Meeting Date: October 15, 2013

Item: Harmony Campus Site Plan, Outlot 1 Harmony Subdivision Third Filing

Presented by: Matt Blakely

Owner: Harmony, LLC
Applicant: Harmony, LLC

Application Type: Site Plan  Case Number: ST-2013-005

EXECUTIVE SUMMARY: The Harmony Campus Site Plan is an 8.25 acre parcel (Outlot 1) that includes a 3,266 sq. ft. Pavilion Building, a 5,723 sq. ft. Wellness Center (Recreation Center), swimming pool, three tennis courts, four pickle ball courts, parking lot and a half court basketball court. The site is located west of Club Drive south of Bidens Gate Drive. This Site Plan does not include the future Clubhouse Building.

STAFF RECOMMENDATION: Staff recommends approval with conditions.

KEY POINTS/SUPPORTING INFORMATION:

<table>
<thead>
<tr>
<th>Process Schedule</th>
<th>Task</th>
<th>Description</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Application Submitted</td>
<td></td>
<td>7/26/13</td>
</tr>
<tr>
<td></td>
<td>Acceptance of Application</td>
<td></td>
<td>7/31/13</td>
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<tr>
<td></td>
<td>Referral Agency Notification</td>
<td>Referral comments were due by 8/21/13.</td>
<td>7/31/13</td>
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<td></td>
<td>Comments Issued</td>
<td></td>
<td>9/4/13</td>
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<td>Resubmittal</td>
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<td>9/6/13</td>
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<td></td>
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<td>10/7/13</td>
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<tr>
<td></td>
<td>Planning Commission</td>
<td></td>
<td>10/15/13</td>
</tr>
</tbody>
</table>

Legal Description/Address: 4175A Club Drive – Recreation Center
4175B Club Drive – Pavilion Building
Timnath, CO 80547
Outlot 1, Harmony Subdivision 3rd

Parcel Size (Acres): 8.25 acres

Building Size (sq. ft.) Pavilion 3,266 sf
Wellness Center (Recreation Center) 5,723 sf

Existing Zoning: R-E w/PD Overlay  Proposed Zoning: unchanged
Existing Land Use: Vacant  Proposed Land Use: Community Facility
SERVICES:
Water: Fort Collins – Loveland Water District
Sewer: South Fort Collins Sanitation District
Fire: Poudre Fire Authority
Special Districts: Within Timnath Development Authority Boundaries

Adjacent Zoning/Land Uses:

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>R-E w/PD Overlay</td>
<td>Golf Course/ Single-Family Residential</td>
</tr>
<tr>
<td>South</td>
<td>R-E w/PD Overlay</td>
<td>Golf Course</td>
</tr>
<tr>
<td>East</td>
<td>R-E w/PD Overlay</td>
<td>Vacant</td>
</tr>
<tr>
<td>West</td>
<td>R-E w/PD Overlay</td>
<td>Golf Course/ Single-Family Residential</td>
</tr>
</tbody>
</table>

Application Description:

Site Location, Layout, and Description:
The property is located west of and adjacent to Club Drive within Harmony Subdivision. Outlot 1, Harmony Subdivision, Third Filing and is zoned R-E with a PD Overlay. Access to the site is provided by several curb cuts on Club Drive. The existing Harmony Golf Course is located south and west of the site. The first phase for the Harmony Campus includes a 3,266 sq. ft. Pavilion Building, a 5,723 sq. ft. Wellness Center (Recreation Center), swimming pool, three tennis courts, four pickle ball courts, parking lot and a half court basketball court.

The Clubhouse building is not included in the current proposed Site Plan. The Clubhouse will require a new Site Plan at such time that the use is proposed.

The plan includes 168 parking spaces. Based on the uses, the Town requires 222 spaces. The applicant has prepared a memo requesting a reduction of parking spaces (attached). Staff has reviewed the memo and supports the reduction based on the data presented.

Proposed Actions:
The applicant is requesting Site Plan approval for the area indicated by the above legal description for construction of a pavilion building, wellness center, associated parking, a swimming pool, three tennis courts, four pickle ball courts, and a half court basketball court within the Harmony Subdivision.

Future Approvals/Processes:
A separate building permit is required for each structure on the site. In addition a new Site Plan Application will be required for any changes to an approved site plan that exceed the ten (10) percent threshold, or other major site modifications.

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

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

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

3. No buildings or structures infringe on any easements.  
   This site plan application meets this requirement.

4. The proposed site grading is consistent with the requirements of any applicable adopted storm drainage criteria or master drainage plans.  
   This site plan application meets this requirement.

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

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

Referral Comments:
Returned with No Comments: Comcast Cable, Safebuilt  
Returned with Comments: Poudre Fire Authority, Timnath Engineering, Timnath Community Development, Fort Collins/Loveland Water District, South Fort Collins Sanitation District, Timnath Police Department

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

1. Prior to issuance of a building permit, the applicant address the outstanding comments as included in the attached 2nd Submittal Comment Letter, as well as any outstanding final staff review comments, and any outstanding referral agency comments.

2. Prior to issuance of a building permit, the applicant is to execute and record the final plat for the Harmony Subdivision 3rd Filing. The Town may issue a foundation permit prior to recordation.

ATTACHMENTS:
1. Site Plan Narrative  
2. Parking Memo  
3. Site Plan Documents – Site Plan, Landscape Plan, and Elevations  
4. 2nd Submittal – comments
Harmony Campus
General Development
Information
Town of Timnath, Colorado

Campus Site Plan Review

July 26, 2013

Harmony, LLC
Timnath, Colorado
Project Overview

The Harmony Subdivision is a mixed-use master planned community consisting of a mix of land uses including large lot single family detached homes as well as “lifestyle homes” and a mixed-use neighborhood center as well as a world class golf course.

The property was annexed into the Town of Timnath in December of 2004 and zoned R-E (Estate Residential) and MU (Mixed Use) with a PD Overlay District at the time of annexation. A Preliminary Plat was approved at the time of annexation and zoning allowing for a total of 515 residential units on approximately 642 acres for a density of 0.80 residential units per acre. The First and Second filings have been platted and developed with 72 single-family lots in the First Filing and 132 single-family lots and two large acreage estate lots in the Second Filing (a total of 206 existing developed lots). Note that the First Filing was originally platted with 73 single family lots but Lots 1 and 2 were later replatted into one larger lot eliminating one platted lot leaving a total of 72 lots in the First Filing. 112 homes are built and occupied or under construction within these first two filings. A Rezoning/PD Overlay Amendment, Preliminary Plat Amendment and the Third and Fourth Filing Final Plats were approved by the Town in May 2013. The Fourth Filing development infrastructure is currently being installed at this time.

With this submittal to the Town of Timnath, the applicant, Harmony, LLC, is requesting the following:

1. Review and approval of the Harmony Campus Site Plan including the Pavilion Building, Wellness Center, Swimming Pool, Tennis Courts, Parking Lot and other related facilities.

Property Owners/Applicant/Consultants

Property Ownership Information

Please see Ownership Portion of the Title Commitment, submitted with this application.

Property Owner, Applicant and Developer

Harmony, LLC
c/o Mr. Byron Collins and Mr. Mark Tingey
6432 Grand Tree Blvd.
Timnath, CO 80547
(970)224-4622 Fax: (970)407-7805
mtingey@comcast.net
byroncollins@comcast.net

Planning Consultant

PineCrest Planning & Design LLC
Mr. Tom Dugan
4225 Westshore Way
Fort Collins, CO 80525

Civil Engineer and Surveyor

Farnsworth Group
Mr. Brian Zick & Mr. JC Cundall
2310 East Prospect
Fort Collins, CO 80525
Application Fees

The Signed Fee Agreement is included with this submittal as well as the following application fees:

1. Fee Agreement: $2,000.00
2. Site Plan Application Fee: $500.00
3. Poudre Fire Authority Review Fee: $250.00

Legal Description

Outlot 1 Harmony Subdivision Third Filing; Town of Timnath, County of Larimer, State of Colorado.

Parking Lot/Spaces Justification

Please see attached letter from Farnsworth Engineering dated July 19, 2013. (Harmony Campus Area Parking Space Determination)

Community Design Principles Description

The applicant believes that the proposed Campus Site Plan as submitted meets the intent of the Town of Timnath’s Community Design Principles (Land Use Code Chapter 16, Article 2) for the following provisions:

1. By allowing the Harmony Campus Site Plan to proceed as proposed, the applicant believes it has met the following Community Design Principles as stated in the Land Use Code:
   A. Vision and Intent
      - walkable and pedestrian oriented
      - safe and secure
      - one and two story buildings
      - friendly with an opportunity to know one’s neighbors
      - rural, unique setting with mountain views
      - no excessive traffic on local streets
- Quiet, slower paced environment

B. **Design Elements**
- neighborhood design
- streets and walkways
- parks and open space
- site design, architecture and landscaping
- environment
- water conservation

C. **Urban Growth Area**
  a. **Intent**
  - efficient use of infrastructure and cost effective extensions of new services
  - in-fill development and reinvestment in built-up areas of the Town
  b. **Town Structure**
  - design of interconnected full-service neighborhoods

D. **Neighborhood Design Principles**
  a. **Intent**
  - encourage the creation of viable neighborhoods that connect with each other
  b. **Neighborhood Structure**
  - street, sidewalk, bikeway, path and trail connections within new neighborhoods that connect to adjacent existing neighborhoods
  - streets that encourage pedestrian activity by creating an inviting atmosphere through attention to the details of landscaping and tree locations, sidewalks, lighting, building architecture, etc.
  - a mixed use neighborhood center located for easy access
  - pedestrian and bike connections throughout residential neighborhoods that are linked to neighborhood commercial or civic centers and open space systems
  - parks, open space and public plazas that are well-integrated into the neighborhood
  - architectural, landscaping and site design elements as outlined in this Article
  c. **General Provisions**
  - neighborhood center
  - encourage walking and biking

E. **Parking**
  a. **Intent**
  b. **General Provisions**
  - surface
  - integrate parking lots with surroundings
  - landscaping
  - shared-access
  - off-street parking design
  - circulation area design
  - lighting
  - shared off-street parking
  c. **Handicap Parking Spaces**
  d. **Bicycle Parking Spaces**

F. **Sidewalks, Multi-use Pathways and Trails**
  - interconnected network
  - sidewalk location
- sidewalk material
- sidewalk installation
- accessibility

G. Easements and Utilities
- multiple installations within easements
- underground utilities

H. Landscape Design
a. Intent
b. General Provisions
- tree lawns
- site landscape design
- environmental considerations
- new buildings and paved areas
- plant materials
- irrigation
- maintenance
c. Landscape Design Standards
- Landscaping within the right-of-way and required common open space
  - tree lawns
  - collector and local streets
  - landscaping for required open space
  - long term maintenance
- Parking lot landscaping standards
  - street trees
  - shrubs
  - groundcover
  - landscape setback
  - long term maintenance
d. Storm Drainage Facilities
  - Intent
  - General Provisions
    - landscaping
    - function

I. Buffering and Screening Techniques
a. Intent
b. General Provisions
- adjacent land uses of different intensities

J. Fences and Walls
a. Intent
b. General Provisions
- compatibility
- materials
- retaining walls

K. Architecture
a. Intent
b. General Provisions
- connections
- accessibility
- walkways
- building orientation
- blank walls and wall articulation
- façade treatment
- windows
- screening

L. Lighting
   a. Intent
   b. General Provisions
      - exterior lighting
      - street lighting

M. Sanitary Sewer
N. Potable Water
O. Non-potable Water
P. Fire Hydrants
September 6, 2013

Town of Timnath
4800 Goodman Street
Timnath, CO 80547

ATTN: Matt Blakely, Town Planner

RE: Harmony Subdivision
Harmony Campus Area Parking Space Determination – Revised September 6, 2013

Dear Matt:

The Harmony Subdivision (Harmony) is a planned community of high end custom homes, with planned full-scale amenities featuring a championship private golf course opened in 2007. The central hub of the amenities is the Harmony Campus (Campus) area. The Campus will be the home of a court complex (tennis, pickle ball, basketball), resort style aquatic center, fitness facility, event pavilion, and clubhouse. The Campus is located centrally in the development as shown in the Figure below:
The Campus design situates all of the amenities in a single location utilizing one parking area. The Figure below shows the proposed layout of the amenities and the related parking.

Parking lot space requirements are typically dependent on a specific amenity being served. The Campus proposes multiple amenities with differing use patterns making typical and customary parking calculations erroneous. We have analyzed the site components individually and the campus function as a whole to determine a total required number of parking spaces. The basis of the analysis is the Town of Timnath Design Criteria Manual (Updated in May 2008) (Timnath Manual). The proposed parking design includes a total of 168 parking spaces, six (6) of which are designated handicapped. Based on the Timnath Manual and the Americans with Disabilities Act requirements parking lots with 151 – 200 total parking spaces require a minimum of six (6) handicapped parking spaces. The following Exhibit documents the analysis used to determine the required number of parking spaces.
### AMENITY - BUILDINGS AND APPURTENANCES

<table>
<thead>
<tr>
<th>AMENITY - BUILDINGS AND APPURTENANCES</th>
<th>AMENITY - NONBUILDING FEATURES</th>
<th>( \text{AREA (FT}^2 )</th>
<th>( \text{SPACES (FT}^2 )</th>
<th>( \text{SPACES ROUNDED UP/DOWN} )</th>
</tr>
</thead>
<tbody>
<tr>
<td>Club House</td>
<td>Department Store, market, etc. (Golf Shop)</td>
<td>1,000</td>
<td>1</td>
<td>300</td>
</tr>
<tr>
<td></td>
<td>Restaurant - Sit Down</td>
<td>2,800</td>
<td>1</td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>Restaurant - Outdoor Seating</td>
<td>1,500</td>
<td>1</td>
<td>200</td>
</tr>
<tr>
<td></td>
<td>Bar, Tavern, or Nightclub</td>
<td>800</td>
<td>1</td>
<td>200</td>
</tr>
<tr>
<td></td>
<td>General Offices</td>
<td>1,200</td>
<td>1</td>
<td>400</td>
</tr>
<tr>
<td></td>
<td>Auto and Equipment Services (Golf Cart Storage) [Assuming Offices]</td>
<td>1,200</td>
<td>1</td>
<td>400</td>
</tr>
<tr>
<td><strong>Club House Subtotal:</strong> 8,000</td>
<td><strong>Pavillion</strong></td>
<td><strong>Restaurant - Outdoor Seating</strong></td>
<td>1,000</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td><strong>Bar, Tavern, or Nightclub</strong></td>
<td>1,800</td>
<td>1</td>
<td>200</td>
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<tr>
<td><strong>Pavilion Subtotal:</strong> 2,800</td>
<td><strong>Fitness Facility</strong></td>
<td><strong>Recreational and Community Center</strong></td>
<td>3,000</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td><strong>Pools</strong></td>
<td>4,900</td>
<td>1</td>
<td>150</td>
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<tr>
<td><strong>Health Building/Pools Subtotal:</strong> 52.67</td>
<td><strong>AMENITY - BUILDINGS AND APPURTENANCES SUBTOTAL:</strong> 113</td>
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</table>

### AMENITY - NONBUILDING FEATURES

<table>
<thead>
<tr>
<th>AMENITY - NONBUILDING FEATURES</th>
<th>NUMBER OF UNITS</th>
<th>UNITS</th>
<th>SPACES PER UNIT</th>
<th>TOTAL SPACES</th>
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</thead>
<tbody>
<tr>
<td>Golf</td>
<td>18 HOLE(S)</td>
<td>4</td>
<td>72</td>
<td></td>
</tr>
<tr>
<td>Golf - Driving Range</td>
<td>16 TEES</td>
<td>1</td>
<td>16</td>
<td></td>
</tr>
<tr>
<td><strong>Golf Subtotal:</strong> 88</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Courts</td>
<td>3 COURTS</td>
<td>3</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>Pickle Ball Courts</td>
<td>3 COURTS</td>
<td>3</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>Basketball Court</td>
<td>1 COURTS</td>
<td>3</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td><strong>Courts Subtotal:</strong> 21</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL PARKING SPACES REQUIRED:** 222

### ADJUSTMENTS TO TOTAL PARKING SPACES REQUIRED

<table>
<thead>
<tr>
<th>NUMBER OF SPACES</th>
<th>PARKING SPACE REDUCTION - JUSTIFICATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>-10</td>
<td>Assume that half of the people using the Fitness Facility will use the pool exclusively, (in season), which is tallied in the Pool Line Item.</td>
</tr>
<tr>
<td>-41</td>
<td>Assume that one-half (1/2) of the Parking Spaces Required will not be required because multi-model (e.g., bike, foot-traffic, golf car, etc.) use will constitute neighborhood traffic. Did not include Retail, Golf Course, and Golf Driving Range.</td>
</tr>
<tr>
<td>-22</td>
<td>Assume that one-quarter (1/4) of the Parking Spaces Required for Golf will not be used because residents of Harmony Subdivision will utilize golf carts from their homes to drive to golf course and/or driving range.</td>
</tr>
<tr>
<td>-93</td>
<td>ADJUSTED PARKING SPACES SUBTOTAL</td>
</tr>
<tr>
<td>129</td>
<td>ADJUSTED PARKING SPACES REQUIRED</td>
</tr>
</tbody>
</table>

**CURRENT DESIGN PARKING SPACES** 168

**ADJUSTED PARKING SPACES REQ'D** 129

**DESIGN PARKING SPACES ABOVE REQ'D** 39

REQUIRED AMOUNT OF PARKING SPACES HAS BEEN EXCEEDED IN OUR HARMONY SUBDIVISION CAMPUS AREA PARKING LOT.
To compare and substantiate the count generated by the analysis, we counted required spaces for Harmony’s largest golf tournament of the year, which occurred May 20, 2013. The maximum number of spaces required for use during the event was counted then spaces required for the following proposed amenities were added and summarized in the following Figure:

<table>
<thead>
<tr>
<th>Spaces</th>
<th>Description of Usage</th>
</tr>
</thead>
<tbody>
<tr>
<td>94 (Counted)</td>
<td>Players, Volunteers, and Staff</td>
</tr>
<tr>
<td>18</td>
<td>All Clubhouse Needs, Except Restaurant, from above Figure (Restaurant will be closed during such an event)</td>
</tr>
<tr>
<td>14</td>
<td>Pavilion Still Operating</td>
</tr>
<tr>
<td>27</td>
<td>Fitness Facility Half-Full</td>
</tr>
<tr>
<td><strong>153</strong></td>
<td><strong>Spaces Required on Maximum Day</strong></td>
</tr>
</tbody>
</table>

The maximum day anticipated is 153 total spaces, which is 15 less than our design has incorporated.

We also reviewed similar facilities in Larimer County to validate design counts. The first similar facility analyzed was the Fort Collins Country Club. As shown below, the parking area has approximately 130 parking spaces, or 38 fewer parking spaces than the Campus area.
Additionally, Ptarmigan Country Club near Windsor was reviewed. As shown below, the parking area has approximately 115 parking spaces, or 53 less parking spaces than the Campus Area.

![Ptarmigan Country Club](image)

After careful analysis of Harmony's parking demands during large-scale events and critical evaluation with existing comparable facilities, we believe the design for 168 total parking spaces is ample for the amenities planned for the Campus site.

In the unlikely event of need for additional parking during an event on campus, offsite parking will be located at the Harmony Center and Maintenance Building (see attached mapping). This additional parking creates approximately 65 additional spaces. Guests will be shuttled to the campus via Harmony-owned golf car equipment.
Should you have any questions regarding the analysis and compilation of the parking design configuration, please feel free to call.

Sincerely,

[Signature]

J.C. Cundall, PE
Senior Project Manager
Farnsworth Group, Inc.
1. This campus area will have golf community activities and will have a total of 6 employees.

2. Fencing surrounding the tennis, pickleball, and basketball court will typically be 10 feet in height and material will be vinyl glad wire mesh. Specific detailed drawings will be submitted for review and approval with building permit applications.

LAND USE TABLE

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>ACRES</th>
<th>NO. OF LOTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recreational</td>
<td>8.25</td>
<td>1</td>
</tr>
<tr>
<td>Proposed buildings</td>
<td>0.21</td>
<td></td>
</tr>
<tr>
<td>Future buildings (estimate)</td>
<td>0.23</td>
<td></td>
</tr>
<tr>
<td>Hardscaping area</td>
<td>3.50</td>
<td></td>
</tr>
<tr>
<td>Landscape area</td>
<td>4.31</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>8.25</td>
<td>1</td>
</tr>
</tbody>
</table>

HARMONY CAMPUS ADDRESSES

- Recreation Center: 4175 A Club Drive
- Pavilion: 4175 B Club Drive
- Future Building (Clubhouse): 4175 C Club Drive
MEMORANDUM

TO: Mr. Byron Collins, Harmony LLC

FROM: MR. Matt Blakely, Town Planner

RE: Harmony Campus
(ST-2013-005)

DATE: October 8th, 2013

The following represents the 2nd review of the above application by Staff and the affected referral agencies. New Comments are highlighted in RED. The included comments are from all of the agencies that have provided comments. Please provide a point by point response to each of the following comments along with the original comment in a resubmittal to the Town.

The following items must be addressed by the applicant:

5. Please include a lighting plan in your next submittal that contains a photometric plan and fixture details. Include lighting for the Parking lot, tennis, pickle and basketball courts, the pool area and the outdoor common areas.
   a. The Photometric Plan is a requirement of the Site Plan Process and cannot be pushed to the Building Permit Phase.

6. The trash enclosure needs to be located on site. Where it is currently shown it is located in future ROW. Also, please supply elevations of the trash enclosure.
   a. What is the Timeline for the Future Building? If it is to be constructed in the next 1-2 years, it may not be necessary to plant the Blue Spruce behind the Trash Enclosure. Please confirm that the Trash Enclosure will have doors to screen the dumpsters from the public ROW (Club Drive).

9. Please add the following information to sheet C1 per section 16.4.10.A.1.d of the LUC (I understand that some of this information is located in other parts of the set, but we would like to have one site plan that shows the required information in one place.):
   a. Bearing and distance of the lot lines
   b. Existing and proposed Easements and Rights-of-way with labels indicating the type of easement and width of easement and Rights-of-way.
   c. Existing and proposed paved areas and sidewalks on the site and adjacent ROW, all dimensioned, showing how pedestrians will have access to the site and buildings.
   d. Existing and proposed contours.
   e. FFE for all structures
   f. Square footages of the proposed buildings and their use.
   g. Location and size of the following utilities:
      i. Water and sewer lines with tap size
      ii. Water Meter(s)
      iii. Backflow prevention devices
      iv. Existing electrical lines, proposed electrical services and meter location
      v. Electrical transformer(s)
      vi. Fire Hydrants
   h. Overall dimensions of the proposed buildings
      i. Please show at least conceptual locations for the transformers to serve this project.
1. All Comments Addressed

Timnath building Inspector, Safebuilt, Russ Weber
All Comments Addressed

See attached comments from Fort Collins Loveland Water District and South Fort Collins Sanitation District.

Documents Required for Resubmittal:
- 1 Full sized and 1 half sized copies of the Construction Plans
- 1 Full sized and 1 half sized copies of the Landscape Plans
- Digital Copy of all submitted documents

Please contact the building department to schedule your resubmittal. This project has been scheduled for the Planning Commission meeting on October 15th, 2013 at 6pm. Please plan on having a project representative at the meeting to answer any questions from the planning commission.

You may contact me with any questions you have regarding these comments at (970) 224-3211 or mblakely@TimnathGov.com.

Cc: Mark Tingey, Harmony LLC (email)
    Tom Dugan, Pinecrest LLC (email)
    Steve Humann, TST Inc. (email)
    Don Taranto, TST Inc. (email)
    April Getchius, Town Manager (email)
    Town File (HMYS)
September 19, 2013

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

RE: Harmony Subdivision 3rd Filing, Second Submittal
Harmony Campus

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 District requires minimum 20 foot wide easements water line and facilities.

The covenants and restrictions of the District’s standard easement needs to be included on the plat.

The 30 foot wide Fire Access and Utility Easement needs to be corrected as a fire access, water and sanitary sewer easement.

The off-site sanitary sewer easement needs to be identified.

A 90° bend and 8x6 reducer needs to be shown at the end of the line to the fire hydrant.

The abandonment and assignment of the existing ¾ inch water tap and sanitary sewer tap needs to be addressed.

The Districts will require another review due to the nature 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
Mr. Byron Collins