table>
<thead>
<tr>
<th>Process Schedule</th>
<th>Description</th>
<th>Date</th>
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<tbody>
<tr>
<td>Application Submitted</td>
<td></td>
<td>11/06/13</td>
</tr>
<tr>
<td>Acceptance of Application</td>
<td></td>
<td>11/06/13</td>
</tr>
<tr>
<td>Referral Agency Notification</td>
<td>Referral comments were due by 11/20/13</td>
<td>11/06/13</td>
</tr>
<tr>
<td>Comments Issued</td>
<td>Comments submitted to applicant on 11/20/13</td>
<td>11/20/13</td>
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<tr>
<td>Planning Commission</td>
<td>Public Hearing</td>
<td>12/03/13</td>
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<tr>
<td>Town Council</td>
<td>Public Hearing</td>
<td>12/10/13</td>
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SERVICES:

**Water:** Fort Collins – Loveland Water District  
**Sewer:** South Fort Collins Sanitation District  
**Fire:** Poudre Fire Authority  
**Special Districts:** Portions of the Subdivision lies within the Timnath Development
**Authority**

**Adjacent Zoning/Land Uses:**

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
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<tbody>
<tr>
<td>North</td>
<td>C-2</td>
<td>Major Arterial and Commercial</td>
</tr>
<tr>
<td>South</td>
<td>FA-1</td>
<td>Local Collector; vacant/farming</td>
</tr>
<tr>
<td>East</td>
<td>C-2 with PD Overlay</td>
<td>Vacant/undeveloped</td>
</tr>
<tr>
<td>West</td>
<td>I-25 ROW</td>
<td>Interstate 25</td>
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**Existing Zoning:** C-2 with PD Overlay  **Proposed Zoning:** Unchanged

**Existing Land Use:** Vacant  **Proposed Land Use:** Commercial

**Application Description:**
The project proposes eight commercial (8) lots inclusive of one super lot for the purposes of an anchor tenant. Access to this site is proposed from both Weitzel Street and Swetsville Zoo Road. Weitzel Street will feature one (1) right-in/right-out access and one (1) full movement access. Two (2) full movement access points are also proposed along Swetsville Zoo Road to the overall development. These points of access, coupled with the internal drives and site plan layout will offer maximize traffic flow and provide for efficient distribution throughout the development. This development will not have direct access to Harmony Road or Interstate 25.

**Future Approvals/Processes:**
1. Annexation application – currently under review
2. Zoning application – currently under review
3. Preliminary Plat – conditional of Sketch Plan approval
4. Final Plat – conditional of Preliminary Plat approval
5. PD Overlay Amendment – currently under review
6. Site Plan – conditional of Final Plat, and Annexation, and Zoning approval

**Sketch Plan Review Criteria:**
The Town shall use the following criteria in addition to other applicable provisions of this Code to evaluate the applicant’s sketch plan application:

1. The land use mix within the project conforms to Town’s Zoning District Map and Land Use Map and furthers the goals and policies of the Comprehensive Plan including:
   a. The proposed development promotes Timnath’s small town, rural character;
   b. Proposed residential development adds diversity to the Town’s housing supply;
   c. Proposed commercial development will benefit the Town’s economic base;
   d. Parks and open space are incorporated into the site design;
   e. The proposed project protects the Town’s environmental quality; and
   f. The development enhances cultural, historical, educational and/or human service opportunities.

*The submitted Sketch Plan meets the applicable criteria.*
2. The sketch plan represents a functional system of land use and is consistent with the rationale and criteria set forth in this Code and the Town Comprehensive Plan. 

The submitted Sketch Plan is consistent with these criteria and Town of Timnath Codes and standards.

3. The utility and transportation design is adequate, given existing and planned capacities of those systems.

The submitted Sketch Plan meets these criteria.

4. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.

No negative impacts are being created.

5. There is a need or desirability within the community for the applicant’s development and the development will help achieve a balance of land use and/or housing types within Timnath according to Town goals.

The Sketch Plan proposal is consistent with these goals.

REFERRAL COMMENTS:

Not returned: AT&T Communications, Poudre School District, Poudre River Public Library District, Centurylink, Timnath Finance, Timnath Public Works, Xcel Energy, Larimer County Department of Natural Resources, Timnath Town Attorney.

Returned with no comments: Safebuilt.

Returned with comments: Poudre Fire Authority, Town Planner, Comcast Cable, Fort Collins/Loveland Water District / South Fort Collins Sanitation District, Timnath Police Department, Timnath Engineering.

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 16.4.5.C. of the Timnath Municipal Code have been met, I move to recommend approval of the Gateway Timnath South Subdivision Sketch Plan to the Timnath Town Council, with the following conditions:

a. Prior to approval of the Sketch Plan by the Timnath Town Council, the I-25 and Harmony Southeast Annexation is to be annexed and zoned within the Town of Timnath

ATTACHMENTS:

1. Gateway Timnath South Sketch Plan
2. Gateway Timnath South Subdivision Letter from Galloway dated 11/06/13
3. Community Development Comment letter dated 11/21/13
   a. Applicant to address all unresolved technical comments as outlined in the attached “Gateway Timnath South Costco Comments,” dated 11/21/13, to the satisfaction of the town staff and referral agencies prior to recording the Final Plat.
November 6, 2013

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

Re: Costco at Gateway Timnath South (the “Project”) – Sketch Plan, Preliminary Plat, Final Plat, and Site Plan Applications
Southeast Corner of Interstate 25 and Harmony Road
Town of Timnath, Colorado

Dear Mr. Blakely:

Enclosed is the submittal of the Sketch Plan, Preliminary Plat, Final Plat Application, and Site Plan Applications for the Costco at Gateway Timnath South project, located at the southeast corner of Interstate 25 and Harmony Road. The Project is uniquely situated to facilitate a regional commercial development, providing an excellent entry into the Town of Timnath.

Pending Annexation & Zoning Applications
An application for the annexation and zoning of approximately 7.8 acres south of Harmony Road, west of and adjacent to the Harmony Road Enterprises First and Second Annexations, to C-2 zone district, is currently being reviewed by Town staff and referral agencies. The Planning Commission held a public hearing on November 5, 2013 and made a recommendation to the Town Council. Town Council will hold an Eligibility Public Hearing on November 12, 2013. The first reading is planned for Town Council on November 26, 2013 and the second reading and public hearing is planned for December 10, 2013.

Sketch Plan & Site Plan
The Project proposes eight (8) lots inclusive of one super lot for the purposes of the anchor tenant – Costco. The Costco Warehouse will face Interstate 25 to maximize the excellent visibility afforded to the property. Costco will also occupy Lot 1 with a gas station at the southwest corner of Harmony Road and Weitzel Street.

Access to this site is proposed from both Weitzel Street and Swetsville Zoo Road. Weitzel Street will feature one (1) right-in/right-out access and one (1) full movement access. Two (2) full movement access points are also proposed along Swetsville Zoo Road to the overall development. These points of access, coupled with the internal drives and site plan layout will offer maximize traffic flow and provide for efficient distribution throughout the development. This development will not have direct access to Harmony Road or Interstate 25.
Preliminary & Final Plat
The proposed preliminary and final plat include the approximately 7.8 acres of land along the most westerly boundary of the Town currently pending annexation into the Town, together with the previously annexed Gateway Timnath South subdivision parcels. Through this preliminary and final plat, the previously annexed Gateway Timnath South will simply be extended to the west to the Interstate 25 right-of-way to incorporate the adjacent land pending annexation, creating an opportunity for the highly visible, strategically located land to finally realize its potential as a successful commercial development and gateway to the Town of Timnath.

The plat will ultimately create eight (8) lots inclusive of one larger lot for the anchor tenant of the development. This proposed plat will eliminate the internal lot lines left over by the previous CDOT right-of-way and will promote synergy within the overall subdivision and allow for an efficient site plan design.

We have enclosed the number of copies and sets of plans for distribution and approval as outlined in the Submittal Requirement & Quantity Table.

Thank you for your assistance and comments on this Sketch Plan, Preliminary Plat, Final Plat, and Site Plan submittal package. We look forward to working with you on this project. Our design team remains available to answer any questions or provide additional information as required.

Sincerely,
Galloway

David A. Guetig, PE, CDP, LEED AP
President
DaveGuetig@gallowayUS.com
MEMORANDUM

TO:    Dave Guetig, Galloway
FROM:  Town of Timnath Community Development
RE:    Timnath Gateway South COSTCO Plan Review Comments
DATE:  November 21, 2013

The following represents the REVISED 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, as well as all provided redlines.

The following items must be addressed by the applicant:

Community Development - (970) 224-3211 x19

General:
1. A separate sign permit is required for all signage. This can be handled under one sign permit application.

Preliminary Plat:
Please see redlines

Sketch Plan:
None at this time

Final Plat:
Please see redlines

Site Plan:
1. Please see redlines in addition to the following comments.
2. A detached sidewalk needs to be added along Swetsville Zoo Road.
3. Staff would like to discuss a sidewalk connection running along the back portion of the developed area. This walk would be the future responsibility of lots 3 through 7 at time of Site Plan review for each of those pad sites and should be adjacent to the perimeter drive. This would provide pedestrian connectivity to all pad sites. As for the fuel station lot, a walk should be provided either on the north side of the fuel area or some demarcation of a walk along the perimeter drive.
4. Please provide and show the required bicycle spaces (2% total required parking).
5. Pedestrian striping or other site features should be added to key pedestrian access locations, such as the pedestrian crossings in from the pad sites to the main walkways leading to the Costco entry.
6. Please dimension to building setbacks for all frontages on one of the plans.
7. Emergency access easements should be noted on the Site Plan. All existing and proposed easements need to be shown on the Site Plan.
8. A cross-access easement or other mechanism needs to be provided on lot 1 for access to all of the pad site lots. Coordinate with the plat.

**Landscape Plans:**

**Landscape Action Items:**

1. Please see redlines in addition to the following comments.
2. Please provide plant coverage (minimum 75%) in the large rock areas through the site.
3. ROW landscape areas require street trees located in turf. The PD Overlay requires one (1) tree per 40 LF of street frontage. Please provide these trees in these areas upon resubmittal.
4. Ensure the landscape plan shows current utilities and address any conflicts.
5. Parking islands should contain shade trees wherever feasible. Please swap out the ornamentals in the islands for larger, fruitless and seedless shade trees, unless a direct conflict (i.e., light standard) exists. View corridors can be maintained with the omission of a few trees as long as the required tree quantity is met.
6. Provide more screening for the mechanical area along Swetsville Zoo Rd. Consider adding Spruces or alternative large, evergreen species to this area. At a minimum, screening should occur from the SE corner to the loading dock.
7. Clearly show all required sight triangles and address any conflicts. Refer to Larimer County Urban Street Standards Figure 7-16 for information on triangle layout.
8. Please provide a table on the landscape plan with the following calculations demonstrating compliance with the PD Overlay requirements:
   a. 15% open space requirement,
   b. Tree parking (1 shade tree per (10) spaces)
   c. Landscape Area tree requirements (1 tree per 1,000 sf of landscape area)
   d. Landscape Area shrub quantities (1 per 150 sf of landscape area)
   e. (1) tree per 40 LF of street frontage for all street frontages
   f. (1) shrub per 150 LF of arterial landscape area along arterial frontages, grouped into planting beds
9. Please revise the turf references to coincide. One states RTF fescue sod while the adjacent description specifies bluegrass.
10. Ensure that no non-grass species exceeds the 35% maximum per category allowed by PD Overlay.
11. Add a note to the plans to seed all areas disturbed by construction with whatever mix is agreed upon per comments regarding seed mixtures.
12. Planting density in the parking islands should be increased throughout the project at a minimum demonstrate that the planting requirements are being satisfied.
13. Weitzel Street landscaping should include the following:
   a. Street trees located in the parkway (area between sidewalk and curb).
   b. More upright massings along the building façade (between the building and the back of sidewalk). Fastigate trees and large shrubs need to be provided to alleviate building massing. Areas of lower-growing materials can be worked in for visibility. Consider coordinating the changes of height and plant materials with the breaks in the architectural elevation changes.
14. Harmony Road ROW landscaping needs to be coordinated. Consideration of the landscape improvements and maintenance may count towards the 15% open space requirement if needed. This street frontage and entry is a significant gateway for Timnath and COSTCO, so denser materials are encouraged.

15. The I-25 frontage should include some new tree plantings and landscape, these would be considered at time of Site Plan permit for the individual pad site lots and within the landscape setback area along those rear of those lots.

16. Consider adding or changing to incorporate more native grass species (schizahyrium, spropobolis wrightii and heterolepsis, panicum virgatum, andropogon gerardii, bouteloua gracilis, etc).

17. Please consider adding perennial and/or groundcover accent areas to entry points.

18. The seed mix specified is a great alternative for lower maintenance areas. However, code requires maintaining a maximum height of 8” for all seed areas. Considering using the AVSS Multi Color High Altitude or Low Grow mix in lieu of the Rocky Mountain Mix (which gets up to 36” tall). If the landscape is intended to be maintained at a taller height this alternative may be considered.

19. Plantings along all sidewalks and public ROW’s should show required parking screening.

20. Snow storage should be considered, and plantings adjusted accordingly for long-term sustainability of the site in this regard.

21. Verify note #16 coincides with the reduced nutrient requirements for most native and adapted xeric plant species and ensure amendments coincide with the local soils.

22. Add to note #21 a requirement to remove all staking materials within 12-18 months of planting. Also, consider specifying 1” nylon straps for tree guides instead of wire.

Photometric Plan:

1. A note should be placed on the plans demonstrating compliance with section 16.2.20.B of the code, which outlines hours for operation of lighting on site.

Additional / Referral Agency Comments

Engineering, Steve Humann, TST Inc. – (970)226-0557
11-20-2013

Site Plan
1. No comment

Geotechnical Report
1. No comment

Traffic Impact Study
1. Not submitted. Still need to review

Final Drainage Report
1. Not submitted until today (11-20-13). Still need to review.

Final Plat
1. Add “Easement Approval” signatures for:
Final Construction Plans

1. Cover Sheet:
   a. Review the required construction notes per Town of Timnath and Larimer County Urban Area Street Standards (LCUASS) and add any additional notes not already shown on the plans. The Town would prefer that all the notes for the plan set be shown on one sheet immediately behind the cover sheet.
   b. The referenced Benchmark needs to include a description of the benchmark.
   c. Add an approval block for the Boxelder Ditch Company to the cover sheet and any appropriate plan sheets.

2. Grading Plans:
   a. Revise accordingly based on the storm sewer for the north portion of the site being directed south instead of utilizing the existing storm drain system going north.
   b. Label slopes in the steep areas.
   c. Show Boxelder Ditch grading and cross sections.

3. Erosion Control Plans:
   a. Labeled “Erosion Control” in the cover sheet index but “SWMP” on the individual sheets.
   b. Use LCUASS details as available.

4. Drainage Report Maps:
   a. Remove “Proposed Double 30” Round RCP Pipes” callout from CR 5 on sheet C3.6

5. Utility Plans:
   a. Include required FCLWD and SFCSD construction notes.

6. Storm Sewer Plans:
   a. Add HGL to all profiles.
   b. Revise storm sewer profiles to allow for a minimum of 1.5 feet of cover over pipes, especially in paved areas. This allows for the bell section on RCP pipes and a minimum of 12” for the pavement section. Top of outside of pipe and/or bell section cannot extend above the subgrade elevation in paved areas.
   c. Use LCUASS details as available.

7. Irrigation Plan:
   a. Needs to be included in plan set.

Poudre Fire Authority, Jim Lynxwiler  
Attached

Fort Collins Loveland Water District, South Fort Collins Sanitation District, Terry Farrill  
Attached

North Front Range Metropolitan District, Suzette Mallette - Regional Transportation Planning Director  
Attached
Documents Required for Resubmittal:

- (4) Full size copies of all plans
- (2) Half size copies of all plans
- PDFs of all documents

Cc: April Getchius, Town of Timanth, Town Manager (email)
Steve Humann, TST Inc. (email)
Don Taranto, TST Inc. (email)
Town File (GTS)
Town of Timnath
Referral Notice
November 6th 2013

We are interested in your review of the following Project

Project: Gateway Timnath South Sketch Plan, Preliminary Plat, Final Plat and Site Plan

Location: South of Harmony Rd, West of Weitzel Rd, East of I-25, North of Swetsville Zoo Rd

Applicant(s): Dave Guetig, Galloway
5300 DTC Parkway, Suite 100
Denver CO 80111

Phone: 303-770-8884
Fax: 
Email: DaveGuetig@GallowayUS.com

Owner(s): Cache La Poudre Investors South LLC
195 W 12th Ave
Denver CO 80204

Phone: 
Fax: 
Email:

Summary: Proposed commercial development consisting of one super lot and 6 pad sites. This site is undergoing a combined process, so there is some information that is duplicated and some information that is combined. Please do not hesitate to contact the Town with any questions or concerns.

Please Reply By: November 20th, 2013

Reply to: Matt Blakely, Town Planner
(mblakely@timnathgov.com)

Phone: (970) 224-3211
Fax: (970) 224-3217

Organization / Agency: Timnath Engineering Department
Resubmittal Required: Yes / No

Comments:

This application has been sent to you for your review and comment. Any comments or issues you may consider relevant to this request would be appreciated. If you have any questions regarding the application, please contact the Planner listed above.
Project: TIMNATH GATEWAY SOUTH/COSTCO SITE PLAN PRELIMINARY REVIEW  
Case Number: ST-2013-007 - Timnath  
Description: Preliminary Review of Site, Utility and Grading Drawings.

Project Comments: November 20, 2013 - DRAFT

WATER SUPPLY
As per the joint Costco planning meeting on October 10, 2013,
• One additional hydrant is required on the east side of Lot 6.
• The hydrant currently shown on Lot 3 is to be relocated to the west, between Lots 4 & 5.

Also, hydrant locations detailed on the Site Plan and Utility Plan show various inconsistencies in labeling. In addition, please indicate the hydrant on the SW corner of Harmony Rd. and Weitzel St. on future plans.

FIRE LANES
• Fire access lanes shall be designated on the plat as an Emergency Access Easement. This is not currently shown.
• Turning radii for the EAE shall be detailed on submitted plans.
• Provide details for signing or painting the fire lane. Where signage is used, they are to be labeled "No Parking - Fire Lane." Specific dimensions and other details are referenced in D103.6 of the 06IFC. Please label locations of all signs on future plans.

FDC
The Costco project team shall discuss and coordinate the FDC location with the PFA no later than the plan review stage.

PREMISE IDENTIFICATION
The location of the posted address is not clear in the submitted plans and remains a point of discussion. As this building is addressed off of Harmony Rd. and set back some 600' from that road, the numerical address shall be a minimum of 2 feet in height (rather than 1' as specified). The full address, including street name is to be posted below or adjacent to the numerical address.

KNOX BOXES
I believe one Knox Box is currently called out in the plans. One or more additional Knox Boxes may be required at the time of building permit.

Parapet height above the fire center reduced by 1' - 3' max.

James Lynxwiler  
Poudre Fire Authority  
Community Fire Safety Services  
970-416-2889
November 12, 2013

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

RE: Gateway Timnath South Sketch Plan, Preliminary Plat, Final Plat and Site Plan

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.

The domestic services and fire lines are to be reconfigured for lots 2 – 8. The size and location of the fire line to each lot is to be identified. The size and location of the domestic service line is to be identified to each lot. The District requires meter pits/vaults.

The District requires easements, on the Districts standard easement form, for all facilities that are not located within the public ROW. The District requires 30 foot wide and 20 foot wide easements for the sanitary sewer lines and water lines respectively. The District requires the District’s covenants and restrictions on the plat for easements conveyed by dedication.

The general notes on sheet C4.1 are to include the following statements all other references to the water and sanitary sewer facilities are to be deleted;

All water line construction shall conform to the Fort Collins – Loveland Water District standards and specifications current to the date of construction.

The minimum and maximum depth of cover over the water line is 5 feet and 6 feet respectively, unless otherwise noted.

All sanitary sewer line construction shall conform to the South Fort Collins Sanitation District standards and specifications current to the date of construction.

Utility crossings are to be shown on the storm sewer profile.

The need, location and size of air release valves needs to be evaluated.

There is not adequate restraint length at the proposed water line lowering near station 25+67.

The District typically requires 18 inch vertical separation at crossings. Many of the proposed crossings indicate a 2 foot clearance, please clarify.
The District requires casings on the water line for crossings of facilities greater than 36 inches.

The District maximum allowable depth is 7 feet.

All of the water and sanitary sewer typicals are to be replaced with the Districts most current. The typicals can be obtained in CAD format by contacting Ms. Sue Vest, CAD Specialist, (970) 226-3104, ext. 107.

With respect to the "Water Line Construction Notes" and the general notes on sheet C7.5 see the above comments on the general notes on sheet C4.1

The District requires reduced pressure principle Back-Flow-Prevention-Devices (BFPD) and does not allow double check BFPD.

Manhole A3 is to be located approximately 30 feet north of the proposed location to avoid crossing the 36 inch storm drain. The two proposed 6 inch services need to be relocated accordingly. Both of the proposed services are to be an outside drop.

The proposed irrigation taps need to be identified on the water line plan and profile.

The Districts will require another review due to the nature and number of the above comments. 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
    Dave Guetig, Galloway
Town of Timnath
Referral Notice
November 6th 2013

We are interested in your review of the following Project

Project: Gateway Timnath South Sketch Plan and Preliminary Plat
Case #: SP-2013-002, PP-2013-002

Location: South of Harmony Rd, West of Weitzel Rd, East of I-25, North of Swetsville Zoo Rd

Applicant(s): Dave Guetig, Galloway
5300 DTC Parkway, Suite 100
Denver CO 80111
Phone: 303-770-8884
Fax:
Email: DaveGuetig@GallowayUS.com

Owner(s): Cache La Poudre Investors South LLC
195 W 12th Ave
Denver CO 80204
Phone:
Fax:
Email:

Summary: Proposed commercial development consisting of one super lot and 6 pad sites. This site is undergoing a combined process, so there is some information that is duplicated and some information that is combined. Please do not hesitate to contact the Town with any questions or concerns.

Please Reply By: November 20th, 2013

Reply to: Matt Blakely, Town Planner
mblakely@timnathgov.com
Phone: (970) 224-3211
Fax: (970) 224-3217

Organization / Agency: Northern Front Range MPO
Resubmittal Required: Yes / No

Comments: Take advantage of connection opportunity to the Poudre River Trail, if any exist.

This application has been sent to you for your review and comment. Any comments or issues you may consider relevant to this request would be appreciated. If you have any questions regarding the application, please contact the Planner listed above.

Town of Timnath
Phone: (970) 224-3211 Fax: (970) 224-3217
www.TimnathGov.com
4800 Goodman St. Timnath, CO 80547
EXECUTIVE SUMMARY: Preliminary Plat proposal for Gateway Timnath South Subdivision, a twenty-two (22) acre, eight (8) lot commercial development, including one (1) superlot for an anchor tenant.

STAFF RECOMMENDATION: Staff recommends the approval of the Preliminary Plat for the aforementioned property, with conditions, to the Timnath Town Council.

KEY POINTS/SUPPORTING INFORMATION:

Owner: Cache La Poudre Investors South, LLC / Bill McDowell
Applicant: Galloway -- Dave Guetig

Location: South of and adjacent to Harmony Road, East of and adjacent to Interstate 25, west of and adjacent to Weitzel Street, North of and adjacent to Swetsville Zoo Road

Application Type: Preliminary Plat  Case Number: PP-2013-002

Parcel Size (Acres): 21.878 acres

<table>
<thead>
<tr>
<th>Task</th>
<th>Description</th>
<th>Date</th>
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<tbody>
<tr>
<td>Application Submitted</td>
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<td>11/06/13</td>
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<tr>
<td>Acceptance of Application</td>
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<td>11/06/13</td>
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<td>Referral Agency Notification</td>
<td>Referral comments were due by 11/20/13</td>
<td>11/06/13</td>
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<tr>
<td>Comments Issued</td>
<td>Comments submitted to applicant on 11/20/13</td>
<td>11/20/13</td>
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<tr>
<td>Planning Commission</td>
<td>Public Hearing</td>
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<td>Town Council</td>
<td>Public Hearing</td>
<td>12/10/13</td>
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</tbody>
</table>

SERVICES:
Water: Fort Collins – Loveland Water District
Sewer: South Fort Collins Sanitation District
Fire: Poudre Fire Authority
Special Districts: Portions of the property lie within the Timnath Development Authority
Adjacent Zoning/Land Uses:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
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<tbody>
<tr>
<td>North</td>
<td>C-2</td>
<td>Major Arterial and Commercial</td>
</tr>
<tr>
<td>South</td>
<td>FA-1</td>
<td>Local Collector; vacant/farming</td>
</tr>
<tr>
<td>East</td>
<td>C-2 with PD Overlay</td>
<td>Vacant/undeveloped</td>
</tr>
<tr>
<td>West</td>
<td>I-25 ROW</td>
<td>Interstate 25</td>
</tr>
</tbody>
</table>

Existing Zoning: C-2 with PD Overlay  Proposed Zoning: Unchanged
Existing Land Use: Vacant  Proposed Land Use: Commercial

Application Description:
The project proposes eight commercial (8) lots inclusive of one super lot for the purposes of an anchor tenant. Access to this site is proposed from both Weitzel Street and Swetsville Zoo Road. Weitzel Street will feature one (1) right-in/right-out access and one (1) full movement access. Two (2) full movement access points are also proposed along Swetsville Zoo Road to the overall development. These points of access, coupled with the internal drives and site plan layout will offer maximize traffic flow and provide for efficient distribution throughout the development. This development will not have direct access to Harmony Road or Interstate 25.

Future Approvals/Processes:
1. Annexation application – currently under review
2. Zoning application – currently under review
3. Final Plat – conditional of Preliminary Plat approval
4. PD Overlay Amendment – currently under review
5. Site Plan – conditional of Final Plat, and Annexation, and Zoning approval

Preliminary Plat Review Criteria.
In addition to all provisions of the Town of Timnath Land Use Code, the Town shall use the following criteria to evaluate the applicant’s request:

1. The preliminary plat represents a functional system of land use and is consistent with the rationale and criteria set forth in the Land Use Code and the Comprehensive Plan.
   *The preliminary plat as presented meets this criterion.*

2. The application is consistent with the approved sketch plan and incorporates the Planning Commission’s recommendations and conditions of approval.
   *This application is consistent with the submitted sketch plan.*

3. The land use mix within the project conforms to Timnath’s Zoning District Map and Land Use Map and furthers the goals and policies of the Comprehensive Plan including:
   a. The proposed development promotes the Town’s small town, rural character;
   b. Proposed residential development adds diversity to the Town’s housing supply;
c. Proposed commercial development will benefit the Town’s economic base;

d. Parks, open space and trails are incorporated into the site design;

e. The proposed project protects the Town’s environmental quality; and

f. The development enhances cultural, historical, educational and/or human service opportunities.

The submitted preliminary plat meets the applicable criteria.

4. The utility and transportation design is adequate, given existing and planned capacities of those systems.

This application meets these criteria.

5. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.

There are no negative impacts on adjacent land.

6. There is a need or desirability within the community for the applicant’s development and the development will help achieve a balance of land use and/or housing types within Timnath.

This application meets these criteria.

REFERRAL COMMENTS:

Not returned: AT&T Communications, Poudre School District, Poudre River Public Library District, Centurylink, Timnath Finance, Timnath Public Works, Xcel Energy, Larimer County Department of Natural Resources, Timnath Town Attorney.

Returned with no comments: Safebuilt.

Returned with comments: Poudre Fire Authority, Town Planner, Comcast Cable, Fort Collins/Loveland Water District / South Fort Collins Sanitation District, Timnath Police Department, Timnath Engineering.

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 16.4.6.C. of the Timnath Municipal Code have been met, I move to recommend approval of the Gateway Timnath South Subdivision Preliminary Plat to the Timnath Town Council, with the following conditions:

a. Prior to approval of the Preliminary Plat by the Timnath Town Council, the I-25 and Harmony Southeast Annexation is to be annexed and zoned within the Town of Timnath

b. Prior to approval of the Preliminary Plat by the Timnath Town Council, the Gateway Timnath South subdivision Sketch Plan is to be approved

c. Applicant to address all unresolved technical comments as outlined in the attached “Gateway Timnath South Costco Comments,” dated 11/21/13, to the satisfaction of the town staff and referral agencies prior to recording the Final Plat.

ATTACHMENTS:

1. Gateway Timnath South Preliminary Plat

2. Gateway Timnath South Subdivision Letter from Galloway dated 11/06/13

3. Community Development Comment letter dated 11/20/13
GATEWAY TIMNATH SOUTH SUBDIVISION

Being A Portion Of Lot 2 Of The Northeast Quarter Of Section 3,
Township 6 North, Range 68 West Of The 6th P.M., Town of Timnath, County Of Larimer, State Of Colorado
November 6, 2013

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

Re:  Costco at Gateway Timnath South (the “Project”) – Sketch Plan, Preliminary Plat, Final Plat, and Site Plan Applications
Southeast Corner of Interstate 25 and Harmony Road
Town of Timnath, Colorado

Dear Mr. Blakely:

Enclosed is the submittal of the Sketch Plan, Preliminary Plat, Final Plat Application, and Site Plan Applications for the Costco at Gateway Timnath South project, located at the southeast corner of Interstate 25 and Harmony Road. The Project is uniquely situated to facilitate a regional commercial development, providing an excellent entry into the Town of Timnath.

Pending Annexation & Zoning Applications
An application for the annexation and zoning of approximately 7.8 acres south of Harmony Road, west of and adjacent to the Harmony Road Enterprises First and Second Annexations, to C-2 zone district, is currently being reviewed by Town staff and referral agencies. The Planning Commission held a public hearing on November 5, 2013 and made a recommendation to the Town Council. Town Council will hold an Eligibility Public Hearing on November 12, 2013. The first reading is planned for Town Council on November 26, 2013 and the second reading and public hearing is planned for December 10, 2013.

Sketch Plan & Site Plan
The Project proposes eight (8) lots inclusive of one super lot for the purposes of the anchor tenant – Costco. The Costco Warehouse will face Interstate 25 to maximize the excellent visibility afforded to the property. Costco will also occupy Lot 1 with a gas station at the southwest corner of Harmony Road and Weitzel Street.

Access to this site is proposed from both Weitzel Street and Swetsville Zoo Road. Weitzel Street will feature one (1) right-in/right-out access and one (1) full movement access. Two (2) full movement access points are also proposed along Swetsville Zoo Road to the overall development. These points of access, coupled with the internal drives and site plan layout will offer maximize traffic flow and provide for efficient distribution throughout the development. This development will not have direct access to Harmony Road or Interstate 25.
Preliminary & Final Plat

The proposed preliminary and final plat include the approximately 7.8 acres of land along the most westerly boundary of the Town currently pending annexation into the Town, together with the previously annexed Gateway Timnath South subdivision parcels. Through this preliminary and final plat, the previously annexed Gateway Timnath South will simply be extended to the west to the Interstate 25 right-of-way to incorporate the adjacent land pending annexation, creating an opportunity for the highly visible, strategically located land to finally realize its potential as a successful commercial development and gateway to the Town of Timnath.

The plat will ultimately create eight (8) lots inclusive of one larger lot for the anchor tenant of the development. This proposed plat will eliminate the internal lot lines left over by the previous CDOT right-of-way and will promote synergy within the overall subdivision and allow for an efficient site plan design.

We have enclosed the number of copies and sets of plans for distribution and approval as outlined in the Submittal Requirement & Quantity Table.

Thank you for your assistance and comments on this Sketch Plan, Preliminary Plat, Final Plat, and Site Plan submittal package. We look forward to working with you on this project. Our design team remains available to answer any questions or provide additional information as required.

Sincerely,

Galloway

David A. Guetig, PE, CDP, LEED AP
President
DaveGuetig@gallowayUS.com
MEMORANDUM

TO: Dave Guetig, Galloway
FROM: Town of Timnath Community Development
RE: Timnath Gateway South COSTCO Plan Review Comments
DATE: November 21, 2013

The following represents the REVISED 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, as well as all provided redlines.

The following items must be addressed by the applicant:

Community Development - (970) 224-3211 x19

General:
1. A separate sign permit is required for all signage. This can be handled under one sign permit application.

Preliminary Plat:
Please see redlines

Sketch Plan:
None at this time

Final Plat:
Please see redlines

Site Plan:
1. Please see redlines in addition to the following comments.
2. A detached sidewalk needs to be added along Swetsville Zoo Road.
3. Staff would like to discuss a sidewalk connection running along the back portion of the developed area. This walk would be the future responsibility of lots 3 through 7 at time of Site Plan review for each of those pad sites and should be adjacent to the perimeter drive. This would provide pedestrian connectivity to all pad sites. As for the fuel station lot, a walk should be provided either on the north side of the fuel area or some demarcation of a walk along the perimeter drive.
4. Please provide and show the required bicycle spaces (2% total required parking).
5. Pedestrian striping or other site features should be added to key pedestrian access locations, such as the pedestrian crossings in from the pad sites to the main walkways leading to the Costco entry.
6. Please dimension to building setbacks for all frontages on one of the plans.
7. Emergency access easements should be noted on the Site Plan. All existing and proposed easements need to be shown on the Site Plan.
8. A cross-access easement or other mechanism needs to be provided on lot 1 for access to all of the pad site lots. Coordinate with the plat.

Landscape Plans:

Landscape Action Items:

1. Please see redlines in addition to the following comments.
2. Please provide plant coverage (minimum 75%) in the large rock areas through the site.
3. ROW landscape areas require street trees located in turf. The PD Overlay requires one (1) tree per 40 LF of street frontage. Please provide these trees in these areas upon resubmittal.
4. Ensure the landscape plan shows current utilities and address any conflicts.
5. Parking islands should contain shade trees wherever feasible. Please swap out the ornamentals in the islands for larger, fruitless and seedless shade trees, unless a direct conflict (ie: light standard) exists. View corridors can be maintained with the omission of a few trees as long as the required tree quantity is met.
6. Provide more screening for the mechanical area along Swetsville Zoo Rd. Consider adding Spruces or alternative large, evergreen species to this area. At a minimum, screening should occur from the SE corner to the loading dock.
7. Clearly show all required sight triangles and address any conflicts. Refer to Larimer County Urban Street Standards Figure 7-16 for information on triangle layout.
8. Please provide a table on the landscape plan with the following calculations demonstrating compliance with the PD Overlay requirements:
   a. 15% open space requirement,
   b. Tree parking (1 shade tree per (10) spaces)
   c. Landscape Area tree requirements (1 tree per 1,000 sf of landscape area)
   d. Landscape Area shrub quantities (1 per 150 sf of landscape area)
   e. (1) tree per 40 LF of street frontage for all street frontages
   f. (1) shrub per 150 LF of arterial landscape area along arterial frontages, grouped into planting beds
9. Please revise the turf references to coincide. One states RTF fescue sod while the adjacent description specifies bluegrass.
10. Ensure that no non-grass species exceeds the 35% maximum per category allowed by PD Overlay.
11. Add a note to the plans to seed all areas disturbed by construction with whatever mix is agreed upon per comments regarding seed mixtures.
12. Planting density in the parking islands should be increased throughout the project at a minimum demonstrate that the planting requirements are being satisfied.
13. Weitzel Street landscaping should include the following:
   a. Street trees located in the parkway (area between sidewalk and curb).
   b. More upright massings along the building façade (between the building and the back of sidewalk). Fastigiate trees and large shrubs need to be provided to alleviate building massing. Areas of lower-growing materials can be worked in for visibility. Consider coordinating the changes of height and plant materials with the breaks in the architectural elevation changes.
14. Harmony Road ROW landscaping needs to be coordinated. Consideration of the landscape improvements and maintenance may count towards the 15% open space requirement if needed. This street frontage and entry is a significant gateway for Timnath and COSTCO, so denser materials are encouraged.

15. The I-25 frontage should include some new tree plantings and landscape, these would be considered at time of Site Plan permit for the individual pad site lots and within the landscape setback area along those rear of those lots.

16. Consider adding or changing to incorporate more native grass species (schizahyrium, spropobolis wrightii and heterolepsis, panicum virgatum, andropogon gerardii, bouteloua gracilis, etc).

17. Please consider adding perennial and/or groundcover accent areas to entry points.

18. The seed mix specified is a great alternative for lower maintenance areas. However, code requires maintaining a maximum height of 8” for all seed areas. Considering using the AVSS Multi Color High Altitude or Low Grow mix in lieu of the Rocky Mountain Mix (which gets up to 36” tall). If the landscape is intended to be maintained at a taller height this alternative may be considered.

19. Plantings along all sidewalks and public ROW’s should show required parking screening.

20. Snow storage should be considered, and plantings adjusted accordingly for long-term sustainability of the site in this regard.

21. Verify note #16 coincides with the reduced nutrient requirements for most native and adapted xeric plant species and ensure amendments coincide with the local soils.

22. Add to note #21 a requirement to remove all staking materials within 12-18 months of planting. Also, consider specifying 1” nylon straps for tree guides instead of wire.

Photometric Plan:

1. A note should be placed on the plans demonstrating compliance with section 16.2.20.B of the code, which outlines hours for operation of lighting on site.

Additional / Referral Agency Comments

Engineering, Steve Humann, TST Inc. – (970)226-0557
11-20-2013

Site Plan
1. No comment

Geotechnical Report
1. No comment

Traffic Impact Study
1. Not submitted. Still need to review

Final Drainage Report
1. Not submitted until today (11-20-13). Still need to review.

Final Plat
1. Add “Easement Approval” signatures for:
a. Fort Collins – Loveland Water District
b. South Fort Collins Sanitation District
c. Boxelder Ditch Company
d. Poudre Fire Authority

2. Show the Floodplain limits on the Final Plat

3. Add the required Access Easement to the northern portion of the Weitzel Drive ROW to allow for the encroachment of the detached sidewalk onto lots 1A and 2A.

4. Add the required “Emergency Access Easement” required by the Fire Department.

Final Construction Plans

1. Cover Sheet:
   a. Review the required construction notes per Town of Timnath and Larimer County Urban Area Street Standards (LCUASS) and add any additional notes not already shown on the plans. The Town would prefer that all the notes for the plan set be shown on one sheet immediately behind the cover sheet.
   b. The referenced Benchmark needs to include a description of the benchmark.
   c. Add an approval block for the Boxelder Ditch Company to the cover sheet and any appropriate plan sheets.

2. Grading Plans:
   a. Revise accordingly based on the storm sewer for the north portion of the site being directed south instead of utilizing the existing storm drain system going north.
   b. Label slopes in the steep areas.
   c. Show Boxelder Ditch grading and cross sections.

3. Erosion Control Plans:
   a. Labeled “Erosion Control” in the cover sheet index but “SWMP” on the individual sheets.
   b. Use LCUASS details as available.

4. Drainage Report Maps:
   a. Remove “Proposed Double 30” Round RCP Pipes” callout from CR 5 on sheet C3.6

5. Utility Plans:
   a. Include required FCLWD and SFCSD construction notes.

6. Storm Sewer Plans:
   a. Add HGL to all profiles.
   b. Revise storm sewer profiles to allow for a minimum of 1.5 feet of cover over pipes, especially in paved areas. This allows for the bell section on RCP pipes and a minimum of 12” for the pavement section. Top of outside of pipe and/or bell section cannot extend above the subgrade elevation in paved areas.
   c. Use LCUASS details as available.

7. Irrigation Plan:
   a. Needs to be included in plan set.

Poudre Fire Authority, Jim Lynxwiler
Attached

Fort Collins Loveland Water District, South Fort Collins Sanitation District, Terry Farrill
Attached

North Front Range Metropolitan District, Suzette Mallette - Regional Transportation Planning Director
Attached
Documents Required for Resubmittal:

- (4) Full size copies of all plans
- (2) Half size copies of all plans
- PDFs of all documents

Cc: April Getchius, Town of Timnath, Town Manager (email)
    Steve Humann, TST Inc. (email)
    Don Taranto, TST Inc. (email)
    Town File (GTS)
We are interested in your review of the following Project

**Project:** Gateway Timnath South Sketch Plan, Preliminary Plat, Final Plat and Site Plan  
**Case #** SP-2013-002, PP-2013-002, FP-2013-004, ST-2013-007

**Location:** South of Harmony Rd, West of Weitzel Rd, East of I-25, North of Swetsville Zoo Rd

**Applicant(s):** Dave Guetig, Galloway  
5300 DTC Parkway, Suite 100  
Denver CO 80111  
**Phone:** 303-770-8884  
**Fax:**  
**Email:** DaveGuetig@GallowayUS.com

**Owner(s):** Cache La Poudre Investors South LLC  
195 W 12th Ave  
Denver CO 80204  
**Phone:**  
**Fax:**  
**Email:**

**Summary:** Proposed commercial development consisting of one super lot and 6 pad sites. This site is undergoing a combined process, so there is some information that is duplicated and some information that is combined. Please do not hesitate to contact the Town with any questions or concerns.

**Please Reply By:** November 20th, 2013

**Reply to:** Matt Blakely, Town Planner  
(mblakely@timnathgov.com)  
**Phone:** (970) 224-3211  
**Fax:** (970) 224-3217

**Organization / Agency:** Timnath Engineering Department  
**Resubmittal Required:** Yes / No

**Comments:** See Attached Comments

---

This application has been sent to you for your review and comment. Any comments or issues you may consider relevant to this request would be appreciated. If you have any questions regarding the application, please contact the Planner listed above.
Project: TIMNATH GATEWAY SOUTH/COSTCO SITE PLAN PRELIMINARY REVIEW
Case Number: ST-2013-007 - Timnath
Description: Preliminary Review of Site, Utility and Grading Drawings.

Project Comments: November 20, 2013 - DRAFT

WATER SUPPLY
As per the joint Costco planning meeting on October 10, 2013,
- One additional hydrant is required on the east side of Lot 6.
- The hydrant currently shown on Lot 3 is to be relocated to the west, between Lots 4 & 5.

Also, hydrant locations detailed on the Site Plan and Utility Plan show various inconsistencies in labeling. In addition, please indicate the hydrant on the SW corner of Harmony Rd. and Weitzel St. on future plans.

FIRE LANCES
- Fire access lanes shall be designated on the plat as an Emergency Access Easement. This is not currently shown.
- Turning radii for the EAE shall be detailed on submitted plans.
- Provide details for signing or painting the fire lane. Where signage is used, they are to be labeled "No Parking - Fire Lane." Specific dimensions and other details are referenced in D103.6 of the 06lFC. Please label locations of all signs on future plans.

FDC
The Costco project team shall discuss and coordinate the FDC location with the PFA no later than the plan review stage.

PREMISE IDENTIFICATION
The location of the posted address is not clear in the submitted plans and remains a point of discussion. As this building is addressed off of Harmony Rd. and set back some 600' from that road, the numerical address shall be a minimum of 2 feet in height (rather than 1' as specified). The full address, including street name is to be posted below or adjacent to the numerical address.

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PARAPET HT. ABOVE THE FIRE CENTER REDUCE BY 1'-3' MAX.

James Lynxwiler
Poudre Fire Authority
Community Fire Safety Services
970-416-2889
November 12, 2013

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Town of Timnath
4800 Goodman Street
Timnath, CO 80547

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With respect to the “Water Line Construction Notes” and the general notes on sheet C7.5 see the above comments on the general notes on sheet C4.1

The District requires reduced pressure principle Back-Flow-Prevention-Devices (BFPD) and does not allow double check BFPD.

Manhole A3 is to be located approximately 30 feet north of the proposed location to avoid crossing the 36 inch storm drain. The two proposed 6 inch services need to be relocated accordingly. Both of the proposed services are to be an outside drop.

The proposed irrigation taps need to be identified on the water line plan and profile.

The Districts will require another review due to the nature and number of the above comments. Please do not hesitate to contact me at 226-3104, extension 104, if you have any questions or require additional information.

Respectfully,

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

xc: Mr. Michael D. DiTullio, District Manager
    Dave Guetig, Galloway
Town of Timnath
Referral Notice
November 6th 2013

We are interested in your review of the following Project:

Project: Gateway Timnath South Sketch Plan and Preliminary Plat
Case #: SP-2013-002, PP-2013-002
Location: South of Harmony Rd, West of Weitzel Rd, East of I-25, North of Swetsville Zoo Rd

Applicant(s): Dave Guetig, Galloway
5300 DTC Parkway, Suite 100
Denver CO 80111
Phone: 303-770-8884
Fax:
Email: DaveGuetig@GallowayUS.com

Owner(s): Cache La Poudre Investors South LLC
195 W 12th Ave
Denver CO 80204
Phone: 
Fax: 
Email:

Summary: Proposed commercial development consisting of one super lot and 6 pad sites. This site is undergoing a combined process, so there is some information that is duplicated and some information that is combined. Please do not hesitate to contact the Town with any questions or concerns.

Please Reply By: November 20th, 2013

Reply to: Matt Blakely, Town Planner
(mblakely@timnathgov.com) Phone: (970) 224-3211
Fax: (970) 224-3217

Organization / Agency: Northern Front Range MPO
Resubmittal Required: Yes / No

Comments: Take advantage of connection opportunities to the Poudre River Trail, if any exist.

This application has been sent to you for your review and comment. Any comments or issues you may consider relevant to this request would be appreciated. If you have any questions regarding the application, please contact the Planner listed above.

Town of Timnath
Phone: (970) 224-3211 Fax: (970) 224-3217
www.TimnathGov.com
4800 Goodman St. Timnath, CO 80547
PLANNING COMMISSION COMMUNICATION

Meeting Date: 12/03/2013
Presented By: Matt Blakely

Item: Gateway Timnath South Subdivision Final Plat

Ordinance □ Resolution √ Discussion □ For Information □

EXECUTIVE SUMMARY: Final Plat proposal for Gateway Timnath South Subdivision, a twenty-two (22) acre, eight (8) lot commercial development, including one (1) superlot for an anchor tenant.

STAFF RECOMMENDATION: Staff recommends the approval of the Final Plat for the aforementioned property, with conditions, to the Timnath Town Council.

KEY POINTS/SUPPORTING INFORMATION:

Owner: Cache La Poudre Investors South, LLC / Bill McDowell
Applicant: Galloway -- Dave Guetig

Location: South of and adjacent to Harmony Road, East of and adjacent to Interstate 25, west of and adjacent to Weitzel Street, North of and adjacent to Swetsville Zoo Road

Application Type: Final Case Number: FP-2013-004

Parcel Size (Acres): 21.878 acres

Process Schedule

<table>
<thead>
<tr>
<th>Task</th>
<th>Description</th>
<th>Date</th>
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<tbody>
<tr>
<td>Application Submitted</td>
<td></td>
<td>11/06/13</td>
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<tr>
<td>Acceptance of Application</td>
<td></td>
<td>11/06/13</td>
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<tr>
<td>Referral Agency Notification</td>
<td>Referral comments were due by 11/20/13</td>
<td>11/06/13</td>
</tr>
<tr>
<td>Comments Issued</td>
<td>Comments submitted to applicant on 11/20/13</td>
<td>11/20/13</td>
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<tr>
<td>Planning Commission</td>
<td>Public Hearing</td>
<td>12/03/13</td>
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<tr>
<td>Town Council</td>
<td>Public Hearing</td>
<td>12/10/13</td>
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SERVICES:

Water: Fort Collins – Loveland Water District
Sewer: South Fort Collins Sanitation District
Fire: Poudre Fire Authority
Special Districts: Portions of the property lie within the Timnath Development Authority
Adjacent Zoning/Land Uses:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
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<tbody>
<tr>
<td>North</td>
<td>C-2</td>
<td>Major Arterial and Commercial</td>
</tr>
<tr>
<td>South</td>
<td>FA-1</td>
<td>Local Collector; vacant/farming</td>
</tr>
<tr>
<td>East</td>
<td>C-2 with PD Overlay</td>
<td>Vacant/undeveloped</td>
</tr>
<tr>
<td>West</td>
<td>I-25 ROW</td>
<td>Interstate 25</td>
</tr>
</tbody>
</table>

**Existing Zoning:** C-2 with PD Overlay  **Proposed Zoning:** Unchanged

**Existing Land Use:** Vacant  **Proposed Land Use:** Commercial

**Application Description:**
The project proposes eight commercial (8) lots inclusive of one super lot for the purposes of an anchor tenant. Access to this site is proposed from both Weitzel Street and Swetsville Zoo Road. Weitzel Street will feature one (1) right-in/right-out access and one (1) full movement access. Two (2) full movement access points are also proposed along Swetsville Zoo Road to the overall development. These points of access, coupled with the internal drives and site plan layout will offer maximize traffic flow and provide for efficient distribution throughout the development. This development will not have direct access to Harmony Road or Interstate 25.

**Future Approvals/Processes:**
1. Annexation application – currently under review
2. Zoning application – currently under review
3. PD Overlay Amendment – currently under review
4. Site Plan – conditional of Final Plat, and Annexation, and Zoning approval

**Final Plat Review Criteria:**
In addition to all provisions of this Code, the Town shall use the following criteria to evaluate the applicant’s final plat application:

1. The final plat conforms to the approved preliminary plat and incorporates required changes, modifications and conditions attached to the approval of the preliminary plat unless otherwise approved by the Council.  
   *This final plat is in conformance with the approved Preliminary Plat.*
2. The development will substantially comply with the Land Use Code.  
   *This development substantially complies with the Town of Timnath Municipal Code.*
3. All applicable technical standards have been met.  
   *There are still minor technical comments that need to be addressed (see attached).*

**REFERRAL COMMENTS:**
Not returned: AT&T Communications, Poudre School District, Poudre River Public Library District, Centurylink, Timnath Finance, Timnath Public Works, Xcel Energy, Larimer County Department of...
Natural Resources, Timnath Town Attorney.
Returned with no comments: Safebuilt.
Returned with comments: Poudre Fire Authority, Town Planner, Comcast Cable, Fort Collins/Loveland Water District / South Fort Collins Sanitation District, Timnath Police Department, Timnath Engineering.

**RECOMMENDED MOTION:**
- Finding that a complete application was submitted and reviewed in accordance with all applicable Town of Timnath regulations, criteria outlined in section 16.4.7.C of the Town of Timnath Municipal Code have been met, I move to recommend approval of the Final Plat of Gateway Timnath South Subdivision, as presented in the Planning Commission communication to the Timnath Town Council with the following conditions:
  a. The applicant addresses all unresolved technical comments to the satisfaction of Town Staff and Referral Agencies prior to recordation of the Final Plat
  b. Ordinance 15, Series 2013, an ordinance regarding the annexation of the Gateway Timnath south property is approved by Town Council prior to recordation of the Final Plat
  c. Ordinance 16, Series 2013, an ordinance regarding the zoning of the Gateway Timnath south property is approved by Town Council prior to recordation of the Final Plat

**ATTACHMENTS:**
1. Final Plat for Gateway Timnath South Subdivision
2. Gateway Timnath South Subdivision Letter from Galloway dated 11/06/13
3. Community Development Comment letter dated 11/21/13
GATEWAY TIMNATH SOUTH SUBDIVISION
Being A Portion Of Lot 2 Of The Northeast Quarter Of Section 3, Township 6 North, Range 68 West Of The 6th P.M., Town of Timnath, County Of Larimer, State Of Colorado
GATEWAY TIMNATH SOUTH SUBDIVISION

Being A Portion Of Lot 2 Of The Northeast Quarter Of Section 3,
Township 6 North, Range 68 West Of The 6th P.M., Town of Timnath, County Of Larimer, State Of Colorado
Re: Costco at Gateway Timnath South (the “Project”) – Sketch Plan, Preliminary Plat, Final Plat, and Site Plan Applications Southeast Corner of Interstate 25 and Harmony Road Town of Timnath, Colorado

Dear Mr. Blakely:

Enclosed is the submittal of the Sketch Plan, Preliminary Plat, Final Plat Application, and Site Plan Applications for the Costco at Gateway Timnath South project, located at the southeast corner of Interstate 25 and Harmony Road. The Project is uniquely situated to facilitate a regional commercial development, providing an excellent entry into the Town of Timnath.

Pending Annexation & Zoning Applications
An application for the annexation and zoning of approximately 7.8 acres south of Harmony Road, west of and adjacent to the Harmony Road Enterprises First and Second Annexations, to C-2 zone district, is currently being reviewed by Town staff and referral agencies. The Planning Commission held a public hearing on November 5, 2013 and made a recommendation to the Town Council. Town Council will hold an Eligibility Public Hearing on November 12, 2013. The first reading is planned for Town Council on November 26, 2013 and the second reading and public hearing is planned for December 10, 2013.

Sketch Plan & Site Plan
The Project proposes eight (8) lots inclusive of one super lot for the purposes of the anchor tenant – Costco. The Costco Warehouse will face Interstate 25 to maximize the excellent visibility afforded to the property. Costco will also occupy Lot 1 with a gas station at the southwest corner of Harmony Road and Weitzel Street.

Access to this site is proposed from both Weitzel Street and Swetsville Zoo Road. Weitzel Street will feature one (1) right-in/right-out access and one (1) full movement access. Two (2) full movement access points are also proposed along Swetsville Zoo Road to the overall development. These points of access, coupled with the internal drives and site plan layout will offer maximize traffic flow and provide for efficient distribution throughout the development. This development will not have direct access to Harmony Road or Interstate 25.
Preliminary & Final Plat
The proposed preliminary and final plat include the approximately 7.8 acres of land along the most westerly boundary of the Town currently pending annexation into the Town, together with the previously annexed Gateway Timnath South subdivision parcels. Through this preliminary and final plat, the previously annexed Gateway Timnath South will simply be extended to the west to the Interstate 25 right-of-way to incorporate the adjacent land pending annexation, creating an opportunity for the highly visible, strategically located land to finally realize its potential as a successful commercial development and gateway to the Town of Timnath.

The plat will ultimately create eight (8) lots inclusive of one larger lot for the anchor tenant of the development. This proposed plat will eliminate the internal lot lines left over by the previous CDOT right-of-way and will promote synergy within the overall subdivision and allow for an efficient site plan design.

We have enclosed the number of copies and sets of plans for distribution and approval as outlined in the Submittal Requirement & Quantity Table.

Thank you for your assistance and comments on this Sketch Plan, Preliminary Plat, Final Plat, and Site Plan submittal package. We look forward to working with you on this project. Our design team remains available to answer any questions or provide additional information as required.

Sincerely,
Galloway

[Signature]

David A. Guetig, PE, CDP, LEED AP
President
DaveGuetig@gallowayUS.com
MEMORANDUM

TO:        Dave Guetig, Galloway
FROM:      Town of Timnath Community Development
RE:        Timnath Gateway South COSTCO Plan Review Comments
DATE:      November 21, 2013

The following represents the REVISED 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, as well as all provided redlines.

The following items must be addressed by the applicant:

Community Development - (970) 224-3211 x19

General:
1. A separate sign permit is required for all signage. This can be handled under one sign permit application.

Preliminary Plat:
Please see redlines

Sketch Plan:
None at this time

Final Plat:
Please see redlines

Site Plan:
1. Please see redlines in addition to the following comments.
2. A detached sidewalk needs to be added along Swetsville Zoo Road.
3. Staff would like to discuss a sidewalk connection running along the back portion of the developed area. This walk would be the future responsibility of lots 3 through 7 at time of Site Plan review for each of those pad sites and should be adjacent to the perimeter drive. This would provide pedestrian connectivity to all pad sites. As for the fuel station lot, a walk should be provided either on the north side of the fuel area or some demarcation of a walk along the perimeter drive.
4. Please provide and show the required bicycle spaces (2% total required parking).
5. Pedestrian striping or other site features should be added to key pedestrian access locations, such as the pedestrian crossings in from the pad sites to the main walkways leading to the Costco entry.
6. Please dimension to building setbacks for all frontages on one of the plans.
7. Emergency access easements should be noted on the Site Plan. All existing and proposed easements need to be shown on the Site Plan.
8. A cross-access easement or other mechanism needs to be provided on lot 1 for access to all of the pad site lots. Coordinate with the plat.

Landscape Plans:

Landscape Action Items:
1. Please see redlines in addition to the following comments.
2. Please provide plant coverage (minimum 75%) in the large rock areas through the site.
3. ROW landscape areas require street trees located in turf. The PD Overlay requires one (1) tree per 40 LF of street frontage. Please provide these trees in these areas upon resubmittal.
4. Ensure the landscape plan shows current utilities and address any conflicts.
5. Parking islands should contain shade trees wherever feasible. Please swap out the ornamentals in the islands for larger, fruitless and seedless shade trees, unless a direct conflict (ie: light standard) exists. View corridors can be maintained with the omission of a few trees as long as the required tree quantity is met.
6. Provide more screening for the mechanical area along Swetsville Zoo Rd. Consider adding Spruces or alternative large, evergreen species to this area. At a minimum, screening should occur from the SE corner to the loading dock.
7. Clearly show all required sight triangles and address any conflicts. Refer to Larimer County Urban Street Standards Figure 7-16 for information on triangle layout.
8. Please provide a table on the landscape plan with the following calculations demonstrating compliance with the PD Overlay requirements:
   a. 15% open space requirement,
   b. Tree parking (1 shade tree per (10) spaces)
   c. Landscape Area tree requirements (1 tree per 1,000 sf of landscape area)
   d. Landscape Area shrub quantities (1 per 150 sf of landscape area)
   e. (1) tree per 40 LF of street frontage for all street frontages
   f. (1) shrub per 150 LF of arterial landscape area along arterial frontages, grouped into planting beds
9. Please revise the turf references to coincide. One states RTF fescue sod while the adjacent description specifies bluegrass.
10. Ensure that no non-grass species exceeds the 35% maximum per category allowed by PD Overlay.
11. Add a note to the plans to seed all areas disturbed by construction with whatever mix is agreed upon per comments regarding seed mixtures.
12. Planting density in the parking islands should be increased throughout the project at a minimum demonstrate that the planting requirements are being satisfied.
13. Weitzel Street landscaping should include the following:
   a. Street trees located in the parkway (area between sidewalk and curb).
   b. More upright massings along the building façade (between the building and the back of sidewalk). Fastigiate trees and large shrubs need to be provided to alleviate building massing. Areas of lower-growing materials can be worked in for visibility. Consider coordinating the changes of height and plant materials with the breaks in the architectural elevation changes.
14. Harmony Road ROW landscaping needs to be coordinated. Consideration of the landscape improvements and maintenance may count towards the 15% open space requirement if needed. This street frontage and entry is a significant gateway for Timnath and COSTCO, so denser materials are encouraged.

15. The I-25 frontage should include some new tree plantings and landscape, these would be considered at time of Site Plan permit for the individual pad site lots and within the landscape setback area along those rear of those lots.

16. Consider adding or changing to incorporate more native grass species (schizahyrium, spropobolis wrightii and heterolepsis, panicum virgatum, andropogon gerardii, bouteloua gracilis, etc).

17. Please consider adding perennial and/or groundcover accent areas to entry points.

18. The seed mix specified is a great alternative for lower maintenance areas. However, code requires maintaining a maximum height of 8” for all seed areas. Considering using the AVSS Multi Color High Altitude or Low Grow mix in lieu of the Rocky Mountain Mix (which gets up to 36” tall). If the landscape is intended to be maintained at a taller height this alternative may be considered.

19. Plantings along all sidewalks and public ROW’s should show required parking screening.

20. Snow storage should be considered, and plantings adjusted accordingly for long-term sustainability of the site in this regard.

21. Verify note #16 coincides with the reduced nutrient requirements for most native and adapted xeric plant species and ensure amendments coincide with the local soils.

22. Add to note #21 a requirement to remove all staking materials within 12-18 months of planting. Also, consider specifying 1” nylon straps for tree guides instead of wire.

Photometric Plan:

1. A note should be placed on the plans demonstrating compliance with section 16.2.20.B of the code, which outlines hours for operation of lighting on site.

Additional / Referral Agency Comments

Engineering, Steve Humann, TST Inc. – (970)226-0557
11-20-2013

Site Plan
1. No comment

Geotechnical Report
1. No comment

Traffic Impact Study
1. Not submitted. Still need to review

Final Drainage Report
1. Not submitted until today (11-20-13). Still need to review.

Final Plat
1. Add “Easement Approval” signatures for:
a. Fort Collins – Loveland Water District  
b. South Fort Collins Sanitation District  
c. Boxelder Ditch Company  
d. Poudre Fire Authority  

2. Show the Floodplain limits on the Final Plat  
3. Add the required Access Easement to the northern portion of the Weitzel Drive ROW to allow for the encroachment of the detached sidewalk onto lots 1A and 2A.  
4. Add the required “Emergency Access Easement” required by the Fire Department.

**Final Construction Plans**  
1. Cover Sheet:  
   a. Review the required construction notes per Town of Timnath and Larimer County Urban Area Street Standards (LCUASS) and add any additional notes not already shown on the plans. The Town would prefer that all the notes for the plan set be shown on one sheet immediately behind the cover sheet.  
   b. The referenced Benchmark needs to include a description of the benchmark.  
   c. Add an approval block for the Boxelder Ditch Company to the cover sheet and any appropriate plan sheets.  
2. Grading Plans:  
   a. Revise accordingly based on the storm sewer for the north portion of the site being directed south instead of utilizing the existing storm drain system going north.  
   b. Label slopes in the steep areas.  
   c. Show Boxelder Ditch grading and cross sections.  
3. Erosion Control Plans:  
   a. Labeled “Erosion Control” in the cover sheet index but “SWMP” on the individual sheets.  
   b. Use LCUASS details as available.  
4. Drainage Report Maps:  
   a. Remove “Proposed Double 30” Round RCP Pipes” callout from CR 5 on sheet C3.6  
5. Utility Plans:  
   a. Include required FCLWD and SFCSD construction notes.  
6. Storm Sewer Plans:  
   a. Add HGL to all profiles.  
   b. Revise storm sewer profiles to allow for a minimum of 1.5 feet of cover over pipes, especially in paved areas. This allows for the bell section on RCP pipes and a minimum of 12” for the pavement section. Top of outside of pipe and/or bell section cannot extend above the subgrade elevation in paved areas.  
   c. Use LCUASS details as available.  
7. Irrigation Plan:  
   a. Needs to be included in plan set.

**Poudre Fire Authority, Jim Lynxwiler**  
Attached

Fort Collins Loveland Water District, South Fort Collins Sanitation District, Terry Farrill  
Attached

North Front Range Metropolitan District, Suzette Mallette - Regional Transportation Planning Director  
Attached
Documents Required for Resubmittal:
- (4) Full size copies of all plans
- (2) Half size copies of all plans
- PDFs of all documents

Cc: April Getchius, Town of Timnath, Town Manager (email)
    Steve Humann, TST Inc. (email)
    Don Taranto, TST Inc. (email)
    Town File (GTS)
Town of Timnath
Referral Notice
November 6th 2013

We are interested in your review of the following Project

Project: Gateway Timnath South Sketch Plan, Preliminary Plat, Final Plat and Site Plan
Location: South of Harmony Rd, West of Weitzel Rd, East of I-25, North of Swetsville Zoo Rd

Applicant(s): Dave Guetig, Galloway
5300 DTC Parkway, Suite 100
Denver CO 80111
Phone: 303-770-8884
Fax:
Email: DaveGuetig@GallowayUS.com

Owner(s): Cache La Poudre Investors South LLC
195 W 12th Ave
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Summary: Proposed commercial development consisting of one super lot and 6 pad sites. This site is undergoing a combined process, so there is some information that is duplicated and some information that is combined. Please do not hesitate to contact the Town with any questions or concerns.

Please Reply By: November 20th, 2013

Reply to: Matt Blakely, Town Planner
(mblakely@timnathgov.com) Phone: (970) 224-3211
Fax: (970) 224-3217

Organization / Agency: Timnath Engineering Department
Resubmittal Required: Yes / No
Comments: SEE ATTACHED COMMENTS

This application has been sent to you for your review and comment. Any comments or issues you may consider relevant to this request would be appreciated. If you have any questions regarding the application, please contact the Planner listed above.

Town of Timnath
Phone: (970) 224-3211  Fax: (970) 224-3217
www.TimnathGov.com
4800 Goodman St. Timnath, CO 80547
Project: TIMNATH GATEWAY SOUTH/COSTCO SITE PLAN PRELIMINARY REVIEW
Case Number: ST-2013-007 - Timnath
Description: Preliminary Review of Site, Utility and Grading Drawings.

Project Comments: November 20, 2013 - DRAFT

WATER SUPPLY
As per the joint Costco planning meeting on October 10, 2013,
- One additional hydrant is required on the east side of Lot 6.
- The hydrant currently shown on Lot 3 is to be relocated to the west, between Lots 4 & 5.

Also, hydrant locations detailed on the Site Plan and Utility Plan show various inconsistencies in labeling. In addition, please indicate the hydrant on the SW corner of Harmony Rd. and Weitzel St. on future plans.

FIRE Lanes
- Fire access lanes shall be designated on the plat as an Emergency Access Easement. This is not currently shown.
- Turning radii for the EAE shall be detailed on submitted plans.
- Provide details for signing or painting the fire lane. Where signage is used, they are to be labeled "No Parking - Fire Lane." Specific dimensions and other details are referenced in D103.6 of the 06lFC. Please label locations of all signs on future plans.

FDC
The Costco project team shall discuss and coordinate the FDC location with the PFA no later than the plan review stage.

PREMISE IDENTIFICATION
The location of the posted address is not clear in the submitted plans and remains a point of discussion. As this building is addressed off of Harmony Rd. and set back some 600' from that road, the numerical address shall be a minimum of 2 feet in height (rather than 1' as specified). The full address, including street name is to be posted below or adjacent to the numerical address.

KNOX BOXES
I believe one Knox Box is currently called out in the plans. One or more additional Knox Boxes may be required at the time of building permit.

PARAPET HT. ABOVE THE FIRE CENTER REDUCE BY 1' ~ 3'M PAW.

James Lynxwiler
Poudre Fire Authority
Community Fire Safety Services
970-416-2889
November 12, 2013

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

RE: Gateway Timnath South Sketch Plan, Preliminary Plat, Final Plat and Site Plan

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.

The domestic services and fire lines are to be reconfigured for lots 2 – 8. The size and location of the fire line to each lot is to be identified. The size and location of the domestic service line is to be identified to each lot. The District requires meter pits/vaults.

The District requires easements, on the Districts standard easement form, for all facilities that are not located within the public ROW. The District requires 30 foot wide and 20 foot wide easements for the sanitary sewer lines and water lines respectively. The District requires the District’s covenants and restrictions on the plat for easements conveyed by dedication.

The general notes on sheet C4.1 are to include the following statements all other references to the water and sanitary sewer facilities are to be deleted;

All water line construction shall conform to the Fort Collins – Loveland Water District standards and specifications current to the date of construction.

The minimum and maximum depth of cover over the water line is 5 feet and 6 feet respectively, unless otherwise noted.

All sanitary sewer line construction shall conform to the South Fort Collins Sanitation District standards and specifications current to the date of construction.

Utility crossings are to be shown on the storm sewer profile.

The need, location and size of air release valves needs to be evaluated.

There is not adequate restraint length at the proposed water line lowering near station 25+67.

The District typically requires 18 inch vertical separation at crossings. Many of the proposed crossings indicate a 2 foot clearance, please clarify.
The District requires casings on the water line for crossings of facilities greater than 36 inches.

The District maximum allowable depth is 7 feet.

All of the water and sanitary sewer typicals are to be replaced with the District's most current. The typicals can be obtained in CAD format by contacting Ms. Sue Vest, CAD Specialist, (970) 226-3104, ext. 107.

With respect to the “Water Line Construction Notes” and the general notes on sheet C7.5 see the above comments on the general notes on sheet C4.1.

The District requires reduced pressure principle Back-Flow-Prevention-Devices (BFPD) and does not allow double check BFPD.

Manhole A3 is to be located approximately 30 feet north of the proposed location to avoid crossing the 36 inch storm drain. The two proposed 6 inch services need to be relocated accordingly. Both of the proposed services are to be an outside drop.

The proposed irrigation taps need to be identified on the water line plan and profile.

The Districts will require another review due to the nature and number of the above comments. 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
Dave Guetig, Galloway
Town of Timnath
Referral Notice
November 6th 2013

We are interested in your review of the following Project

Project: Gateway Timnath South Sketch Plan and Preliminary Plat
Case #: SP-2013-002, PP-2013-002

Location: South of Harmony Rd, West of Weitzel Rd, East of I-25, North of Swetsville Zoo Rd

Applicant(s): Dave Guetig, Galloway
5300 DTC Parkway, Suite 100
Denver CO 80111
Phone: 303-770-8884
Fax:
Email: DaveGuetig@GallowayUS.com

Owner(s): Cache La Poudre Investors South LLC
195 W 12th Ave
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Phone:
Fax:
Email:

Summary: Proposed commercial development consisting of one super lot and 6 pad sites. This site is undergoing a combined process, so there is some information that is duplicated and some information that is combined. Please do not hesitate to contact the Town with any questions or concerns.

Please Reply By: November 20th, 2013

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(mblakely@timnathgov.com)
Phone: (970) 224-3211
Fax: (970) 224-3217

Organization / Agency: Northern Front Range MPO
Resubmittal Required: Yes / No

Comments: Take advantage of connection to the Poudre River Trail, if any exist.

This application has been sent to you for your review and comment. Any comments or issues you may consider relevant to this request would be appreciated. If you have any questions regarding the application, please contact the Planner listed above.

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Phone: (970) 224-3211 Fax: (970) 224-3217
www.TimnathGov.com
4800 Goodman St. Timnath, CO 80547
PLANNING COMMISSION COMMUNICATION

Meeting Date: 12/03/2013

Presented by: Matt Blakely

Item: Costco Wholesale & Fueling Station Site Plan, Lots 1 & 2 Gateway Timnath South Subdivision

EXECUTIVE SUMMARY: Site plan proposal for Goldberg Properties Inc. to develop a large commercial parcel for Costco Wholesale, located within the Gateway Timnath South Subdivision. The site plan includes a large wholesale warehouse, associated parking, and a new fueling station. The warehouse site totals 13.66 acres and the fueling station site totals 1.45 acres, for a cumulative acreage of 15.11 acres.

STAFF RECOMMENDATION: Staff recommends the approval of the site plan with conditions.

KEY POINTS/SUPPORTING INFORMATION:

Owner: Cache La Poudre Investors South, LLC / Bill McDowell
Applicant: Galloway -- Dave Guetig

Legal Description/address: Lots 1 and 2, Gateway Timanath South Subdivision

Application Type: Site Plan Case Number: ST-2013-007

Parcel Size (SF/Acres): 15.11 acres Building size (SF): 151,958 SF

Process Schedule

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SERVICES:

Water: Fort Collins – Loveland Water District
Sewer: South Fort Collins Sanitation District
Fire: Poudre Fire Authority
Special Districts: Portions of this property are within the Timnath Development Authority

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<th>Land Use</th>
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<td>Major Arterial and Commercial</td>
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<tr>
<td>South</td>
<td>Swetsville Rd; Agricultural (FA-1)</td>
<td>Local Collector; vacant/farming</td>
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<tr>
<td>East</td>
<td>Agricultural (FA-1)</td>
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<tr>
<td>West</td>
<td>I-25 ROW</td>
<td>Interstate 25</td>
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Adjacent Zoning/Land Uses:

Application Description:

Site Location & Layout:
The proposed project is located in the Gateway Timnath South Subdivision, which consists of (8) lots. This development sits at the southeast corner of the Weitzel and Harmony Road intersection, and is accessed via Weitzel Street and Swetsville Zoo Road. One large lot will support development of a Costco Warehouse, with an accompanying smaller lot to support a fueling station owned and operated by Costco. The wholesale building will provide retail services, a liquor store, a tire center, and a small internal food service area. The warehouse and fueling station are part of a membership club and the services will only be available to the club members. The development proposal is consistent with the Town code, and this development also has a PD Overlay document that governs site dimensional standards.

Proposed Actions:
The applicant is requesting Site Plan approval for the area indicated by the above legal description for construction of a large commercial building and fueling station with associated site development.

Future Approvals/Processes:
A building permit will be required. Approval of the preliminary plat, final plat, PD Overlay amendment for Gateway Timnath South, annexation, and zoning are also 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.
   The final plat is currently being reviewed by staff and referral agencies in accordance with all governing regulations, and the approval of the final plat is a condition of the approval of this site plan.
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 is currently being reviewed against these criteria but the staff does not anticipate any issues with the grading or drainage plans.*

5. The density and dimensions shown conform with the Town Zoning Code Density and Dimensional Standards or the approved PD requirements.  
   *The proposed development conforms with the PD Overlay zoning for this parcel.*

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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**Existing Zoning:** C-2 with PD Overlay  
**Proposed Zoning:** C-2 with PD Overlay

**Existing Land Use:** Vacant  
**Proposed Land Use:** Commercial

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**REFERRAL COMMENTS:**

Not returned: AT&T Communications, Poudre School District, Poudre River Public Library District, Centurylink, Timnath Finance, Timnath Public Works, Xcel Energy, Larimer County Department of Natural Resources, Timnath Town Attorney.

Returned with no comments: Safebuilt, Timnath Police Department.

Returned with comments: Poudre Fire Authority, Town Planner, Comcast Cable, Fort Collins/Loveland Water District / South Fort Collins Sanitation District, Timnath Engineering.

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**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.B. of the Timnath Municipal Code have been met, I move to recommend approval of the Costco Wholesale and Fueling Station Site Plan, lots 1 and 2 of Gateway Timnath South Subdivision, with the following conditions:

a) 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.

b) Prior to issuance of a building permit, the applicant to execute and record The Gateway Timnath South Final Plat with Larimer County.

c) Prior to issuance of a building permit, the applicant will receive final approval and record the Gateway Timnath South Subdivision PD Overlay rezoning document with Larimer County.

---

**ATTACHMENTS:**

1. Site Plan Documents – Site Plan, Landscape Plan, Elevations, Civil, and Photometric Plan
2. Site Plan Narrative
3. 1st submittal – comments
November 6, 2013

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

Re: Costco at Gateway Timnath South (the “Project”) – Sketch Plan, Preliminary Plat, Final Plat, and Site Plan Applications
Southeast Corner of Interstate 25 and Harmony Road
Town of Timnath, Colorado

Dear Mr. Blakely:

Enclosed is the submittal of the Sketch Plan, Preliminary Plat, Final Plat Application, and Site Plan Applications for the Costco at Gateway Timnath South project, located at the southeast corner of Interstate 25 and Harmony Road. The Project is uniquely situated to facilitate a regional commercial development, providing an excellent entry into the Town of Timnath.

Pending Annexation & Zoning Applications
An application for the annexation and zoning of approximately 7.8 acres south of Harmony Road, west of and adjacent to the Harmony Road Enterprises First and Second Annexations, to C-2 zone district, is currently being reviewed by Town staff and referral agencies. The Planning Commission held a public hearing on November 5, 2013 and made a recommendation to the Town Council. Town Council will hold an Eligibility Public Hearing on November 12, 2013. The first reading is planned for Town Council on November 26, 2013 and the second reading and public hearing is planned for December 10, 2013.

Sketch Plan & Site Plan
The Project proposes eight (8) lots inclusive of one super lot for the purposes of the anchor tenant – Costco. The Costco Warehouse will face Interstate 25 to maximize the excellent visibility afforded to the property. Costco will also occupy Lot 1 with a gas station at the southwest corner of Harmony Road and Weitzel Street.

Access to this site is proposed from both Weitzel Street and Swetsville Zoo Road. Weitzel Street will feature one (1) right-in/right-out access and one (1) full movement access. Two (2) full movement access points are also proposed along Swetsville Zoo Road to the overall development. These points of access, coupled with the internal drives and site plan layout will offer maximize traffic flow and provide for efficient distribution throughout the development. This development will not have direct access to Harmony Road or Interstate 25.
Preliminary & Final Plat

The proposed preliminary and final plat include the approximately 7.8 acres of land along the most westerly boundary of the Town currently pending annexation into the Town, together with the previously annexed Gateway Timnath South subdivision parcels. Through this preliminary and final plat, the previously annexed Gateway Timnath South will simply be extended to the west to the Interstate 25 right-of-way to incorporate the adjacent land pending annexation, creating an opportunity for the highly visible, strategically located land to finally realize its potential as a successful commercial development and gateway to the Town of Timnath.

The plat will ultimately create eight (8) lots inclusive of one larger lot for the anchor tenant of the development. This proposed plat will eliminate the internal lot lines left over by the previous CDOT right-of-way and will promote synergy within the overall subdivision and allow for an efficient site plan design.

We have enclosed the number of copies and sets of plans for distribution and approval as outlined in the Submittal Requirement & Quantity Table.

Thank you for your assistance and comments on this Sketch Plan, Preliminary Plat, Final Plat, and Site Plan submittal package. We look forward to working with you on this project. Our design team remains available to answer any questions or provide additional information as required.

Sincerely,

Galloway

David A. Guetig, PE, CDP, LEED AP
President
DaveGuetig@gallowayUS.com
MEMORANDUM

TO: Dave Guetig, Galloway
FROM: Town of Timnath Community Development
RE: Timnath Gateway South COSTCO Plan Review Comments
DATE: November 21, 2013

The following represents the REVISED 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, as well as all provided redlines.

The following items must be addressed by the applicant:

Community Development - (970) 224-3211 x19

General:

1. A separate sign permit is required for all signage. This can be handled under one sign permit application.

Preliminary Plat:

Please see redlines

Sketch Plan:

None at this time

Final Plat:

Please see redlines

Site Plan:

1. Please see redlines in addition to the following comments.
2. A detached sidewalk needs to be added along Swetsville Zoo Road.
3. Staff would like to discuss a sidewalk connection running along the back portion of the developed area. This walk would be the future responsibility of lots 3 through 7 at time of Site Plan review for each of those pad sites and should be adjacent to the perimeter drive. This would provide pedestrian connectivity to all pad sites. As for the fuel station lot, a walk should be provided either on the north side of the fuel area or some demarcation of a walk along the perimeter drive.
4. Please provide and show the required bicycle spaces (2% total required parking).
5. Pedestrian striping or other site features should be added to key pedestrian access locations, such as the pedestrian crossings in from the pad sites to the main walkways leading to the Costco entry.
6. Please dimension to building setbacks for all frontages on one of the plans.
7. Emergency access easements should be noted on the Site Plan. All existing and proposed easements need to be shown on the Site Plan.
8. A cross-access easement or other mechanism needs to be provided on lot 1 for access to all of the pad site lots. Coordinate with the plat.

Landscape Plans:

Landscape Action Items:
1. Please see redlines in addition to the following comments.
2. Please provide plant coverage (minimum 75%) in the large rock areas through the site.
3. ROW landscape areas require street trees located in turf. The PD Overlay requires one (1) tree per 40 LF of street frontage. Please provide these trees in these areas upon resubmittal.
4. Ensure the landscape plan shows current utilities and address any conflicts.
5. Parking islands should contain shade trees wherever feasible. Please swap out the ornamentals in the islands for larger, fruitless and seedless shade trees, unless a direct conflict (i.e.: light standard) exists. View corridors can be maintained with the omission of a few trees as long as the required tree quantity is met.
6. Provide more screening for the mechanical area along Swetsville Zoo Rd. Consider adding Spruces or alternative large, evergreen species to this area. At a minimum, screening should occur from the SE corner to the loading dock.
7. Clearly show all required sight triangles and address any conflicts. Refer to Larimer County Urban Street Standards Figure 7-16 for information on triangle layout.
8. Please provide a table on the landscape plan with the following calculations demonstrating compliance with the PD Overlay requirements:
   a. 15% open space requirement,
   b. Tree parking (1 shade tree per (10) spaces)
   c. Landscape Area tree requirements (1 tree per 1,000 sf of landscape area)
   d. Landscape Area shrub quantities (1 per 150 sf of landscape area)
   e. (1) tree per 40 LF of street frontage for all street frontages
   f. (1) shrub per 150 LF of arterial landscape area along arterial frontages, grouped into planting beds
9. Please revise the turf references to coincide. One states RTF fescue sod while the adjacent description specifies bluegrass.
10. Ensure that no non-grass species exceeds the 35% maximum per category allowed by PD Overlay.
11. Add a note to the plans to seed all areas disturbed by construction with whatever mix is agreed upon per comments regarding seed mixtures.
12. Planting density in the parking islands should be increased throughout the project at a minimum demonstrate that the planting requirements are being satisfied.
13. Weitzel Street landscaping should include the following:
   a. Street trees located in the parkway (area between sidewalk and curb).
   b. More upright massings along the building façade (between the building and the back of sidewalk). Fastigiate trees and large shrubs need to be provided to alleviate building massing. Areas of lower-growing materials can be worked in for visibility. Consider coordinating the changes of height and plant materials with the breaks in the architectural elevation changes.
14. Harmony Road ROW landscaping needs to be coordinated. Consideration of the landscape improvements and maintenance may count towards the 15% open space requirement if needed. This street frontage and entry is a significant gateway for Timnath and COSTCO, so denser materials are encouraged.

15. The I-25 frontage should include some new tree plantings and landscape, these would be considered at time of Site Plan permit for the individual pad site lots and within the landscape setback area along those rear of those lots.

16. Consider adding or changing to incorporate more native grass species (schizahyrium, spropobolis wrightii and heterolepsis, panicum virgatum, andropogon gerardii, bouteloua gracilis, etc).

17. Please consider adding perennial and/or groundcover accent areas to entry points.

18. The seed mix specified is a great alternative for lower maintenance areas. However, code requires maintaining a maximum height of 8” for all seed areas. Considering using the AVSS Multi Color High Altitude or Low Grow mix in lieu of the Rocky Mountain Mix (which gets up to 36” tall). If the landscape is intended to be maintained at a taller height this alternative may be considered.

19. Plantings along all sidewalks and public ROW’s should show required parking screening.

20. Snow storage should be considered, and plantings adjusted accordingly for long-term sustainability of the site in this regard.

21. Verify note #16 coincides with the reduced nutrient requirements for most native and adapted xeric plant species and ensure amendments coincide with the local soils.

22. Add to note #21 a requirement to remove all staking materials within 12-18 months of planting. Also, consider specifying 1” nylon straps for tree guides instead of wire.

Photometric Plan:
   1. A note should be placed on the plans demonstrating compliance with section 16.2.20.B of the code, which outlines hours for operation of lighting on site.

Additional / Referral Agency Comments

*Engineering, Steve Humann, TST Inc.* – *(970)226-0557*

11-20-2013

Site Plan
   1. No comment

Geotechnical Report
   1. No comment

Traffic Impact Study
   1. Not submitted. Still need to review

Final Drainage Report
   1. Not submitted until today (11-20-13). Still need to review.

Final Plat
   1. Add “Easement Approval” signatures for:
Final Construction Plans

1. Cover Sheet:
   a. Review the required construction notes per Town of Timnath and Larimer County Urban Area Street Standards (LCUASS) and add any additional notes not already shown on the plans. The Town would prefer that all the notes for the plan set be shown on one sheet immediately behind the cover sheet.
   b. The referenced Benchmark needs to include a description of the benchmark.
   c. Add an approval block for the Boxelder Ditch Company to the cover sheet and any appropriate plan sheets.

2. Grading Plans:
   a. Revise accordingly based on the storm sewer for the north portion of the site being directed south instead of utilizing the existing storm drain system going north.
   b. Label slopes in the steep areas.
   c. Show Boxelder Ditch grading and cross sections.

3. Erosion Control Plans:
   a. Labeled “Erosion Control” in the cover sheet index but “SWMP” on the individual sheets.
   b. Use LCUASS details as available.

4. Drainage Report Maps:
   a. Remove “Proposed Double 30” Round RCP Pipes” callout from CR 5 on sheet C3.6

5. Utility Plans:
   a. Include required FCLWD and SFCSD construction notes.

6. Storm Sewer Plans:
   a. Add HGL to all profiles.
   b. Revise storm sewer profiles to allow for a minimum of 1.5 feet of cover over pipes, especially in paved areas. This allows for the bell section on RCP pipes and a minimum of 12” for the pavement section. Top of outside of pipe and/or bell section cannot extend above the subgrade elevation in paved areas.
   c. Use LCUASS details as available.

7. Irrigation Plan:
   a. Needs to be included in plan set.

Poudre Fire Authority, Jim Lynxwiler
Attached

Fort Collins Loveland Water District, South Fort Collins Sanitation District, Terry Farrill
Attached

North Front Range Metropolitan District, Suzette Mallette - Regional Transportation Planning Director
Attached
Documents Required for Resubmittal:

- (4) Full size copies of all plans
- (2) Half size copies of all plans
- PDFs of all documents

Cc:  
April Getchius, Town of Timnath, Town Manager (email)  
Steve Humann, TST Inc. (email)  
Don Taranto, TST Inc. (email)  
Town File (GTS)
Town of Timnath
Referral Notice
November 6th 2013

We are interested in your review of the following Project

Project: Gateway Timnath South Sketch Plan, Preliminary Plat, Final Plat and Site Plan
Location: South of Harmony Rd, West of Weitzel Rd, East of I-25, North of Swetsville Zoo Rd

Applicant(s): Dave Guetig, Galloway
5300 DTC Parkway, Suite 100
Denver CO 80111
Phone: 303-770-8884
Fax:
Email: DaveGuetig@GallowayUS.com

Owner(s): Cache La Poudre Investors South LLC
195 W 12th Ave
Denver CO 80204
Phone: Fax:
Email:

Summary: Proposed commercial development consisting of one super lot and 6 pad sites. This site is undergoing a combined process, so there is some information that is duplicated and some information that is combined. Please do not hesitate to contact the Town with any questions or concerns.

Please Reply By: November 20th, 2013

Reply to: Matt Blakely, Town Planner
(mblakely@timnathgov.com)
Phone: (970) 224-3211
Fax: (970) 224-3217

Organization / Agency: Timnath Engineering Department
Resubmittal Required Yes / No
Comments: SEE ATTACHED COMMENTS

This application has been sent to you for your review and comment. Any comments or issues you may consider relevant to this request would be appreciated. If you have any questions regarding the application, please contact the Planner listed above.

Town of Timnath
Phone: (970) 224-3211 Fax: (970) 224-3217
www.TimpanthGov.com
4800 Goodman St. Timnath, CO 80547
Project: TIMNATH GATEWAY SOUTH/COSTCO SITE PLAN PRELIMINARY REVIEW  
Case Number: ST-2013-007 - Timnath  
Description: Preliminary Review of Site, Utility and Grading Drawings.

Project Comments: November 20, 2013 - DRAFT

WATER SUPPLY
As per the joint Costco planning meeting on October 10, 2013,
- One additional hydrant is required on the east side of Lot 6.
- The hydrant currently shown on Lot 3 is to be relocated to the west, between Lots 4 & 5.

Also, hydrant locations detailed on the Site Plan and Utility Plan show various inconsistencies in labeling. In addition, please indicate the hydrant on the SW corner of Harmony Rd. and Weitzel St. on future plans.

FIRE LANES
- Fire access lanes shall be designated on the plat as an Emergency Access Easement. This is not currently shown.
- Turning radii for the EAE shall be detailed on submitted plans.
- Provide details for signing or painting the fire lane. Where signage is used, they are to be labeled "No Parking - Fire Lane." Specific dimensions and other details are referenced in D103.6 of the 06IFC. Please label locations of all signs on future plans.

FDC
The Costco project team shall discuss and coordinate the FDC location with the PFA no later than the plan review stage.

PREMISE IDENTIFICATION
The location of the posted address is not clear in the submitted plans and remains a point of discussion. As this building is addressed off of Harmony Rd. and set back some 600’ from that road, the numerical address shall be a minimum of 2 feet in height (rather than 1’ as specified). The full address, including street name is to be posted below or adjacent to the numerical address.

KNOX BOXES
I believe one Knox Box is currently called out in the plans. One or more additional Knox Boxes may be required at the time of building permit.

PARAPET HT. ABOVE THE FIRE CENTER REDUCE BY 1’ ~ 3’ MAX.

James Lynxwiler  
Poudre Fire Authority  
Community Safety Services  
970-416-2889
November 12, 2013

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

RE: Gateway Timnath South Sketch Plan, Preliminary Plat, Final Plat and Site Plan

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.

The domestic services and fire lines are to be reconfigured for lots 2 – 8. The size and location of the fire line to each lot is to be identified. The size and location of the domestic service line is to be identified to each lot. The District requires meter pits/vaults.

The District requires easements, on the Districts standard easement form, for all facilities that are not located within the public ROW. The District requires 30 foot wide and 20 foot wide easements for the sanitary sewer lines and water lines respectively. The District requires the District’s covenants and restrictions on the plat for easements conveyed by dedication.

The general notes on sheet C4.1 are to include the following statements all other references to the water and sanitary sewer facilities are to be deleted;

All water line construction shall conform to the Fort Collins – Loveland Water District standards and specifications current to the date of construction.

The minimum and maximum depth of cover over the water line is 5 feet and 6 feet respectively, unless otherwise noted.

All sanitary sewer line construction shall conform to the South Fort Collins Sanitation District standards and specifications current to the date of construction.

Utility crossings are to be shown on the storm sewer profile.

The need, location and size of air release valves needs to be evaluated.

There is not adequate restraint length at the proposed water line lowering near station 25+67.

The District typically requires 18 inch vertical separation at crossings. Many of the proposed crossings indicate a 2 foot clearance, please clarify.

5150 Snead Drive, Fort Collins, CO 80525  Phone (970) 226-3104  Fax (970) 226-0186
The District requires casings on the water line for crossings of facilities greater than 36 inches.

The District maximum allowable depth is 7 feet.

All of the water and sanitary sewer typicals are to be replaced with the District's most current. The typicals can be obtained in CAD format by contacting Ms. Sue Vest, CAD Specialist, (970) 226-3104, ext. 107.

With respect to the "Water Line Construction Notes" and the general notes on sheet C7.5 see the above comments on the general notes on sheet C4.1

The District requires reduced pressure principle Back-Flow-Prevention-Devices (BFPD) and does not allow double check BFPD.

Manhole A3 is to be located approximately 30 feet north of the proposed location to avoid crossing the 36 inch storm drain. The two proposed 6 inch services need to be relocated accordingly. Both of the proposed services are to be an outside drop.

The proposed irrigation taps need to be identified on the water line plan and profile.

The Districts will require another review due to the nature and number of the above comments. Please do not hesitate to contact me at 226-3104, extension 104, if you have any questions or require additional information.

Respectfully,

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

xc: Mr. Michael D. DiTullio, District Manager
Dave Guetig, Galloway
We are interested in your review of the following Project

**Project:** Gateway Timnath South Sketch Plan and Preliminary Plat  
**Case #** SP-2013-002, PP-2013-002  

**Location:** South of Harmony Rd, West of Weitzel Rd, East of I-25, North of Swetsville Zoo Rd

**Applicant(s):** Dave Guetig, Galloway  
5300 DTC Parkway, Suite 100  
Denver, CO 80111  
**Phone:** 303-770-8884  
**Fax:**  
**Email:** DaveGuetig@GallowayUS.com

**Owner(s):** Cache La Poudre Investors South LLC  
195 W 12th Ave  
Denver, CO 80204  
**Phone:**  
**Fax:**  
**Email:**

**Summary:** Proposed commercial development consisting of one super lot and 6 pad sites. This site is undergoing a combined process, so there is some information that is duplicated and some information that is combined. Please do not hesitate to contact the Town with any questions or concerns.

**Please Reply By:** November 20th, 2013

**Reply to:** Matt Blakely, Town Planner  
(mblakely@timnathgov.com)  
**Phone:** (970) 224-3211  
**Fax:** (970) 224-3217

**Organization / Agency:** Northern Front Range MPO  
**Resubmittal Required:** Yes / **No**  
**Comments:** Take advantage of connection opportunities to the Poudre River Trail, if any exist.

This application has been sent to you for your review and comment. Any comments or issues you may consider relevant to this request would be appreciated. If you have any questions regarding the application, please contact the Planner listed above.

Town of Timnath  
Phone: (970) 224-3211 Fax: (970) 224-3217  
www.TimnathGov.com  
4800 Goodman St. Timnath, CO 80547
PLANNING COMMISSION COMMUNICATION

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<th>Item:</th>
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<td>Community Development Report</td>
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<td>Presented by:</td>
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<td></td>
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<tr>
<td>Matt Blakely</td>
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**KEY POINTS/SUPPORTING INFORMATION:**

1. **Issued Building Permits:**
   - 2011 Single-Family Residential Total = 132
   - 2012 Single-Family Residential Total = 141
   - 2013 Single-Family Residential October = 8
   - 2013 Single-Family Residential MTD = 2
   - 2013 Single-Family Residential YTD (1/1/13 to 11/18/13) = 158

2. **Current Development Actions:**
   a. **4148 Main Street Site Plan:** This application is for the renovation of the existing Feed and Grain building. The application includes removing a portion of the existing building that fronts Main Street and constructing a mixed-use structure that in the first phase includes a residential dwelling unit and an unfinished space for a future business/restaurant use. The Planning Commission approved on 11/15/2013 unanimously 5-0 with conditions.
   b. **Brunner Farm Annexation:** This application is for annexation of approximately 108 acres south of and adjacent to County Road 36 (River Pass Road) and west of and adjacent to Three Bell Parkway. The applicant is proposing to zone the property R-2 and providing lots ranging in size from 7,000 square feet to 1/3 of an acre. Town Council reviewed the annexation on 11/8/2013. Staff is currently reviewing the application.
   c. **Brunner Farm Sketch Plan, Preliminary Plat, and Final Plat:** On 9/3/13 the Town of Timnath Planning Commission held a public meeting to review the Sketch Plan for the above property. The applicant has submitted a combined Sketch Plan, Preliminary Plat, and Final Plat application and these are currently being reviewed by the Town and referral agencies. The next meeting will be the Town Council substantial compliance.
   d. **Gateway Timnath South Subdivision Sketch Plan, Preliminary Plat, and Final Plat:** This application is for the area south of and adjacent to Harmony Road, west of and adjacent to Weitzel Street and north of and adjacent to Swetsville Zoo Road and includes the I-25 and Harmony Road Southeast Annexation. The Planning Commission public hearing is planned for 12/03/13 and the Town council Public Hearing is planner for 12/10/13.
   e. **Costco Wholesale Warehouse and Gas Station Site Plan:** This application is for a Site Plan for the warehouse building and gas station. The location is south of and adjacent to Harmony Road and west of and adjacent to Weitzel Street. The applicant has submitted documents for the application and these are currently being reviewed by staff and referral agencies. The
   f. **Burton Properties Site Plan:** This application is for a 5,292 sq. ft. building for offices and light manufacturing by Northwest Instruments and Controls. The building will be located on Lot 8, Block 1 Timnath Ranch Subdivision 4th Filing, 4950 Goodman Road. Planning Commission approved the Burton Site Plan on 11/19/2013, 5-0, with conditions.
   g. **NoCo Storage Site Plan:** This application is for a site plan and administrative plat. The administrative plat is to remove interior lot lines, creating one large lot. The site plan application is for 46,150 sf of self storage units on a 3.1 acre site. A conditional use was
previously approved and development will conform with the stipulations listed in those documents. This is located at Lots 4, 5, and 6, Block 1 Timnath Ranch Subdivision 4th Filing, 4925, 4949, and 4973 Goodman Street. The applicant has submitted the administrative plat and site plan documents to the Town and they are currently being reviewed by staff.

3. **Projects:**
   a. **Timnath Reservoir Phase 1 Improvements:** The ramp, parking lot improvements, and fencing work have been completed at the reservoir. The tree trimming has commenced and will be completed this fall. Plans are being discussed for the upcoming 2014 season.
   b. **Land Use Code Update:** Orion Planning Group is continuing with drafting the Land Use Code language and will be reviewing with Town Staff over the next couple of months.

| ADVANTAGES: | N/A |
| DISADVANTAGES: | N/A |
| FINANCIAL IMPACT: | N/A |
| RECOMMENDATIONS: | N/A |
| ATTACHMENTS: |
| 1. Building Department Statistics |
MEMORANDUM

TO: Timnath Planning Commission

FROM: Matt Blakely, Town Planner
       Crystal Croissant, Building Permit Technician

RE: Timnath Single-Family Building Permits – YTD 11/18/13

DATE: November 26, 2013

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Foundation Only Permit: 3
Modular Home: 1
Commercial: 2

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