



Community Development and
Neighborhood Services
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fcgov.com

March 11, 2016

William Coulson
Eldon James Corp.
224 Canyon Ave. #624
Fort Collins, CO 80521

Re: Harmony Technology Park - Office and Warehouse

Description of project: This is a request to construct an industrial manufacturing building in the Harmony Technology Park (Parcel #8604209002). The proposed industrial building is 90,000 sq. ft. The development would be served by 105 parking spaces. The site is located in the Harmony Corridor (HC) zone district as a primary Light Industrial use. This proposal will be subject to (Type II) Planning and Zoning Board review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Pete Wray, at 970-221-6754 or pwray@fcgov.com.

Applicant Responses, 2016-10-11.

Comment Summary:

Department: Zoning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

1. Landscape setback for vehicle use areas is 10ft along the public right of way and 5ft along the interior property line.
Response: *Acknowledged. Dimensions for landscape setback at vehicle use areas are shown on the site plan.*
2. Bicycle parking is required to be provided.
Response: *The drawings have been updated to show bicycle parking counts and locations, including covered bicycle storage. Refer to site plan.*

3. A lighting plan is required

Response: Refer to included photometric plan.

4. The current site layout does meet the build-to-line standards.

Response: Building line along Technology Parkway lies between the prescribed 15' minimum build to line and a contextual setback established for this frontage by the building to the south. Building wall at Precision Drive is skewed to create a more dynamic relationship with the intersection, to align the building axis to take advantage of views of Long's Peak (as prescribed in Harmony Technology Park design guidelines), and to allow for grading and drainage around the building in order to conduct surface water to onsite LID features.

5. Buildings over 40ft in height are required to provide a shadow analysis.

Response: The proposed building has a maximum height of 36 ft.

6. Need to include a sidewalk connection to the Precision drive.

Response: Refer to site plan for proposed sidewalk connections to Precision Drive.

7. Screening may be necessary. However, chain link fencing is prohibited to be used for required screening.

Response: The placement of loading and service areas on the backside of the building and interior side of the lot reduces the need for screening. Screening will be accomplished primarily thru landscape materials. Architectural screening within the service area will incorporate materials and finishes similar or compatible with those of the primary structure in accordance with Harmony Technology Park design guidelines.

8. Are there opportunities for a cross access to the abutting properties?

Response: There are no cross access opportunities at this time, as the nature and use of the adjacent parcel is unknown.

9. The project will need to comply with the ODP for the area.

Response: The project complies with the Seventh Amendment to the Harmony Technology Park Overall Development Plan and Harmony Technology Park Design Guidelines as provided by the Developer.

Department: Water-Wastewater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. Existing water mains in the vicinity include 12-inch mains in Precision Drive, Technology Parkway, and Lady Moon Drive. It does not appear there are any service stubs into this site.

Response: There are no service stubs to this site. Technology Parkway construction has been completed without utility stubs to several adjacent properties. New services from Technology Parkway to this site are noted on the Final Utility Plans. Utility installation from Technology Parkway to this site will require cutting and patching new pavement.

2. This site is will be served by South Fort Collins Sanitation District for sewer service.
Response: Please refer to Final Utility Plans included in this submittal for South Fort Collins Sanitation District general notes, detailed construction notes and approval blocks.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
Response: Acknowledged.
4. Development fees and water rights will be due at building permit.
Response: Acknowledged.

Department: Traffic Operations

Contact: Martina Wilkinson, 970-221-6887, mwilkinson@fcgov.com

1. The anticipated traffic volume from this development meets the threshold for needing a Traffic Impact Study. Please have your traffic engineer contact me to scope the study.
Response: A Traffic Impact Study has been performed and the results are included with this submittal.
2. If Technology Parkway isn't constructed by the time this proposal comes in, then you need to plan on building it.
Response: Technology Parkway construction has been completed. Utility installation from Technology Parkway to this site will require cutting and patching new pavement. Technology Parkway cutting and patching will be required to other undeveloped sites adjacent to Technology Parkway.
3. You'll need to check access spacing for your proposed entrance locations. The one on Technology Parking appears very close to the Timberwood intersection, and the two accesses on Precision so close together need to be reviewed. These access points should align with anything across the street as well.
Response: Access along Technology Parkway is located approximately 650' to the south of Timberwood and should meet separation criteria. Primary access point on Precision Drive aligns with one of two existing driveways directly across the street. Secondary egress from small guest parking lot has been eliminated as adequate separation distances could not be achieved.

Department: Stormwater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. The design of this site must conform to the drainage basin design of the McClellands Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
Response: Please refer to Final Drainage, Sediment/Erosion Control and Stormwater Quality Report included in this submittal.

2. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. There is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.

***Response:** Please refer to Final Drainage, Sediment/Erosion Control and Stormwater Quality Report included in this submittal.*

3. This site is part of the Harmony Technology Park Stormwater Master Plan and must conform to the criteria outlined in that report for stormwater detention.

***Response:** Please refer to Final Drainage, Sediment/Erosion Control and Stormwater Quality Report included in this submittal.*

4. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3-Best Management Practices (BMPs).

(<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however, the use of any of the BMPs is encouraged.

***Response:** Please refer to Final Drainage, Sediment/Erosion Control and Stormwater Quality Report and Final Utility Plans included in this submittal. Water quality for this site is accommodated with regional Harmony Commons detention and water quality pond 100 and Harmony Technology Park Stormwater Master Plan SWMM Detention Pond 110 located at the intersection of Lady Moon Drive and Rock Creek Drive.*

5. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment with one of the two following options
 - A. 50% of the newly added or modified impervious area must be treated by LID techniques and 25% of new paved areas must be pervious.
 - B. 75% of all newly added or modified impervious area must be treated by LID techniques. Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at:

<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>

***Response:** LID option B requirements are accommodated. Please refer to Final Drainage, Sediment/Erosion Control and Stormwater Quality Report and Final Utility Plans included in this submittal.*

6. Per Colorado Revised Statute §37-92-602 (8) effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage, including extended detention basins and bio-retention cells.

***Response:** Detention volumes for this site are accommodated with regional Harmony Commons detention and water quality pond 100 and Harmony Technology Park Stormwater Master Plan SWMM Detention Pond 110 located at the intersection of Lady Moon Drive and Rock Creek Drive. Therefore, this requirement should not be applied to this project.*

7. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 sq. ft. and there is a \$1,045.00/acre review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at:

<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

***Response:** Acknowledged.*

8. The site disturbs more than 10,000 sq.ft., therefore Erosion and Sediment Control Materials need to be submitted at the latest by final material submittal. The erosion control requirements are in the Stormwater Design Criteria under the Amendments of Volume 3 Chapter 7 Section 1.3.3. www.fcgov.com/erosion Please submit; Erosion Control Plan, Erosion Control Report, and an Escrow / Security Calculation. If you need clarification concerning the erosion control section, or if there are any questions please contact Jesse Schlam 970-218-2932 or email @

jschlam@fcgov.com

***Response:** Please refer to Final Drainage, Sediment/Erosion Control and Stormwater Quality Report and Final Utility Plans included in this submittal.*

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

1. FIRE LANES

Fire access is required to within 150' of all exterior portions of the building perimeter. The size and scope of the proposed building does not allow access to be achieved from the public street and an Emergency Access Easement will be needed on the property. Keep in mind that additional access requirements are mandated for buildings in excess of 30' in height. Code language and fire lane specifications provided below.

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

FIRE LANE SPECIFICATIONS

A fire lane plan shall be submitted for approval prior to installation. In addition to the design criteria already contained in relevant standards and policies, any new fire lane must meet the following general requirements:

- > Shall be designated on the plat as an Emergency Access Easement.
- > Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.
- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
- > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
- > Be visible by painting and/or signage, and maintained unobstructed at all times.
- > Additional access requirements exist for buildings greater than 30' in height. Refer to Appendix D of the 2012 IFC or contact PFA for details.

International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 and Local Amendments.

Response: An Emergency Access Easement will be provided and dedicated on the plat.

2. AUTOMATIC FIRE SPRINKLER SYSTEM

This building will require an automatic fire sprinkler system under a separate permit. Please contact Assistant Fire Marshal, Joe Jaramillo with any fire sprinkler related questions at 970-416-2868.

Response: Noted.

3. WATER SUPPLY

Due to the building size, two hydrants will be required within 500' of the building. At least one fire hydrant is required within 300' of the building. In addition, buildings equipped with standpipe systems require a hydrant within 100' of the fire department connection. Code language provided below.

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

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

Response: *Please refer to attached Civil Drawing sheets for location of hydrants and proximity to building.*

4. PUBLIC- SAFETY RADIO AMPLIFICATION SYSTEM TEST

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

Response: *Acknowledged.*

5. SMOKE & HEAT VENTS

> IFC 910.2.1: Smoke and heat vents shall be installed in the roofs of one-story buildings occupied as a Group F-1 or S-1 occupancies having more than 50,000 square feet of undivided area.

Response: *Acknowledged.*

6. HAZARDOUS MATERIALS

The storage of hazardous materials is prohibited without prior review and approval of the AHJ.

Response: *There will be no storage of hazardous materials. Business operations include fabrication of small diameter plastic medical tubing and related plastic fittings with no sprayed finishes and no dust, and the storage of non-combustible Class 1 materials on steel shelving.*

Department: Environmental Planning

Contact: Kelly Kimple, 970-416-2401, kkimple@fcgov.com

1. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(3), requires that you use low-water-use plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible. Native and wildlife-friendly landscaping is encouraged as well.

Response: *Refer to Landscape Drawings included in this submittal. Standard lawn areas will be used along Technology and Precisions drive. Native plantings and massing will be used along the north and east property sides in order to work with LID systems in place and allow for wildlife habitat adjacent to detention pond.*

2. The applicant should make note of Article 3.2.1(C) that requires developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "...(4) protects significant trees, natural systems, and habitat, and (5) enhances the

pedestrian environment". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (970-221-6361 or tbuchanan@fcgov.com) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.

Response: No existing trees are on site for existing tree plan.

3. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens and has many sustainability programs and goals that may benefit your project. Of particular interest may be the:
 1. ClimateWise program: fcgov.com/climatewise/
 2. Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf, contact Caroline Mitchell at 970-221-6288 or cmtichell@fcgov.com
 3. Green Building Program: fcgov.com/enviro/green-building.php, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com
 4. Solar Energy: www.fcgov.com/solar, contact Norm Weaver at 970-416-2312 or nweaver@fcgov.com
 5. Integrated Design Assistance Program: fcgov.com/idap, contact Gary Schroeder at 970-224-6003 or gschroeder@fcgov.com

Please consider the City's sustainability goals and ways for your development to engage with these efforts, and let me know if I can help connect you to these programs.

Response: Noted.

4. An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat or feature, namely the ditch that intersects and parallels the property. Based on the limited extent of these ditches, a memo-based ECS can be submitted that addresses (a) what wildlife utilizes the ditch both on this site and in the broader area, (b) based on your ecologist's professional opinion, whether the ditch in this area qualifies as a wildlife corridor, and (C) the extent of the wetlands along the ditch. Once I have this information, staff will be able to better evaluate whether the buffer zone standards apply or mitigation is required and the implications to your project as a result. Please note that the Ecological Characterization Study is due a minimum of 10 days prior to the PDP submittal.

Response: An Ecological Characterization Study has been submitted previously.

Department: Engineering Development Review

Contact: Marc Virata, 970-221-6567, mvirata@fcgov.com

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

Response: *Acknowledged.*

2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see:

<http://www.fcgov.com/engineering/dev-review.php>

Response: *Acknowledged.*

3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.

Response: *Acknowledged.*

4. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The existing driveway will need to be evaluated to determine if the slopes and width will meet ADA requirements or if they need to be reconstructed so that they do.

Response: *There is no existing driveway adjacent to this site from Precision Drive.*

Response: *The northeast pedestrian access ramps at the corner of Technology Parkway and Precision Drive will be reconstructed to meet Detail Drawing 1606 (Directional Access Ramp Detail & Detached Sidewalk).*

5. Construction of Precision Drive sidewalk abutting the property, along with Technology Parkway roadway and sidewalk abutting the property is required (if not already constructed by the master developer). Technology Parkway construction will likely not be allowed to dead-end, and may need to extend to the nearest improved street. If it is determined that a dead-end is acceptable, a temporary turnaround would at least be required in accordance with City standards. Note that sidewalks along Technology Parkway and/or Precision Drive may need to extend slightly north (or perhaps slightly east) to encompass any tracts and/or easements created by the regional storm drainage infrastructure abutting the property, to ensure no missing gaps occur. It is presumed that much of the public infrastructure installation will occur by the master developer.

Response: *Technology Parkway construction has been completed.*

Response: *Detached sidewalk adjacent to Precision Drive and Technology Parkway was not completed by the Master Developer. Detached sidewalk adjacent to Precision Drive and Technology Parkway will be installed with this project. Please refer Final Utility Plans included in this submittal.*

6. Potential coordination that extends any necessary utility connections into the site from to-be-built Technology Parkway prior to the construction and top lift of Technology Parkway should be considered in order to reduce the potential for utility street cuts onto a new street. A pavement impact triple penalty fee would be assessed for street cuts to Technology Parkway after the street

is paved. Street cuts to existing Precision Drive would be subject to pavement impact fees, but not the additional triple penalty fee.

Response: *Acknowledged.*

7. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at:

<http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>

Response: *Acknowledged.*

8. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. This shall include the standard utility easements that are to be provided behind the right-of-way (15 foot along an arterial, 8 foot along an alley, and 9 foot along all other street classifications).

Response: *Utility easements will be described and dedicated on the plat.*

9. Driveway access to public streets shall meet LCUASS spacing requirements. Coordination with future development to the north and east should occur to gameplan whether access drives can or should be shared with adjacent parcels. The driveways onto Precision Drive will need to be looked at in terms of spacing as well as their relationship to the existing driveway for Custom Blending.

Response: *Primary access point on Precision Drive aligns with one of two existing driveways across the street. Secondary egress from small guest parking lot has been eliminated.*

10. Civil construction plans will be required. A Development Agreement will be required and recorded once the project is finalized, with recordation costs paid for by the developer.

Response: *Please refer Final Utility Plans included in this submittal.*

11. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

Response: *Acknowledged.*

12. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.

Response: *Refer to site plan for parking setback dimensions.*

13. All fences, barriers, posts or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits shall be made to Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need to be modified or moved, or if the permit is revoked then the site/ landscape plan is in non-compliance.

Response: *Encroachments have not been shown on these drawings, and none are known at this time. Encroachments, if any, will be submitted for separate review.*

Department: Electric Engineering

Contact: Coy Althoff, CAlthoff@fcgov.com

1. Light & Power would be able to extend electric distribution systems to this development. 3-phase is available to this area.

Response: Noted.

2. Development charges, electric Capacity Fee, Building Site charges and any system modification charges necessary will apply to this development.

Response: Acknowledged.

3. Contact Light and Power Engineering to coordinate the transformer and electric meter locations, please show the locations on the utility plans. Transformer locations shall be within 10' of a paved surface and must have a minimum of an 8' clearance from the front side and a 3' clearance around the sides and rear. (1000 kVA up to 2500 kVA requires 4' around the sides and rear.)

Response: Refer to utility plan included in this submittal.

4. Streetlights will be placed along public streets. A 40 feet separation on both sides of the light is required between canopy trees and streetlights. A 15 feet separation on both sides of the light is required between ornamental trees and streetlights.

Response: Acknowledged. Final design of street lights is in progress and will be coordinated with landscape plan.

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

Response: One line and C-1 form will be provided.

6. Please contact Light & Power Engineering if you have any questions at 221-6700. Please reference our policies, development charge processes, and use our fee estimator at

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

Response: Noted.

Planning Services

Contact: Pete Wray, 970-221-6754, pwray@fcgov.com

1. As described the 90,000 SF facility will include 68,500 SF of manufacturing, receiving, shipping product, administrative etc., and 21,500 SF of product storage use - all identified as a primary use within the HTP ODP.

Response: Acknowledged.

2. In the Harmony Corridor District, all new structures greater than 80,000 SF in gross leasable area are subject to a Type II review by the Planning and Zoning Board.

Response: Acknowledged.

3. Need to comply with parking requirements for the industrial use.

Response: Minimum and maximum parking counts have been established by anticipated future employee count. 100 spaces including accessible stalls are proposed.

4. Project must comply with all applicable design and development standards in the LUC Article 3 & 4.

Response: Acknowledged.

5. The site map shows the project boundary extending to Lady Moon Drive. The conceptual plan is adjacent to Technology Pkwy. only. Please revise plans to reflect project boundaries.

Response: Refer to Site Plan and plat for project boundaries.

6. Need more information on building front entrance design and sidewalk along Technology Parkway with setbacks. As discussed at meeting, a 22' utility easement should be shown along building frontage behind sidewalk.

Response: Refer to Site Plan and plat for utility easements and sidewalks along Technology Parkway and Precision Drive

7. Please coordinate with the DRC office to schedule a submittal appointment and to clarify needed documents and fees.

Response: Noted.

8. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.

Response: Noted.

9. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.

Response: Noted.

10. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.

Response: Acknowledged.

11. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of

Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.

12. Please see the Submittal Requirements and Checklist at:

<http://www.fcgov.com/developmentreview/applications.php>.

Response: *Noted.*

13. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.

Response: *Acknowledged.*

14. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Response: *Noted.*

Pre-Submittal Meetings for Building Permits

Pre-Submittal meetings are offered to assist the designer/builder by assuring, early on in the design, that the new commercial or multi-family projects are on track to complying with all of the adopted City codes and Standards listed below. The proposed project should be in the early to mid-design stage for this meeting to be effective and is typically scheduled after the Current Planning conceptual review meeting.

Applicants of new commercial or multi-family projects are advised to call 970-416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

Construction shall comply with the following adopted codes as amended:

2012 International Building Code (IBC)

2012 International Residential Code (IRC)

2012 International Energy Conservation Code (IECC)

2012 International Mechanical Code (IMC)

2012 International Fuel Gas Code (IFGC)

2012 International Plumbing Code (IPC) as amended by the State of Colorado

2014 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2009.

Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF.

Frost Depth: 30 inches.

Wind Load: 100- MPH 3 Second Gust Exposure B.

Seismic Design: Category B.

Climate Zone: Zone 5. Energy Code Use

1. Single Family; Duplex; Townhomes: *2012 IRC* Chapter 11 or *2012 IECC* Chapter 4.
2. Multi-family and Condominiums 3 stories max: *2012 IECC* Chapter 4 Residential Provisions.
3. Commercial and Multi-family 4 stories and taller: *2012 IECC* Chapter 4 Commercial Provisions.

Fort Collins Green Code Amendments effective starting 2/17/2014. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

City of Fort Collins
Building Services
Plan Review
970-416-2341