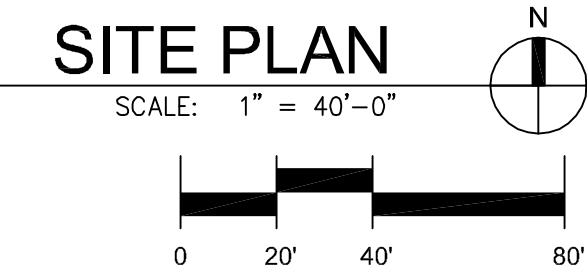
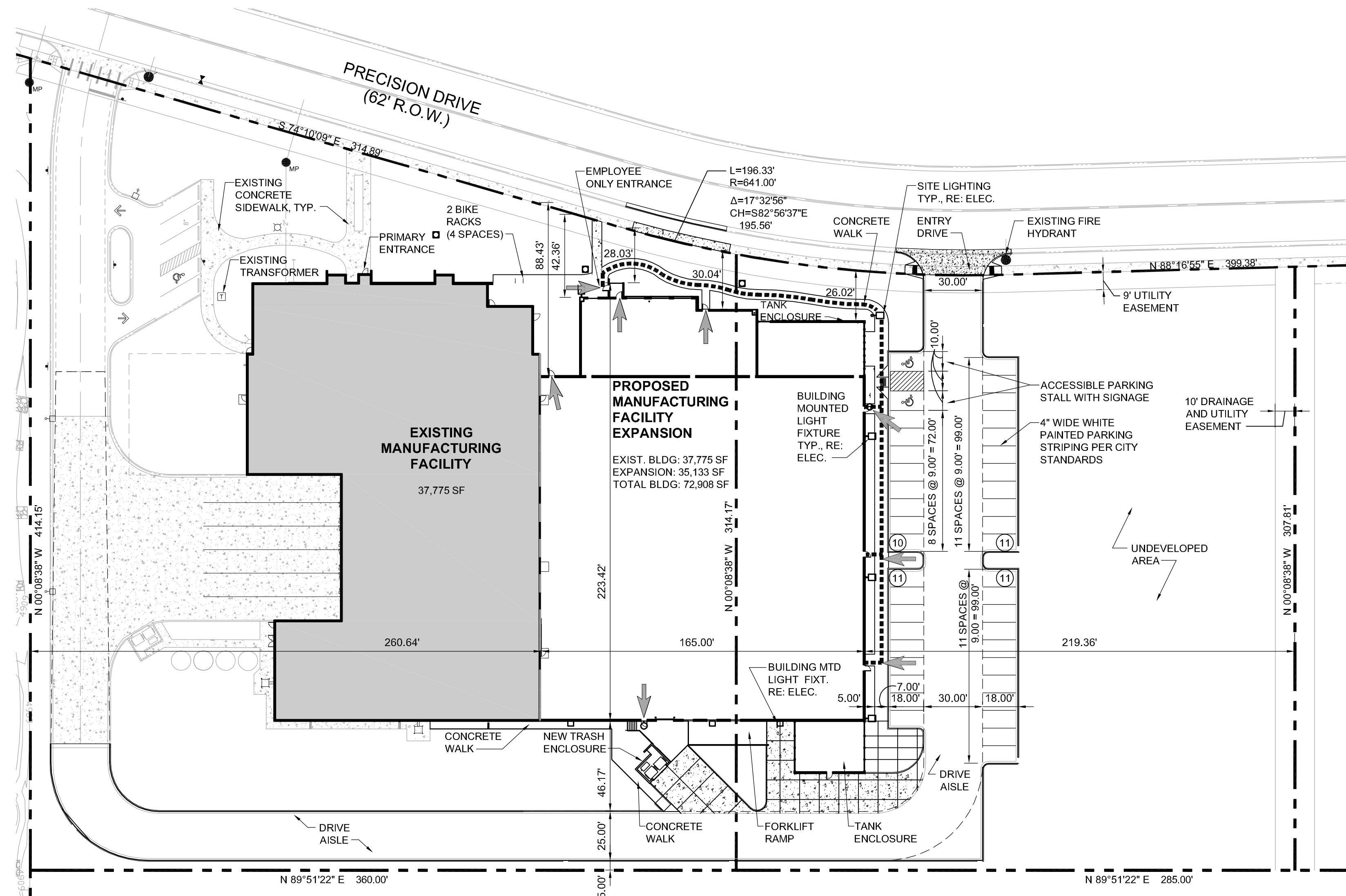


HARMONY TECHNOLOGY PARK THIRD FILING SECOND REPLAT PROJECT DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN

architecture
planning
interiors
graphics
site development

6251 greenwood plaza boulevard
building 6, suite 100
greenwood village, colorado 80111
p 720.488.2626 f 720.488.2625

WARE MALCOMB
Leading Design for Commercial Real Estate



LEGAL DESCRIPTION:

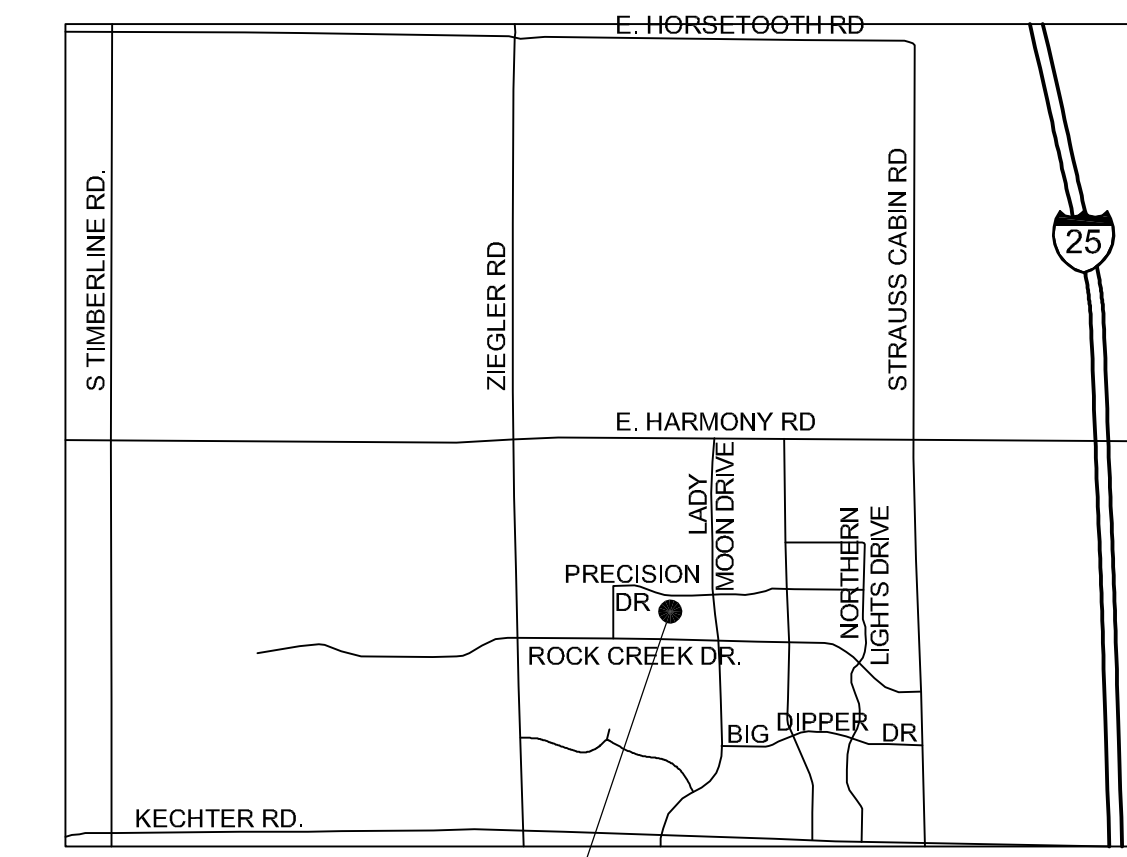
A TRACT OF LAND, BEING A REPLAT OF LOTS 2 & 3 OF THE HARMONY TECHNOLOGY PARK 3RD FILING, LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 88 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

GENERAL NOTES:

- REFER TO UTILITY PLAN FOR LOCATION OF UTILITIES AND DRAINAGE FACILITIES.
- ALL SETBACKS AND LAND USE REQUIREMENTS SHALL CONFORM TO CITY OF FORT COLLINS, COLORADO ZONING AND LAND USE REGULATIONS IN EFFECT AS OF THE DATE OF APPROVAL OF THIS PROJECT DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN BY CITY OF FORT COLLINS, COLORADO.
- SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICAN WITH DISABILITIES ACT. HANDICAP ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN THE DIRECTION OF TRAVEL AND NO MORE THAN 1:48 CROSS SLOPE.
- SIGNAGE TO COMPLY WITH CITY OF FORT COLLINS SIGN CODE. ALL SIGNS SHALL BE REQUIRED TO APPLY FOR A SIGN PERMIT.
- ALL ROOF-MOUNTED MECHANICAL, ELECTRICAL, OPTICAL AND ELECTRONIC EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
- PROPOSED GRADES SHALL MATCH OR IMPROVE EXISTING GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING WHILE PROVIDING A SMOOTH TRANSITION BETWEEN ALL ADJACENT UNDISTURBED GRADES AND PROPOSED GRADES.

SITE LEGEND

- POLE MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
- WALLPACK LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
- PARKING STALL COUNT TOTAL.
- FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- ON-GRADE BUILDING ENTRY/EXIT
- ACCESSIBLE PATH OF TRAVEL



VICINITY MAP PROJECT SITE

STATISTICAL INFORMATION

EXISTING ZONING: HARMONY CORRIDOR (H-C) ZONE DISTRICT		
GENERAL ZONE LOT INFORMATION	SQUARE FEET	ACRES
LOTS 2 & 3 SIZE (GROSS PROJECT AREA)	217,850.91	5.00
BUILDING COVERAGE	64,102.80 (29.42%); 29 F.A.R.	
DRIVEWAY AND PARKING	52,847.96 (24.26%)	
PUBLIC R.O.W.	0.00 (0.00%)	
OPEN SPACE AND/OR LANDSCAPING	100,900.15 (46.32%)	
LOTS 2 & 3 SIZE (NET PROJECT AREA)	217,850.91	5.00
TOTAL	217,850.91 (100%)	
PRIMARY AND SIDE STREET DESIGNATIONS	HARMONY ROAD AND PRECISION DRIVE	
DESIGN ELEMENTS		
TOTAL FLOOR AREA	64,103 S.F. GROUND FLOOR = 0.29 F.A.R.	
PRIMARY USE	MANUFACTURING	
BUILDING HEIGHT, STORIES (MAX)	6 ALLOWED	2 PROVIDED
BUILDING HEIGHT, FEET	N/A	31'-0" PROVIDED
PARKING		
STANDARD SPACES (60 EMPLOYEES)	REQUIRED	PROVIDED
	45	45
ACCESSIBLE	2	3
TOTAL	47	48
BICYCLE (FIXED)	4	6 (2 EXIST., 4 NEW)
LOADING SPACES	N/A	5 - LOADING DOCK

OWNER'S CERTIFICATION OF APPROVAL:

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 2013.

(PRINTED NAME)

NOTARIAL CERTIFICATE

STATE OF COLORADO)
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

_____ THIS _____ DAY OF _____, 2013.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

(SEAL)

PLANNING APPROVAL:

BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES OF THE CITY OF FORT COLLINS, COLORADO THIS _____ DAY OF _____, 20____.

DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES