

DEVELOPMENT REVIEW REPORT

Date	Click here to add date
Project Number & Name	PZ #24-0027
Project Type	PUD Zoning Document & Annexation Agreement Amendment
Project Submittal Round	#1
Report Sent To	Eric Hull, ehull@lovelandhousing.org Angie Milewski, BHA amilewski@bhadesign.com Kyle Pollock, Galloway, kylepollock@gallowayus.com
From	Kerri Burchett, Kerri.Burchett@cityofloveland.org

The City's Development Review Team has completed this round of staff review for the development proposal. Please read all of the information contained in this report carefully.

Next Steps	Project Status: Resubmittal Needed
☒	Resubmittal: Complete all corrections and submit the project in accordance with the resubmittal deadline, including a written response to the reviewer comments, to eplan-planning@cityofloveland.org . The project will be scheduled for review and you will be notified of the City's comment due date.
☐	Required Meeting Prior to Resubmittal: A meeting between City staff and the applicant is required prior to resubmitting the project. Contact the City Planner for scheduling.
☐	Public Input Process: Contact the City Planner to proceed to the public notification, neighborhood meeting and/or public hearing process.
Resubmittal Deadline: 10/18/2024 To ensure that the development application is diligently pursued, a resubmittal of the project must be submitted on or before the resubmittal date, for the project to remain active. If a resubmittal is not received by this date, the application will automatically become void. An extension of the expiration date may be granted upon written request of the applicant prior to the expiration of the application.	

ADDITIONAL ITEMS PROVIDED WITH THIS REPORT

The following additional items are attached or provided through or "Proofpoint" file sharing:

- ☒ Redline corrections and other informational documents
- ☐ Site Work Permit Checklist and Application
- ☐ Early Building Permit Submittal Authorization

FINAL DRAWING SUBMITTAL INSTRUCTIONS

Other Plan Sets:

- One full size (22" x 34") paper copy with all applicable non-city signatures and stamps (owner, civil engineer, landscape architect, notary, etc) delivered to the Current Planning Division, **or**
- PDF copy emailed to the project planner with all applicable non-city signatures and stamps (owner, civil engineer, landscape architect, notary, etc). As an alternative, the coversheet with non-city signatures can be delivered in paper copy to the Current Planning Division, with the remainder of the plan set sent by pdf to the project planner.

CONTACT INFORMATION

City Development Review Team		
<u>Planning</u> Kerri Burchett 970.962.2566 Kerri.Burchett@cityofloveland.org	<u>Transportation</u> Randy Maizland 970.962.2618 Randy.Maizland@cityofloveland.org	<u>Transportation</u> Justin Piles 970.962.2547 Justin.Piles@cityofloveland.org
<u>Power</u> Luis Sandoval 970.962.3705 Luis.Sandoval@cityofloveland.org	<u>Power</u> Tyler Groce 970.962.3544 Tyler.Groce@cityofloveland.org	<u>Stormwater</u> Suzette Schaff 970.962.2531 Suzette.Schaff@cityofloveland.org
<u>Parks & Rec</u> Bryan Harding 970.962.2451 Bryan.Harding@cityofloveland.org	<u>Fire</u> Ingrid McMillan-Ernst 970.962.2554 Ingrid.McMillan-Ernst@LFRA.org	<u>Building</u> Bobby Burke 970.962.2672 Bobby.Burke@cityofloveland.org
<u>Water/Wastewater</u> Melissa Morin 970.962.3709 Melissa.Morin@cityofloveland.org	<u>Water/Wastewater</u> Donald Cecil 970.962.3702 Donald.Cecil@cityofloveland.org	<u>Plat Review</u> Paul Hernandez 970.962.2640 Paul.Hernandez@cityofloveland.org

External Agencies	
The following external agencies were notified of the project on the first round of review. It is the applicant's responsibility to contact the agencies and provide any additional materials required for them to assess the project.	
FORT COLLINS/LOVELAND WATER DISTRICT: Sam Lowe , 970.226.3104 developmentreview@fclwd.com	THOMPSON R2-J SCHOOL DISTRICT: Ryan Baker , 970.613.5663, ryan.baker@tsd.org
SOUTH FORT COLLINS SANITATION DISTRICT: Randy Kenyon , (970) 792-5981, rkenyon@sfcscd.net	FNL AIRPORT: Aaron Ehle , (970) 962-2856, Aaron.Ehle@cityofloveland.org
LITTLE THOMPSON WATER DISTRICT: Brad Eaton , 970.532.2096, beaton@ltwd.org	COLORADO DEPT. OF TRANSPORTATION: Tim Bilobran , 970.350.2163, timothy.bilobran@state.co.us
PLATTE RIVER POWER AUTHORITY: Travis Phifer , 970-226-4000, PRPATelecom@prpa.org	COMCAST: Bill Blair , 720-490-3891, bill_blair@cable.comcast.com
POUDRE VALLEY REA: Matt Organ , 970.377.6650 engineeringprojects@pvrea.org	CENTURY LINK: Nicole Trupp , 970-689-6550, Nicole.Trupp@Centurylink.com
XCEL ENERGY: Cory Thelen , 720.369.0204, Cory.M.Thelen@xcelenergy.com Andrew Holder , 720.369.0204, andrew.p.holder@xcelenergy.com	US POST OFFICE: Edward Czech , 970.663.3010 Edward.g.czech@usps.gov

CITY REVIEW COMMENTS

For questions or clarifications on specific reviewer comments, please contact the individual reviewer.

Application Type: **PUD Zoning Document**

Corrections

A written response to each item must be provided with a resubmittal.

Planning STATUS- COMPLETE Kerri Burchett 04-16-24

CORRECTIONS

1. Please see the minor technical corrections on the PUD Zoning Document redlines.

Response (BHA): Thank you, redlines have been incorporated, and notes have been added to the redlined sheets.

Corrections-Trans: PW-Transportation, Randy Maizland Resubmittal Needed 04/16/2024

CORRECTIONS (TIS)

1. The TIS is not yet accepted as submitted with the following comments below:

Response (Galloway-traffic): Comments addressed as described below.

2. The TIS scoping was never completed. The scoping documents were reviewed with requested revisions and comments sent back on September 21, 2023. Please revise the scoping documents as requested and resubmit for review and approval.

Response (Galloway-traffic): Scoping process has since been completed. Signed copy of scope included in most updated submission.

3. Please verify that the housing types and unit counts provided in the trip generation table are still accurate or update as needed. It is my understanding that the product type has changed or will change to an all detached cottage style homes with some multi-family on the north edge.

Response (Galloway-traffic): Trip generation has been updated per latest concept plan.

4. The TIS does not discuss or address the improvements that need to be completed on Taft Ave adjacent to the development which includes 2 Northbound travel lanes, a dedicated Northbound right turn lane, curb & gutter, tree lawn and sidewalk to LCUASS standards. Please provide a paragraph in the study that discusses these required improvements and also provide design recommendations in the Conclusions section of the study for the turn lane geometry and storage needs etc.

Response (Galloway-traffic): Section IV of the report has been updated to include improvement recommendation for background conditions above and beyond what was included in background studies.

5. The TIS is identifying a LOS failure at 57th/Duffield on the south approach leg. This will need to be mitigated. The City's preferred option at this intersection for long term safety, good LOS operation and a safe place for pedestrian crossing is a roundabout.

Response (Galloway-traffic): The LOS failure is for the delay calculation only. The TIS identifies that the v/c ratio and queueing are not issues. It was also noted that the intersection would not meet signal warrants which is often the criteria for deciding if a roundabout would be a recommended improvement. A sensitivity analysis of this movement shows that a single turning movement would report an "F" and therefore was concluded that this movement would not be of concern.

6. You might want to consider splitting the left and right turns out in their own lanes to see if it improves the LOS results and allows the intersection to meet LOS standards. The low V/C ratio is not a justification to grant a variance for the LOS failure.

Response (Galloway-traffic): The lane use has been improved as requested. As noted previously a single turning movement would report an "F" and the lane use change provided little improvement in the comparative analysis.

7. You might consider assigning a larger trip distribution south on Duffield to reduce the volume at 57th/Duffield in addition to the suggestion in comment 5. Up to 10% distribution south on Duffield is acceptable to the City. What is the basis for a 5% distribution? Is it really realistic to expect less than 10% heading south?

Response (Galloway-traffic): This distribution was adjusted based on conversations with the City and reflected in the updated study.

8. The City recently constructed a trail on the north side of 57th Street that takes pedestrians to the Walmart shopping Center on US-287. The City is viewing this as a significant destination and expects that residents of Legacy Crossing will want to use the trail. There are no safe places to cross 57th Street to get on the trail except at Taft Ave which is too far out of direction. It is anticipated that pedestrians will cross 57th Street east of Taft Ave and a safe crossing should be provided by Legacy Crossing. A roundabout intersection at Duffield/57th could provide that safe crossing.

Response (Galloway-traffic): Several crossing alternatives are provided within the study for consideration. The applicant will continue to work with the City to identify reasonable and feasible solutions.

9. The existing westbound left turn lane on 57th Street at the Duffield intersection does not meet LCUASS standards. If the intersection remains a T - intersection, this WB left turn lane will need to be reconstructed/re-striped to LCUASS min criteria. If a roundabout is installed, the need for left turn lanes is eliminated.

Response (Galloway-traffic): A recommendation has been provided in the TIS for lengthening this turn lane to the extent possible. No queueing issues were identified and this improvement would only seek to bring this turn lane closer to LCUASS standard.

10. The development will have connectivity to the church parking lot drive isles and two existing access points on Taft Ave. These accesses also need to be studied for LOS compliance with the additional development volumes applied.

Response (Galloway-traffic): The development will not have access to the church. Access at the noted location will be for emergency services only.

11. Please revise all LOS tables to include columns that identify LOS/ACF complians "Yes/No" based on LCUASS Table 4-1 standards.

Response (Galloway-traffic): Tables have been updated as requested.

12. Tables should provide LOS results for movements, approach legs and overall (TYP).

Response (Galloway-traffic): Tables have been updated as requested.

13. Queuing tables should clearly identify all turn lanes that exceed existing capacity.

Response (Galloway-traffic): Tables have been updated as requested.

14. Findings and conclusions will need to be updated to state all LOS failures, queue deficiencies, turn lane deficiencies and mitigation improvement recommendations. Stating that things will operate similar to background conditions in a failing condition is not acceptable.

Response (Galloway-traffic): Language has been updated.

15. The TIS should have a table that identifies the required improvements and who is obligated to build them.

Response (Galloway-traffic): The study identifies the improvements recommended for the proposed development. Background improvements are consistent with area studies as provided.

16. Transportation will not support holding a public hearing until the TIS has been accepted and all required improvements have been recommended or agreed to by the City Engineer if requesting any variances.

Response (Galloway-traffic): Understood

17. Redlines have been provided for clarification.

Response (Galloway-traffic): We appreciate the clarifications.

CORRECTIONS (PUD ZONING PLAN)

1. Please label 57th Street as a 4-lane arterial classification per the City's Master Plan.

Response (BHA): The plans have been updated.

2. If the proposed development will have connectivity to the existing church parking lot, that connectivity should at least be shown conceptually with arrows and the accesses on Taft Ave will need to be studied in the TIS. Can this connection be restricted with gates for emergency access only?

Response (BHA): The plans have been updated to show an arrow with a note that reads "FUTURE EMERGENCY ACCESS ONLY" – the restriction design (gate, etc.) will be included in the future Site Development Plans.

3. Please label Duffield as a Major Collector street.

Response (BHA): The plans have been updated.

4. Please add the following LCUASS standard cross sections to the document which will apply: 4-lane arterial (57th and Taft), Major Collector with and w/o on street parking (Duffield), Local residential.

Response (BHA): The plans have been updated to include the LCUASS standard cross sections as listed above.

5. Please revise the private drive cross section per redline comments. Monolithic concrete pour, 2% cross slope etc..

Response (Galloway-civil): This has been updated per the comment.

6. The setbacks from the private drive to garage doors needs to be reduced to 0'-3' max. A 5' setback + 3' clear zone results in an effective 8' driveway that is problematic because it will attract "illegal" parking. These driveways really need to be 6' or less to discourage the parking which is not permitted.

Response (Galloway-civil): The setback has been updated to be 3' maximum.

7. See redlines for clarification of the above comments and other minor technical corrections.

Response (BHA): Redlines have been incorporated, thank you.

ITEMS REQUIRED WITH A RESUBMITTAL

1. Revised TIS and PUD documents

2. Written responses to comments

Corrections-W/WW: Water/Wastewater, Melissa Morin Resubmittal Needed 04/16/2024

CORRECTIONS

1. See PDF redlines on the PUD Zoning Document and the Annexation Agreement Amendment.

Response (Galloway-civil): The redlines in the document have been coordinated with the department and have been addressed.

2. Please submit response to W/WW (blue) PDF comments with a resubmittal (a resubmittal will not be accepted without one). Please respond directly to W/WW PDF comments DIRECTLY on the PDF.

Response (Galloway-civil): Responses have been provided in the PDF.

3. Due to maintenance and safety, these separation variances requests are not validated.

Requirements per the W/WW Development Standards must be maintained at all times. Variances to these requirements can be provided during design. If Variances need to be determined ahead of time then provide examples of lots and service layout to necessitate these variances for review.

Response (Galloway-civil): Coordination has taken place with the Water and Wastewater department to define and provide examples of the variances and where they are needed.

WR CORRECTIONS

4. Coordinate water rights and water resource (WR) comments with Nathan Alburn 970.962.3718, nathan.alburn@cityofloveland.org

Response (LHA): Noted – Thank you.

5. WR: See also CROSSROADS ADDITION Agreement Amendment Redlines

Response (LHA): Noted – Thank you.

6. WR: Annexation Agreements are required to have Municipal Subdistrict language. This language was not included in the original annexation agreement. Add the following inclusion language.

a. Section XX??. That the City Council hereby consents to the inclusion of the annexed territory in the Municipal Subdistrict of the Northern Colorado Water Conservancy District pursuant to Section 37-45-136 (3.6), C.R.S.

Response (LHA): Noted – Thank you.

ITEMS REQUIRED WITH A RESUBMITTAL

1. PDF response to water redline comments

INFORMATION FOR FUTURE REFERENCE

1. All costs associated with the installation of water and wastewater infrastructure, along with payment of applicable tap and system impact fees, shall be the responsibility of the Developer

2. To be eligible for any City participation in water and/or wastewater “Oversizing” costs, the Developer must submit a draft Oversize Agreement to the Department prior to the approval of the Civil Construction Plans (CCP). To be eligible for reimbursement in main extension from neighboring property owners, the Developer must submit a draft Third Party Reimbursement Agreement to the Department prior to the approval of the CCP.

WR INFORMATION FOR FUTURE REFERENCE

3. WR: There is no existing water rights credit on this property. Water rights requirements will be determined by the type of development.

4. WR: Residential Meters. Owner will determine residential water right timing choice. Owner will need to determine residential water right timing choice. Prior to the recording of the plat, the Owner will need to fill out the City provided form "Timing of Residential Water Rights Designation".

Notification of water rights timing determination shall be submitted to Nathan Alburn

Nathan.Alburn@cityofloveland.org and Water Resources WaterResources@cityofloveland.org on the linked form:

a.

<https://www.lovelandwaterandpower.org/home/showpublisheddocument/55292/637598784605970000>

b. Additional details: This choice and its implications will be included in the development agreement. A combination of ii. and iii. below may also be specified. The exact buildings and lots do not need to be specified for options ii. and/or iii. at this time. The three basic timing of payment options are as follows:

i. Prior to recording of the plat

ii. Prior to acceptance of a building permit application

1. In groups of buildings/houses requiring greater than a total of 4 AF

iii. Prior to acceptance of a building permit application

1. For a single building or house less than 4 AF

2. CIL is only form of payment acceptable for this option.

5. WR: Commercial (non-residential) meters: Commercial water rights (e.g., businesses, retail, warehouses, as well as clubhouses, community buildings, maintenance buildings, etc.) are calculated from values provided in the meter justification letter and will be due before approval of the building permit.

6. WR: Irrigation meters: Water rights for dedicated irrigation meters will be due based on 3.00 acre-feet per acre for all irrigable acres and are due prior to activating the meter(s). Water rights for a dedicated irrigation meter must be satisfied prior to the City's activation of the dedicated irrigation meter and may not be satisfied until the Irrigation Meter Permit Application has been completed by the Owner and approved by City staff. Irrigable areas include but are not limited to turf, mulch, drip beds, native grasses, non-irrigated, etc.

c. A Hydrozone option potentially reduces the full water rights required and is available for dedicated irrigation meters for applicants looking to install low water use, naturally irrigated, or non-irrigated landscaping. See <https://www.lovelandwaterandpower.org/city-government/departments/water-and-power/the-hydrozone-program> for more information.

7. WR: Water rights estimate:

d. No estimate is given at this time.

8. WR: Please see 19.04.020 of Title 19 of the Municipal Code:

https://library.municode.com/co/loveland/codes/code_of_ordinances

9. WR: Current Cash-in-Lieu (CIL) amount: \$47,380 per acre-foot (AF) as of January 1, 2024. This value should remain the same through 2024. This value may be subject to change by resolution of City Council.

10.

Corrections-Storm: PW-Stormwater, Suzette Schaff Complete 04/17/2024

No Comments

Corrections-Power: Power, Luis Sandoval Resubmittal Needed 04/18/2024

Status:

Resubmittal Needed -- Schedule a developer meeting with the Planning Department to discuss the comments provided. If you have specific questions regarding the comments provided by the power department, please contact luis.sandoval@cityofloveland.org and Tyler.Groce@cityofloveland.org to schedule a meeting.

Response (Galloway-civil): Multiple meetings and coordination have taken place to discuss variances and coordinate with the Power Department.

Corrections:

1. Required clearances as shown in the Requirements for Electric Service (RFES) must be maintained at all times for public safety and to provide personnel with a safe workspace during the installation, operation and maintenance of the electric system. Deviations from clearance requirements will not be supported.

Response (Galloway-civil): Noted. Thank you.

2. A 25ft UE will be required adjacent to W 57th Street ROW. If any improvements are required along N Taft Ave, the electric department will need a 25ft UE adjacent to ROW.

Response (Galloway-civil): Noted. Thank you.

3. A reduction to our standard 14ft UE will only be allowed along N Duffield Ave ROW since Gas Utility will not be installed. This proposed 10ft easement must be dedicate to City of Loveland Power and Pulse Communication only. No other utilities will be allowed in this easement unless for proposed crossings of City of Loveland owned utilities. Sidewalk will need to be installed in ROW and will not be allowed to be installed in this easement.

Response (Galloway-civil): Noted. Thank you.

4. The City of Loveland Electric department is willing to work with you and grant exemptions on a case-by-case basis. Exemptions will not be granted to items that at the sole discretion of the City Of Loveland Electric Department creates a unsafe working condition to workers and public.

Response (Galloway-civil): Noted. Thank you.

Items required with a resubmittal:

1. Updated Documents.

Additional information:

1. A copy of the most updated version of the Requirements for Electric Service (RFES) can be found on this link: <https://www.lovelandwaterandpower.org/city-government/departments/water-and-power/i-am-a-developer-builder/requirements-for-electric-service>

Corrections-Gen Plat: General Plat, Paul Hernandez Resubmittal Needed 04/18/2024
Please Up-date the legal description.

Response (Galloway-civil): The legal description has been updated.

Corrections-Parks/Rec: Parks and Rec, Marika Kopp Complete 04/18/2024

Complete with technical corrections

Concept Land Use Exhibit

* It appears that the concept land use plan is proposing a point of crossing on 57th, east of Duffield. If this the case, please revise per redlines.

Response (BHA): The original plans show a trail connection generally to the future sidewalk E of Duffield. After further discussions with the traffic consultant and staff, the plans have been revised to show the trail connecting to the intersection of Duffield and 57th.

Zoning Doc/ESAR

*Property contains Natural Area #79 and a portion of Area #78, as identified in the Natural Areas Sites report. The Parks and Recreation Department supports the recommendations made in the ESAR to convert Area #78 into a detention area to remain open space following restoration. The Parks and Recreation Department also supports the identified preservation of and buffer zone to Area #79.

Response (BHA): Thank you.

Annexation Agreement

* Parks supports the removal of condition #9 and the addition of the bike lane/sidewalk requirement. Please note that if bike lanes are provided, then the detached sidewalk must only be 6' in width.

Response (LHA): Understood.

Only in the instance that bike lane are not provided, then a multimodal path of 10' is required.

Response (LHA): Noted – Thank you.

*Parks supports the removal of condition #10

Response (LHA): Thank you.

Conditions

The following conditions are project-specific requirements that will be placed as conditions for Planning Commission and City Council's approval of the project. All approved conditions shall be placed in the PUD document prior to the City signing it.

Response (BHA): Conditions have been placed on plans.

Conditions-Planning

1. Due to the jurisdictional designation of Wetland Area #1, as identified in the environmentally sensitives area report dated February 2024, any discharge of fill or dredged material to this wetland will require approval of a permit from the Army Corp of Engineers prior to approval of a site work permit from the City.

Conditions-Transportation

2. All future development within this PUD zone district shall comply with the public improvement design and construction standards and the Transportation Plan and any updates to either in effect at the time of site specific development application. Any and all variances from these standards and plans require specific written approval by the City Engineer.

3. The developer agrees to acquire, at no cost to the City, any off-site right-of-way necessary for mitigation improvements. Prior to the approval of any site specific development applications within this addition, the developer shall submit documentation satisfactory to the City Attorney and the City Engineer, establishing the developer's unrestricted ability to acquire sufficient public right-of-way for the construction and maintenance of any required street improvements to both adjacent and off-site streets.
4. Notwithstanding any conceptual information presented in the PUD, street layout, street alignments, access locations, intersection configurations and intersection operations (traffic controls) shall be determined at the time of application for SDP approval.
5. Notwithstanding any information presented in the Master Traffic Impact Study for the PUD, the developer shall provide any additional traffic information, corrections, revisions and analysis required by the City to verify compliance with the Adequate Community Facilities ordinance and other applicable codes or requirements at the time of review of site specific development plans. Future traffic impact studies for site specific development plans shall use a study area determined by considering the cumulative trip generation within the entire PUD (i.e. --traffic from the proposed use plus traffic from previously approved site specific development plans)
6. Any and all conditions of annexation shall apply to the PUD, as appropriate.

Conditions-W/WW

7. Extension of water main: The Owner shall, if not done by others, design and construct a water main extended from the existing water main at N Duffield Ave and 57th Street west to connect to N Taft Ave. The size and alignment can be determined by Owner's analysis with the Water Impact Demand Analysis and coordinated with the current Water Master Plan.
8. Extension of wastewater main: The Owner shall, if not done by others, design and construct a wastewater main extended from the existing wastewater main at N Duffield Ave west to the property limits of N Taft Ave. The size and alignment will be determined by Owner's analysis with the Wastewater Impact Demand Analysis and coordinated with the Current Wastewater Master Plan.

Conditions-Parks/Rec

9. Per the Sensitive Area Report for the Legacy Crossing Development, prepared by Wildland Consultants, dated February, 2024 a buffer zone ranging from a minimum of 56 to a maximum of 298 feet (average of 167 feet) must be created between the edge of lots and the edge of the wetland associated with Natural Area #79 (wetland on the east side of the property). Disturbed areas of the buffer zone shall be reseeded with a native grass seed mix.

Code Requirements

The following contains general standards and requirements from the Municipal Code. Please note that not all code requirements provided are relevant to the submitted project.

Code Requirement-Fire: Fire, Ingrid McMillan-Ernst Complete 04/17/2024

1. The requirements of the currently adopted International Fire Code, International Building Code (with regard to fire and life safety issues), and NFPA standards currently adopted at the time of project application must be met.

2. After Planning and Zoning approval, the applicant must submit plans for review and approval of a building permit. At that time, plans will be reviewed for compliance with means of egress, portable fire extinguishers, and other applicable Fire and Building code requirements.

3. To be considered within access for emergency vehicles, all portions of the first-floor exterior of a structure shall be within 150 feet (300 feet for buildings with fire sprinkler systems) of a public roadway or approved fire apparatus access road.

Two accesses are required to each development/ developed area.

4. An approved turn-around or connection to another drive shall be provided for dead-end roads exceeding 150' in length.

5. For private drives, an approved Emergency Access Easement shall be dedicated on a plat or by separate instrument to meet the access requirement. This EAE can be part of the parking lot drive-aisle. The EAE must be of an approved width, an all-weather surface, capable of supporting 40 tons, designated by approved signage, maintained in an approved condition by the owner, and maintained unobstructed at all times.

6. Turning radius shall have 25' inside radius and 50' outside radius.

7. Fire lane and No parking signs shall be provided for emergency access easement in approved locations, and per LCUASS 1418. Signage Plan shall be provided.

8. Hydrant placement shall meet the following criteria with distances measured by vehicular travel path: Commercial/Multi-family -- 400 feet to all parts of a structure with 350-foot spacing. Single-family dwellings and duplexes -- 600 feet to all parts of a structure, with 600-foot spacing. A fire hydrant shall be located within 150 feet of the building's FDC. The FDC is required to be located on the 'front' of the building.

9. All hydrants shall be in place and operational prior to any combustible material being brought on site, unless otherwise approved by Fire Official.

910. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1000 feet to provide for transportation hazards.

11. A separate fireline permit is required from LFRA (www.LFRA.org) A fireline inspection will be required from LFRA for all underground firelines. Underground firelines shall not run under the building.

12. The minimum fire flow and flow duration for buildings other than one and two family dwellings shall be as specified in the adopted International Fire Code. A reduction in required fire flow of up to 75% is allowed when the building is provided with an approved automatic sprinkler system. However, the resulting fire flow shall not be less than 1,500 GPM.

13. Prior to combustible construction occurring on the building or facility, emergency vehicle access must be provided to within 150 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. The road surface must be asphalt, concrete or another approved, all-weather surface capable of supporting 40 tons. If the surface is not asphalt or concrete, plans shall include the stamp of a professional engineer to verify the surface is all-weather and able to accommodate fire apparatus weight (40 tons).

14. **VEHICLE ACCESS AND WATER SUPPLY DURING CONSTRUCTION:** When fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed or made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Approved vehicle access shall be provided to all construction and demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent Fire Department Connections (FDCs). Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained

until permanent fire apparatus access roads are available. An approved water supply for fire protection, either temporary or permanent, shall be available as soon as combustible materials arrive on site

15. During construction of the project, the project manager or designee is required to inform Loveland Fire Rescue Authority of any anticipated interruption of fire hydrant service or emergency vehicle access to properties, at least 48 hours in advance of the anticipated interruption of service or access. Contact phone number is Loveland Emergency Dispatch Center, non-emergent phone, 970.962.2200.

16. Approved address numbers are required on all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property and shall contrast with their background.

Code Requirement-W/WW: Water/Wastewater, Melissa Morin Complete 04/16/2024

NOTE: THE FOLLOWING ARE EXCERPTS OF THE CITY CODE AND MAY OR MAY NOT APPLY TO EACH SPECIFIC APPLICATION.

1. All costs associated with the installation of water and wastewater infrastructure, along with payment of applicable tap and system impact fees, shall be the responsibility of the Developer.

2. Civil Construction Plans (CCP) (inclusive of water and wastewater infrastructure) shall be prepared by a Colorado Licensed Civil Engineer in compliance with the City of Loveland's Water and Wastewater Development Standards. After approval of the CCP, one copied set shall be provided to the Water/Wastewater Division prior to the start of construction.

3. Record Drawings for Public Water and Wastewater Systems are required for all Civil Construction Plans (CCP) that have been signed as approved for construction by the Water/Wastewater Division. Record Drawings are required to be submitted to the Division prior to the Division providing Initial Acceptance of the Public Water and/or Wastewater Systems that were installed by the Contractor. The two-year warranty period for the Developer begins after the Division's Initial Acceptance of the Systems. Final Acceptance of the Systems will be granted after the warranty period has expired.

4. The Developer will be required to obtain Construction Performance Surety for Public Water and Wastewater Improvements prior to construction. The Performance Surety will transform into Warranty Surety once the project has received Initial Acceptance.

5. To be eligible for any City participation in water and/or wastewater "Oversizing" costs, the Developer must submit a draft Oversize Agreement to the Department prior to the approval of the Civil Construction Plans (CCP). To be eligible for reimbursement in main extension from neighboring property owners, the Developer must submit a draft Third Party Reimbursement Agreement to the Department prior to the approval of the CCPs.

6. The Developer shall be responsible for obtaining all easements, permits and any other associated legal documents necessary for the installation of water and wastewater infrastructure improvements for the subject development. Unless proscribed otherwise in the City's Code or other adopted Policy(s), the cost(s) for obtaining same shall also be the responsibility of the Developer.

7. Water rights, Native Water Storage Fees (if applicable), and/or cash-in-lieu requirements will be due according to Code. Typically, for residential development, water rights will be due prior to approval of the final plat or building permit application; for commercial development, water rights will be due prior to approval of a building permit; and for irrigation meters, water rights will be due prior to activating the meter.

Code Requirement-Power: Power, Luis Sandoval Complete 04/18/2024

Requirements for Electric Service:

All work performed for the project must comply with the current, adopted version of the City of Loveland Water and Power Requirements for Electric Service (RES). A copy of the RES is available on the City's website at:
<http://www.lovgov.org/res>

Electric Distribution System Costs:

* The customer shall be responsible for all costs associated with the design, material, and construction of the electrical distribution system internal to the development.

* Any costs associated with the upgrading, removal, relocation, raising, or lowering of existing underground and overhead electric lines and facilities shall be the responsibility of the customer.

* The customer shall be responsible for their portion of the costs for extension or expansion of the electrical distribution system necessary to serve their development.

New Residential Subdivision (more than 10 Lots):

For residential subdivisions, requirements include:

* A \$3,155 distribution design deposit

* Plat and current site improvement/utility plans

* AutoCAD base drawing file (dwg) that shows all existing and proposed utilities, easements and property lines. All X-ref's must be bound to the base drawing.

If a subdivision will not have center lot water meter pits, the proposed lot layout will need to be submitted for a power equipment design prior to submitting the Site Development Plan (SDP).

* Loveland Power will provide the location of required transformers and handholes on the proposed lot layout and return the layout to the customer.

* The customer's design team is required to design the water infrastructure to avoid conflicts between the power equipment and water equipment i.e. meter pits and fire hydrants.

* The SDP will need to show the designated power equipment locations with a square containing either a 'T' for a transformer or an 'H' for a handhole.

Residential building permits will not be approved until all power substructure is installed and energized and the lot has been released by the Distribution Designer.

Loveland Power Contact Information

* All required items must be submitted to the Loveland Power Division as a complete package prior to issuing a temporary construction meter and prior to receiving approval for the site work permit. Please E-mail items to powerdevelopment@cityofloveland.org.

* Electric design deposit check may be made out and sent to:

Loveland Water & Power

200 N. Wilson Ave.

Loveland, CO 80537

(Please reference project name or PZ number)

Credit card deposit available by calling 970-962-3000

Contractor Qualification for Substructure Installation:

* The customer is responsible for hiring a contractor at their cost to install all new substructure, relocating existing substructure if necessary, and prepping the transformer location.

* The contractor's on-site Foreman will be required to attend a qualification meeting conducted by the Power Distribution Designer assigned to the project prior to scheduling a pre-construction meeting.

* The contractor shall guarantee the construction equipment, materials and workmanship furnished to be as specified and to be free from defects for a period of 2 years after the date of final acceptance by the City.

Pre-Construction Meeting:

No substructure, including street crossings, shall be installed prior to a pre-construction meeting held by the Electric Distribution Designer.

Substructure Material:

All material must be supplied by the Loveland Power Division including materials for street crossings. Failure to use Loveland Power Division supplied material may result in substructure not being accepted, and replacement will be at the customer's cost.

Utility Easements will be required for transformers, conduit and any required electrical facilities.

* The customer shall grant any additional required utility easements. These easements may be dedicated by separate instrument. The easement documents must be recorded before the service is energized.

* The customer shall be responsible for coordination of the utilities located within the provided easements concerning enforcing clearance requirements and eliminating conflicts between each residing entity. The more stringent utility clearance requirements take precedence.

* Typical Easement Widths

o Residential

„X Front Lot -- 14 feet

„X Side Lot -- 7 feet

o Commercial

„X Front and Side Lot -- 14 feet

- „X Conduit route to transformer -- 10 feet
- „X Transformer site -- 15 feet by 15 feet centered on the transformer location
 - o Roadway
- „X Adjacent to Right of Way or adjacent to back of sidewalk -- 14 feet to 25 feet

Electrical Equipment Clearances

No bushes, shrubs, or trees shall be planted where mature growth may interfere with electrical infrastructure. Clearances are outlined below and shown in Drawing No. 8.1.

- * Vault Clearances: 10 feet from all sides of vaults with no covering on or over the vault lid
- * Switchgear Clearances: 10 feet from the sides of the switchgear
- * Transformer Clearances: 10 feet from the doors, 5 feet from all other sides of the transformer
- * Metering Equipment: 5 feet from metering equipment
- * Primary Metering Equipment: 10 feet from the front and back, 5 feet from the sides of metering equipment
- * Handholes: No trees within 5 feet; no bushes or shrubs on street side; no bushes or shrubs within 18 inches of sides or back
- * Electric Lines: No trees within 5 feet of existing or proposed underground electric lines or directly under existing or proposed overhead electric lines.

Full growth diameters of bushes, shrubs, and trees will be the determination of where they are planted in relation to the distances from the equipment. A clear path shall be provided from a roadway or parking area to the access point of the equipment. The customer shall remove any obstruction at the owner's expense.

Pad-Mounted Equipment Clearances

For all pad-mounted equipment, the City requires a minimum of 10 feet of clear space in front of all access doors to allow for hot-stick operation. 24-hr, unobstructed access to Loveland Power equipment is required. Equipment must be accessible from property. Adequate space for power infrastructure and equipment must be dedicated and shown on a plat. The need for additional easements may be required and will need to be dedicated prior to infrastructure installation.

Permanent Structures Not Permitted Above Underground Conductors

No permanent structure shall be constructed over any existing, underground conductor. Permanent structures shall have 5 feet of horizontal clearance from any existing, underground conductor. Temporary structures may be required to be relocated at the owner's expense if requested by the City.

Application Type: Annexation Agreement Amendment

Corrections

A written response to each item must be provided with a resubmittal.

The conditions from the annexation in 2003 have either been fulfilled or are no longer relevant. There will be conditions of approval incorporated into the PUD specific to this project, that will take the place of the annexation agreement. Please see the conditions listed in this report.