

Conceptual Review Agenda

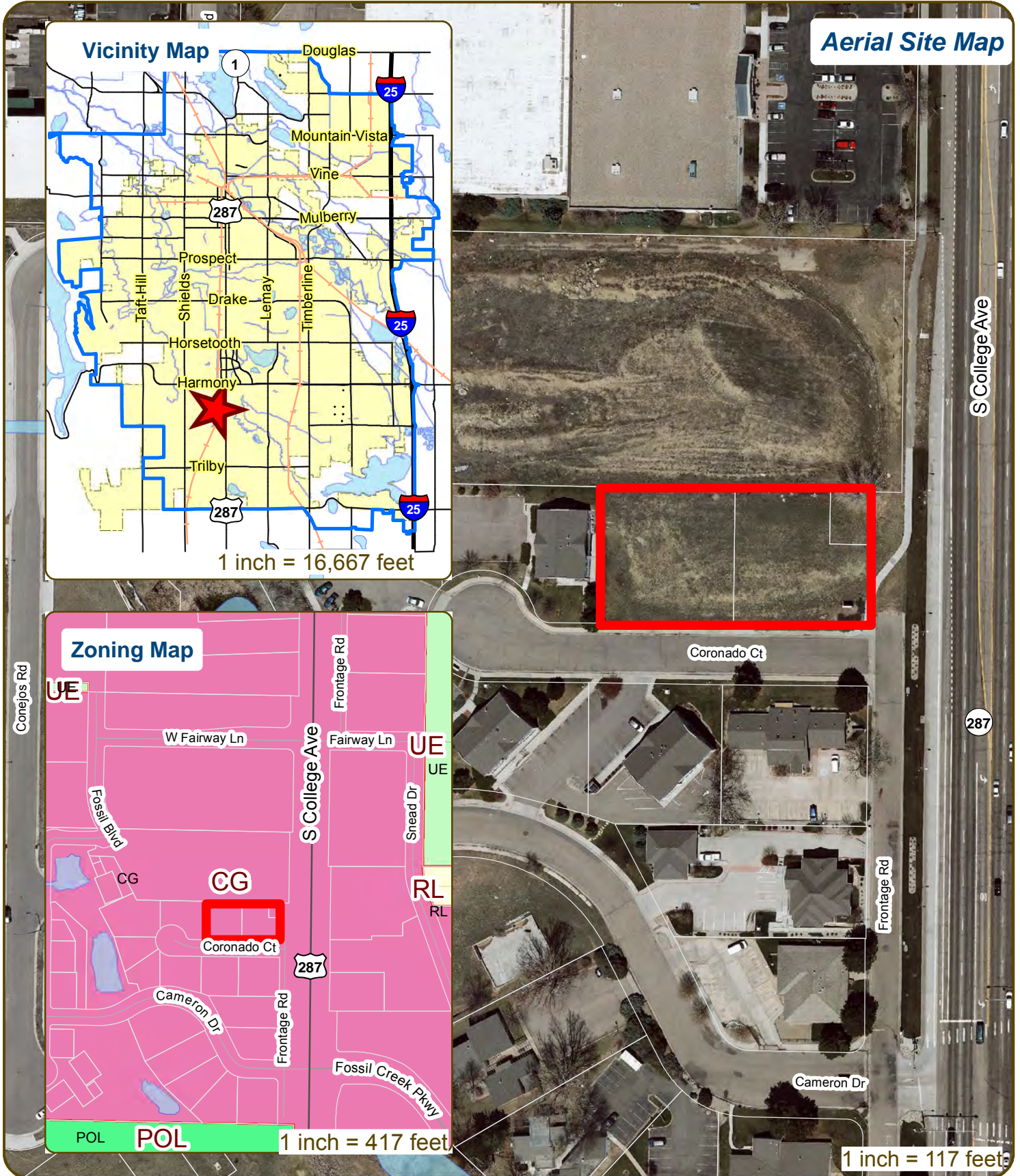
Schedule for 12/04/17 to 12/04/17

281 Conference Room A

Monday, December 4, 2017

Time	Project Name	Applicant Info	Project Description	Planner
9:30	Centerline Wireless - Downtown CDR170071	Greg DiBona (847) 257-2489 gdibona@centerlinesolutions.com	This is a request to install cellular equipment at 505 S Mason (9714123001, Community Commercial [CC] Zoning) and 125 S Howes St (9711454003, Downtown [D] Zoning). The proposal for 505 N Mason is a 45ft tall monopole located in the parking lot at the southeast corner of the parcel. The proposal for 125 S Howes St includes three locations; the first is an antenna mounted on the top of an existing light pole in the parking lot, the second is an antenna mounted on the back side of the parapet along W Oak St, and the third is mounted on the exterior of an auxiliary building near the northeast corner of a parcel and concealed within a false chimney. Both locations are subject to Administrative (Type 1) Review.	Kai Kleer
10:15	100 Coronado Ct CDR170072	Jennifer Manchego-Pena (720) 272-4926 jmanchego-pena@vivage.com	This is a request to construct a fitness facility at 100 Coronado Ct (9602407011, 9602407010, 9602417009). The proposal includes a 3,000 square foot building and a 13 stall parking lot with a 10 foot buffer between adjacent parcels. The property is located within the General Commercial (CG) zone district and is subject to Administrative (Type 1) Review.	Clay Frickey

100 Coronado Ct



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Development Review Guide – STEP 2 of 8

CONCEPTUAL REVIEW:

APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.

Conceptual Reviews are scheduled on three Monday mornings per month on a “first come, first served” basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. **Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date.** Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority.

Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal. The more info provided, the more detailed your comments from staff will be.

Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.) Jennifer Manchego-Pena, Owner		
Business Name (if applicable) ASIA Commercial Properties		
Mailing Address 1322 Elmwood St., Broomfield, CO 80020		
Phone 720-272-4926	Email Address jmanchego-pena@vivage.com	
Site Address (parcel # if address in not available) 100 Coronado Ct, Fort Collins, CO 80525		
Description of Proposal (attach additional sheets if necessary) Please see attachment		
Proposed Use Self Defense and Fitness Gym	Existing Use Vacant Land	
Total Building Square Footage 3000 measuring from outside	Number of Stories 1	Lot Dimensions Estimate 112 x 112 sq ft.

Age of any Existing Structures None

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area Approx 12000 sq ft will be improved. Please see attachment. S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan: Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

			10 feet between property line	Drainage				
108 Feet wide								
			Parking					
		9 ft by 7 ft	18 feet	9 ft by 7 ft	Bathroom	Bathroom		
							Entrance	
					Exit		Exit	
					Building 3080 Sq feet			
				77 Feet				
					Opening between rooms			
					Exit		Entrance	
							Exit	
						40 Feet		
						Electrical & Water Connections		
10 ft	18ft	9 ft	18ft	9ft	40feet		12ft	10
	Parking Entrance							
108 Feet								
	Property Est 112ft by 112ft				107			
	Building Structure Est 40sq ft by 77sq ft.							
					asphalt =	1764		
	Ceiling will be 9 feet high.							
	Bathrooms will be ADA approved.							

Current Plan for 100 Coronado Ct., Fort Collins, CO 80525

Description	Estimated Cost			
Purchase Land	80000			
Level Land	20000			
Building Foundation	15000	including structure/wall space		
Asphalt parking lot	20000	1800 sq ft	1 ADA + 12 spots and walking space	
Electrical Hook Ups	25000			
Water Hook Ups	32000			
Architect and Engineer	20000			
Permits	25000			
Build Frame for Building	20000			
Insulation	10000			
Roof	20000			
Siding	15000			
Plumber	15000			
Exterior Design	20000	eng + arch		
Interior Design	12000	eng + arch		
AC & Heating	10000			
Drywall	7500			
Paint	5000			
Total Cost	371500			

windows

doors

The property will be used as a gym to teach Self-Defense and Fitness Classes.

Fitness classes will include Heavy Bag workouts, CrossFit, and Zumba.

100 Coronado Ct Fort Collins, CO 80525

(<http://www.sourcemls.org>)



1 of 4

0.29 Acres
 12,548 SqFt Lot
 Commercial Zoning

\$80,000

Est. Payment: \$514.80

For Sale
 IRES MLS# 683795

Vacant Land/Lots in Subdivision: Cameron Park

Lot located in successful SW Fort Collins office park and only 2 blocks from rapid transit. Office/Building footprint of 3100 square feet allowed. Water and Sewer tap fees are quoted for a 3/4" water Tap

REQUEST INFO

COMPARE




Land Information

Usage	Commercial or Industrial
Irrigation Water	No Rights
Ditches	No
Development Status	Approved Subdivided, Covenants
Utilities	Natural Gas, Electric, Gas Tap Available
Water/Sewer	City Water, City Sewer
Lot Improvements	Street Paved, Curbs, Sidewalks, Fire Hydrant within 500 Feet

Lot Features

Level Lot, Within City Limits

Neighborhood

-  Community Demographics
-  Commute Information
-  Market Trends
- WalkScore® (</listing/walkscore/lid/984116>)

Common Amenities

Common Recreation/Park Area

Taxes & Fees

Taxes	\$1,611
Tax Year	2014
1st HOA Fee	\$75
1st HOA Freq	Monthly

Schools

School District	Poudre
Elementary	Tavelli
Middle/Jr High	Lincoln
Senior High	Poudre
 View School Ratings	

Driving Directions

287 and E Fossil Creek Dr go West to S College Avenue.



(<https://maps.google.com/maps?ll=40.51567,-105.07754&z=14&t=m&hl=en-US&gl=US&mapclient=apiv3>)

Report a map error (<https://www.google.com/maps/@40.51567,-105.07754,14z/data=!10m1!1e1!12b1?source=attribution>)

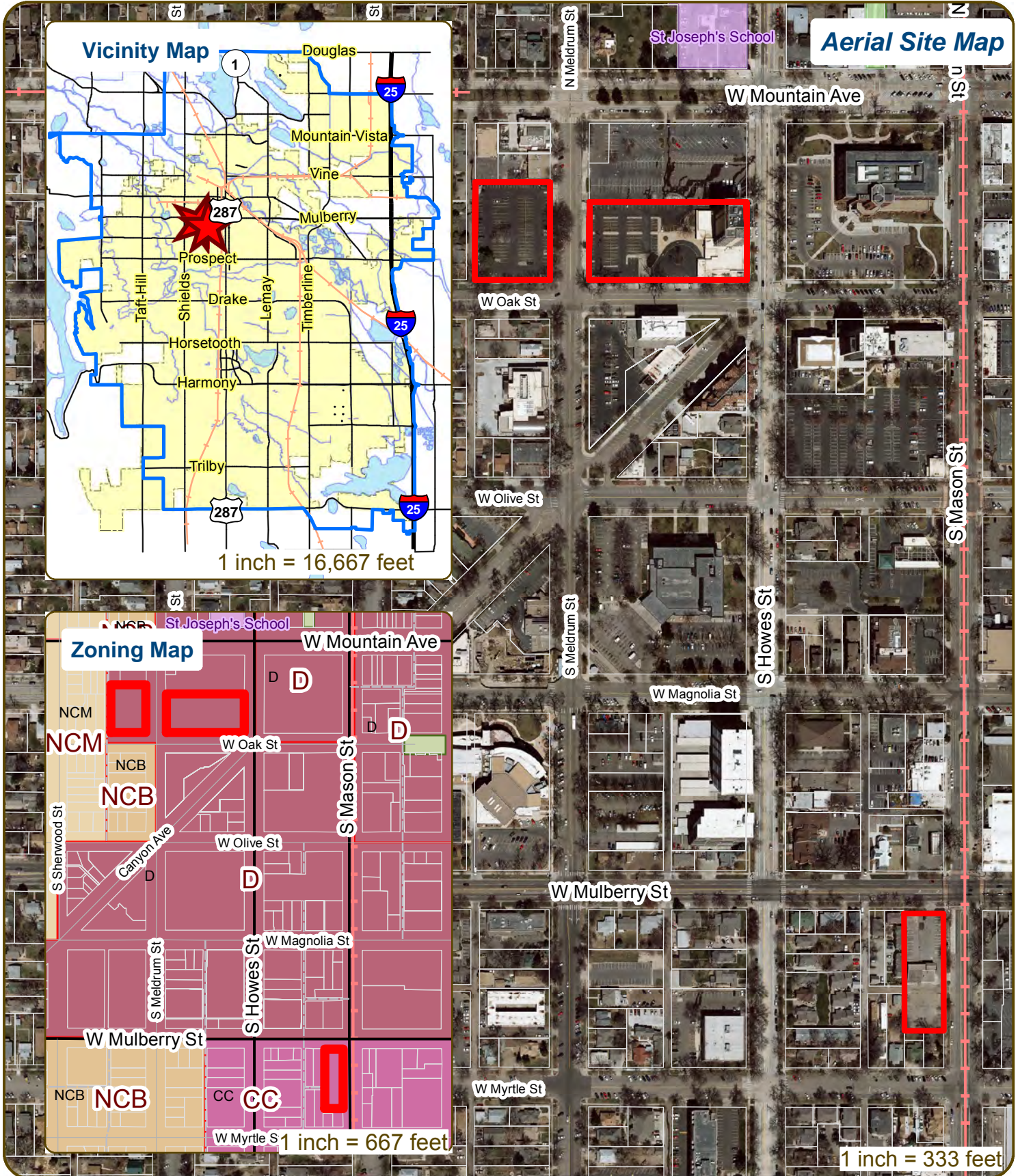
Listing Agent



South College Ave
(US Hwy 287)

EAS
SEC
FOU
2-1
ST/

Centerline Wireless 505 S Mason & 125 S Howes



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Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.)		
Business Name (if applicable)		
Mailing Address		
Phone	Email Address	
Site Address (parcel # if address in not available)		
Description of Proposal (attach additional sheets if necessary)		
Proposed Use	Existing Use	
Total Building Square Footage	Number of Stories	Lot Dimensions

Age of any Existing Structures _____

Info available on Larimer County’s Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

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Increase in Impervious Area _____ S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan: Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



FTC KEYBANK SC 01

SMALL CELL NSB

XXXX HOWES ST.

FORT COLLINS, CO 80521

ZONING DRAWINGS



PROPOSED POLE LOCATION

verizon
 3131 SOUTH VAUGHN WAY #500
 AURORA, COLORADO 80014
 (303) 873-2652

AeroSolutions LLC
 Optimizing Your Wireless Infrastructure
 5555 CENTRAL AVENUE #100
 BOULDER, COLORADO 80301
 PH: (720) 304-6882
 FAX: (720) 304-6883

AERO PROJECT #: 097-16-0121

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION
A	09-12-17	GAC	90% ZONING DRAWINGS

DRAWING TITLE:

TITLE SHEET

DRAWING SHEET:

T-1

1 OF 4

SITE INFORMATION:

SITE NAME:
FTC KEYBANK SC 01

SITE ADDRESS:
XXXX HOWES ST.
FORT COLLINS, CO 80521

JURISDICTION:
CITY OF FORT COLLINS

SITE DIRECTIONS

FROM 3131 SOUTH VAUGHN WAY:
 TAKE I-225 NORTH FOR 7.5 MILES, MERGE ONTO I-70 WEST EXIT 12A; AT 3.2 MILES KEEP RIGHT
 ONTO I-270 WEST; AT 6.6 MILES TAKE EXIT 0 ONTO I-25 NORTH; TAKE I-25 NORTH TO FORT
 COLLINS. TAKE EXIT 269B CO-14W/E MULBERRY ST. GO WEST ON MULBERRY ST TO SOUTH HOWES
 ST. TAKE HOWES ST TO W OAK ST. TURN RIGHT ONTO W OAK ST. TAKE W OAK ST TO MELDRUM
 ST. SITE LOCATION IS IN THE PARKING LOT ON THE NW CORNER OF MELDRUM AND OAK STREET
 INTERSECTION.

LEGAL DESCRIPTION

SAVINGS BUILDING CONDOMINIUMS
 BK 2011, PAGE 66, LARIMER COUNTY RECORDS

VICINITY MAP



FORT COLLINS, COLORADO

CLIENT

VERIZON WIRELESS REAL ESTATE
 3131 S. VAUGHN WAY #550
 AURORA, CO 80014
 CONTACT: JENNIFER SCHNEIDER
 PHONE: 303-901-3092

PROPERTY OWNER

CAMBIUM DEVELOPMENT INC.
 309 HICKORY ST
 FORT COLLINS, CO 80524
 CONTACT: TOM HANNON
 PHONE: 970-224-9134

CONSTRUCTION MANAGER

VERIZON WIRELESS
 3131 S. VAUGHN WAY #550
 AURORA, CO 80014
 CONTACT: JASON SHELEDY
 PHONE: 303-873-2652

RF ENGINEER

VERIZON WIRELESS
 3131 S. VAUGHN WAY #550
 AURORA, CO 80014
 CONTACT: RAM NANDIRAJU
 EMAIL: RAM.NANDIRAJU@VERIZONWIRELESS.COM

SITE ACQUISITION

CENTERLINE SOLUTIONS
 16035 TABLE MOUNTAIN PARKWAY
 GOLDEN, CO 80403
 CONTACT: JOSH ROBERTS
 PHONE: 303-993-3293 x1443

ENGINEER

AERO SOLUTIONS, LLC
 5555 CENTRAL AVE #100
 BOULDER, CO 80301
 CONTACT: MATT FLECK
 PHONE: 720-279-8973

PROJECT DATA

JURISDICTION: CITY OF FORT COLLINS
 ZONING: DOWNTOWN DISTRICT
 APN: 9711455000
 PARCEL SIZE: 2.93 AC
 ELEVATION: 5,022 (NAVD 88)
 STRUCTURE TYPE: 35'-0" POLE
 STRUCTURE HEIGHT: 35'-0" (TOP OF ANTENNA)
 ANTENNA RAD CENTER: 33'-3" AGL
 APPLICANT: VERIZON WIRELESS
 APPLICANT CONTACT: JENNIFER SCHNEIDER
 3131 SOUTH VAUGHN WAY #550
 AURORA, CO 80014
 PH: 913-216-1695
 ENGINEERING: AERO SOLUTIONS, LLC
 ENGINEERING CONTACT: MATT FLECK
 5555 CENTRAL AVENUE #100
 BOULDER, CO 80301
 PH: 720 279-8973

CODE ANALYSIS

BUILDING CODE: IBC 2015
 ELECTRICAL CODE: NEC 2017
 FIRE SAFETY CODE: IFC 2015
 USE GROUP: U - UTILITY
 CONSTRUCTION TYPE: IIB

SHEET INDEX

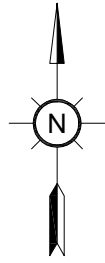
T-1	TITLE SHEET
Z-1	SITE PLAN
Z-2	ENLARGED SITE PLAN
Z-3	ELEVATIONS

PROJECT DESCRIPTION

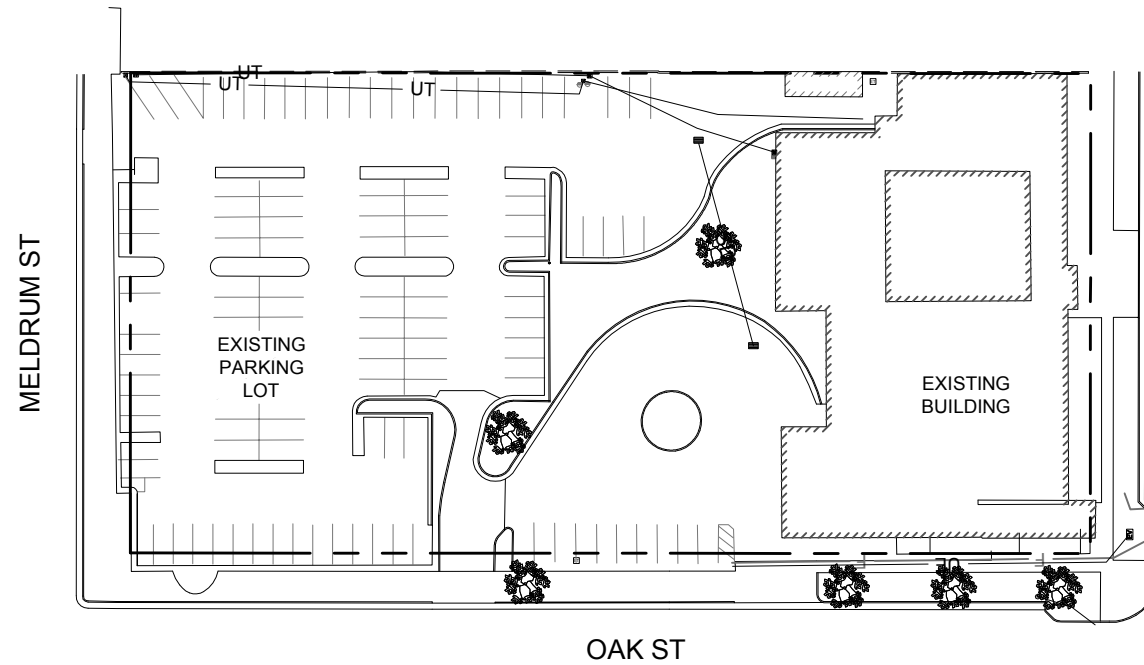
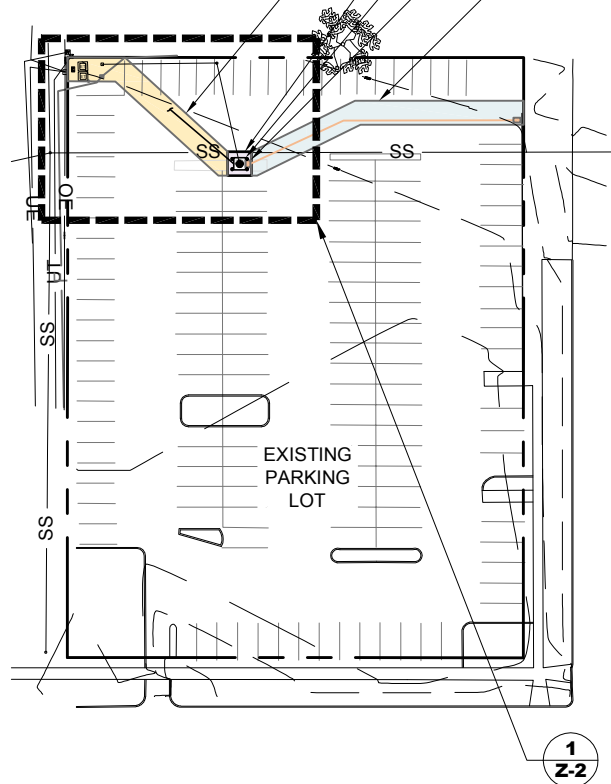
1. REMOVE EXISTING LIGHT POLE AND INSTALL NEW POLE WITH INTEGRATED EQUIPMENT.
2. INSTALL (2) RRH'S AND ASSOCIATED EQUIPMENT INSIDE POLE.
3. INSTALL NEW FIBER VAULT AND FIBER RUN AT GROUND LEVEL.
4. INSTALL PROPOSED SMALL CELL ANTENNA ON POLE.
5. RUN NEW POWER TO PROPOSED EQUIPMENT.
6. INSTALL COAX FROM EQUIPMENT TO ANTENNA.
7. INSTALL LED LIGHTS TO MATCH EXISTING TYPE.
8. INSTALL (4) 6"Ø CONCRETE FILLED BOLLARDS.

APPROVALS

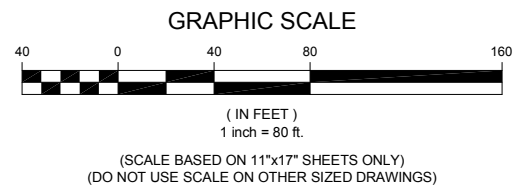
VERIZON (RF):	_____	DATE: _____
VERIZON (CONST.):	_____	DATE: _____
VERIZON (RE):	_____	DATE: _____
LANDLORD:	_____	DATE: _____



- PROPOSED 10'-0" WIDE UTILITY EASEMENT
- PROPOSED 10' x 10' LEASE AREA
- PROPOSED POLE FOUNDATION
- PROPOSED 2'x3' FIBER VAULT
- PROPOSED 10'-0" WIDE ACCESS & UTILITY EASEMENT



1
Z-1 **SITE PLAN**
SCALE: 1"=80'-0"



GENERAL NOTES:

1. THIS PLAN WAS PREPARED USING AN APPROVED SURVEY PLAN ENTITLED "BOUNDARY DETAIL" BY RLF CONSULTING, DATED 09/02/17.
2. THE PROPOSED FACILITY WILL CAUSE "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
3. NO NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
4. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. (THERE IS NO HANDICAP ACCESS REQUIRED).
5. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
6. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
7. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE STREET SIGNS OF ANY TYPE.
8. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES.

VERIZON COLOR STANDARDS

GRAY-EXISTING EASEMENT		ORANGE-FIBER	
PURPLE #1-LEASE AREA		TAN-ANTENNAS	
BLUE GRAY#1-ACCESS/UTILITY		RED-PENETRATIONS	
BLUE #1-HYBRID CABLES/COAX		UMBER-NEW WORK UTILITY EASEMENT	
BLUE #2-RRHS		GRAY-WALL HATCH	
GREEN-DC POWER		GREY-EXISTING	

LEGEND

WATER LINE		STORM DRAIN	
SANITARY SEWER		UG ELECTRIC	
GAS LINE		ELECTRIC	
FIBER LINE		OH TELCO	
OH ELECTRIC		PROPERTY LINE	
UG TELCO		FENCE IRON	
FENCE CLF		UG UTILITIES	
RIGHT OF WAY		OH UTILITIES	
WATER METER		SIGNAGE	
WATER VALVE		CATCH BASIN	
IRRIGATION VALVE		STORM MANHOLE	
SAN SEWER MH		POWER POLE	
TELCO MAN HOLE		TRAFFIC SIGNAL	
LIGHT POLE		ELECTRIC VAULT	
ELEC PULL BOX		ELECTRIC CABINET	
ELECTRIC EQUIP		ELECTRICAL XFMR	



AERO PROJECT #: 097-16-0121

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION
A	09-12-17	GAC	90% ZONING DRAWINGS

DRAWING TITLE:

SITE PLAN

DRAWING SHEET:

Z-1

2 OF 4

SITE INFORMATION:

SITE NAME:
FTC KEYBANK SC 01

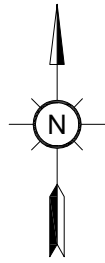
SITE ADDRESS:
XXXX HOWES ST.
FORT COLLINS, CO 80521

JURISDICTION:
CITY OF FORT COLLINS



**Know what's below.
Call before you dig.**

UTILITY NOTIFICATION CENTER
TOLL FREE 1800-227-2600



EXISTING PROPERTY LINE

PROPOSED NEW COMMERCIAL POWER (DESIGN TBD)

EXISTING TREE (TYP)

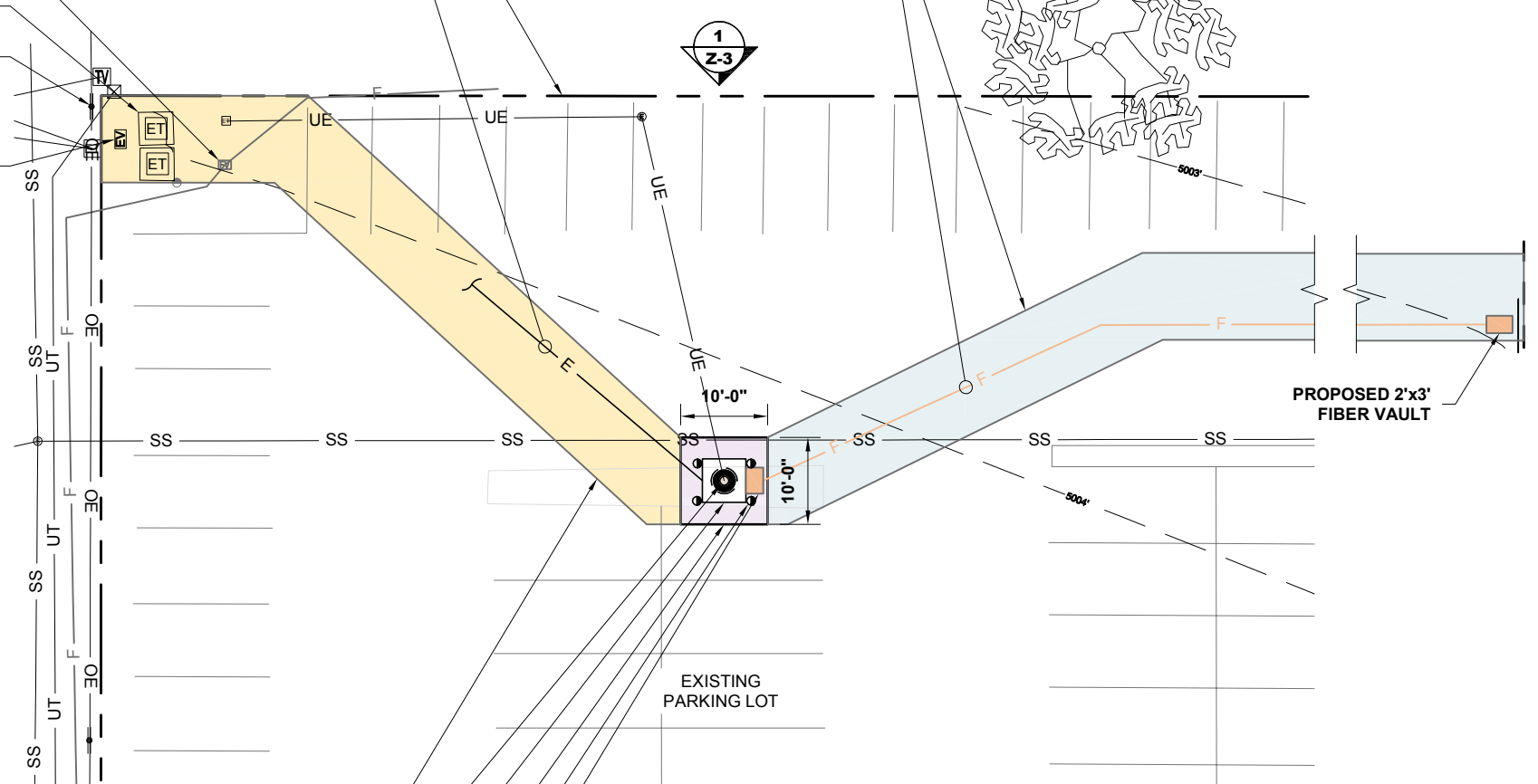
PROPOSED 10'-0" WIDE ACCESS & UTILITY EASEMENT
PROPOSED UNDERGROUND FIBER RUN TO EQUIPMENT

EXISTING FIBER VAULT

EXISTING TRANSFORMER (TYP)

EXISTING POWER POLE (TYP)

EXISTING ELECTRICAL VAULT (TYP)



PROPOSED 10'-0" WIDE UTILITY EASEMENT

PROPOSED QUASI OMNI ANTENNA MOUNTED ON NEW POLE

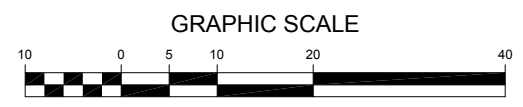
PROPOSED POLE FOUNDATION

PROPOSED 10'x10' LEASE AREA

(4) PROPOSED 6"Ø CONCRETE FILLED BOLLARD

PROPOSED 2'x3' FIBER VAULT

1 Z-2 ENLARGED SITE PLAN
SCALE: 1"=20'-0"



(SCALE BASED ON 11"x17" SHEETS ONLY)
(DO NOT USE SCALE ON OTHER SIZED DRAWINGS)

GENERAL NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITY COMPANIES OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
5. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. THIS PLAN WAS PREPARED USING AN APPROVED SURVEY PLAN ENTITLED "BOUNDARY DETAIL" BY RLF CONSULTING, DATED 09/02/17.
8. THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
9. NO SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
10. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION (THERE IS NO HANDICAP ACCESS REQUIRED).
11. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
12. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
13. CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
14. MOUNTS AND ANTENNAS ARE DESIGNED TO MEET TIA-222-G AS PER IBC 2015 REQUIREMENTS.
15. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
16. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
17. IF ANY PIPING EXISTS BENEATH THE SITE AREA, CONTRACTOR MUST LOCATE IT AND CONTACT OWNERS REPRESENTATIVE.
18. LENGTHS ARE ESTIMATES; CONTRACTOR AND/OR CONSTRUCTION MANAGER SHALL FIELD VERIFY ALL LENGTHS PRIOR TO ORDERING



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ENLARGED SITE PLAN

DRAWING SHEET:
Z-2

3 OF 4

SITE INFORMATION:
SITE NAME:
FTC KEYBANK SC 01

SITE ADDRESS:
**XXXX HOWES ST.
FORT COLLINS, CO 80521**

JURISDICTION:
CITY OF FORT COLLINS



**Know what's below.
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UTILITY NOTIFICATION CENTER
TOLL FREE 1800-227-2600

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION
A	09-12-17	GAC	90% ZONING DRAWINGS

DRAWING TITLE:
ELEVATIONS

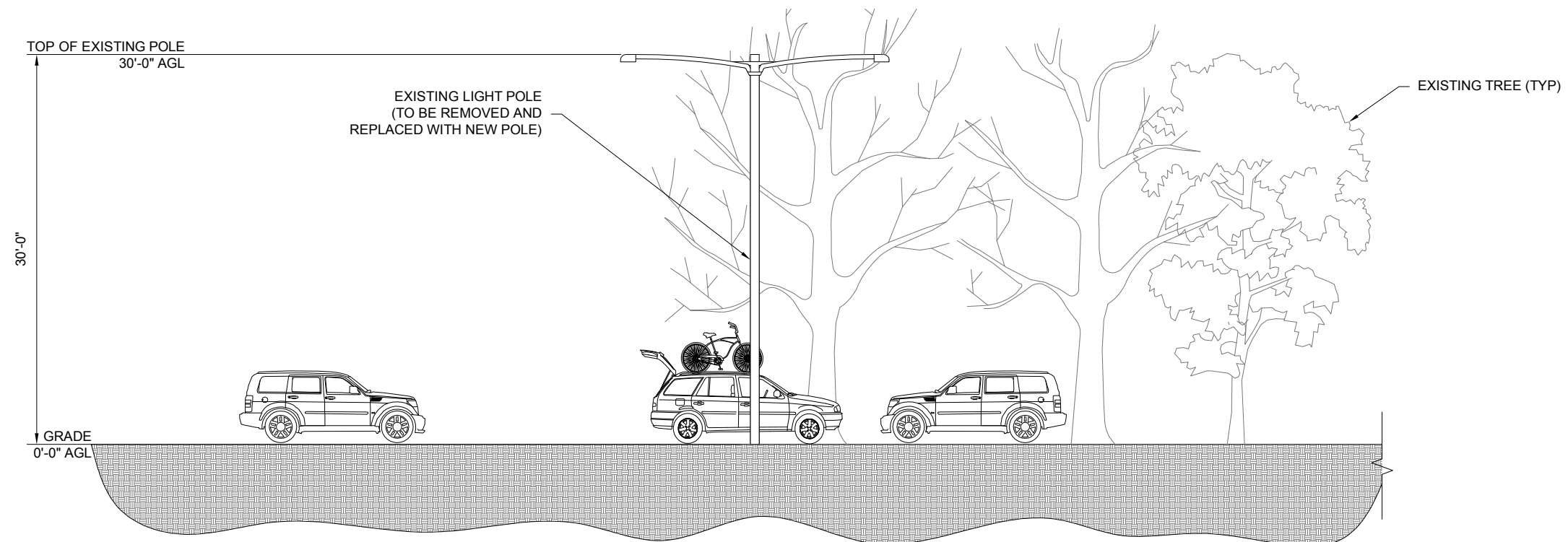
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Z-3

4 OF 4

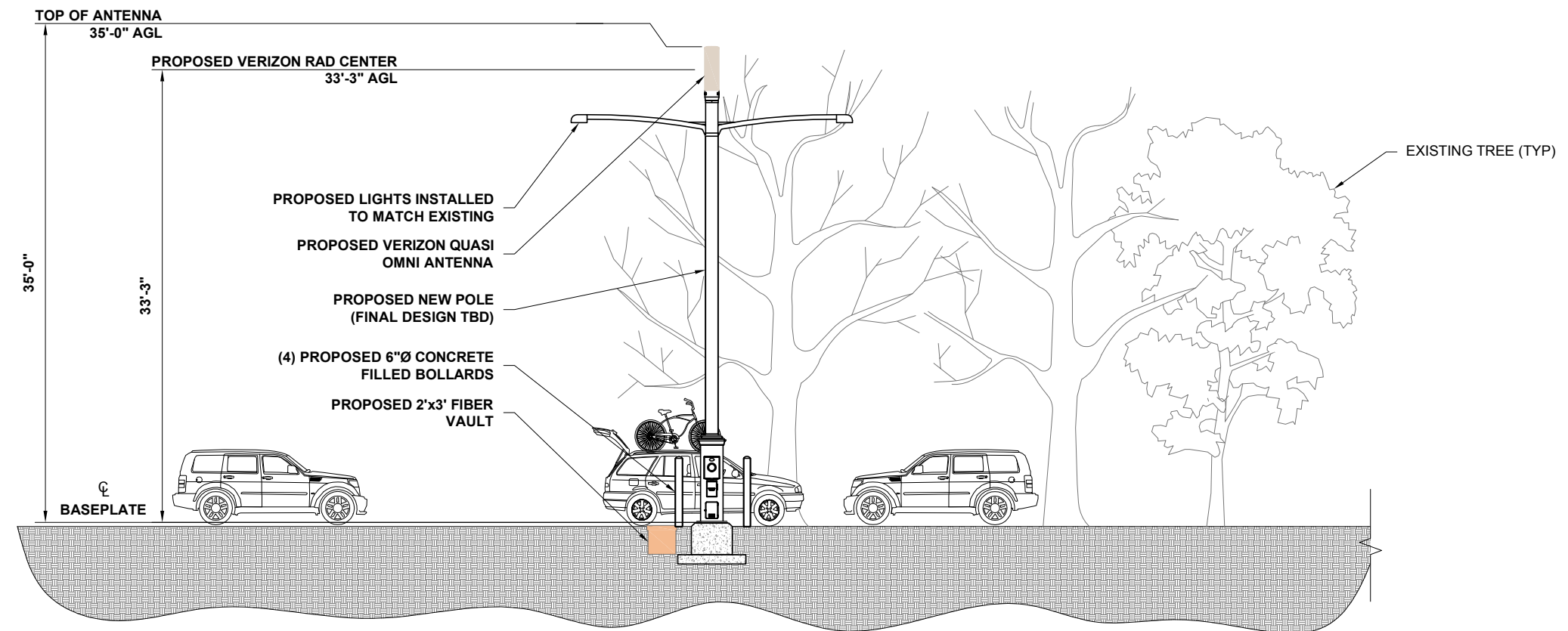
SITE INFORMATION:
SITE NAME:
FTC KEYBANK SC 01

SITE ADDRESS:
**XXXX HOWES ST.
FORT COLLINS, CO 80521**

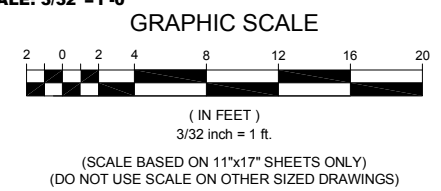
JURISDICTION:
CITY OF FORT COLLINS



1 EXISTING SOUTH ELEVATION
Z-3 SCALE: 3/32"=1'-0"



1 PROPOSED SOUTH ELEVATION
Z-3 SCALE: 3/32"=1'-0"



NOTE:
PROPOSED LIGHTING TO CONFORM TO SECTION 3.2.4 OF THE FORT COLLINS LAND USE CODE



FTC KEYBANK SC 02

SMALL CELL NSB

XXXX HOWES ST.

FORT COLLINS, CO 80521

ZONING DRAWINGS



verizon^v
 3131 SOUTH VAUGHN WAY #500
 AURORA, COLORADO 80014
 (303) 873-2652

AeroSolutions LLC
Optimizing Your Wireless Infrastructure
 5555 CENTRAL AVENUE #100
 BOULDER, COLORADO 80301
 PH: (720) 304-6882
 FAX: (720) 304-6883

AERO PROJECT #: 097-17-0220

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION
A	09-11-17	GAC	90% ZONING DRAWINGS

PROPOSED LOCATION

SITE DIRECTIONS

FROM 3131 SOUTH VAUGHN WAY:
 TAKE I-225 NORTH FOR 7.5 MILES, MERGE ONTO I-70 WEST EXIT 12A; AT 3.2 MILES KEEP RIGHT
 ONTO I-270 WEST; AT 6.6 MILES TAKE EXIT 0 ONTO I-25 NORTH; TAKE I-25 NORTH TO FORT
 COLLINS. TAKE EXIT 269B CO-14W/E MULBERRY ST. GO WEST ON MULBERRY ST TO SOUTH HOWES
 ST. TAKE HOWES ST TO W OAK ST. TURN RIGHT ONTO W OAK ST. MAKE A RIGHT AT THE SECOND
 ENTRANCE ON RIGHT. SITE LOCATION IS ON THE NORTH SIDE OF BUILDING.

CLIENT

VERIZON WIRELESS REAL ESTATE
 3131 S. VAUGHN WAY #550
 AURORA, CO 80014
 CONTACT: JENNIFER SCHNEIDER
 PHONE: 303-901-3092

PROJECT DATA

JURISDICTION: CITY OF FORT COLLINS
 ZONING: DOWNTOWN DISTRICT
 APN: 9711455000
 PARCEL SIZE: 2.93 AC
 ELEVATION: 5,022 (NAVD 88)
 STRUCTURE TYPE: BUILDING
 STRUCTURE HEIGHT: 10'-1" (TOP OF OUT BUILDING)
 ANTENNA RAD CENTER: 18'-4" AGL

SHEET INDEX

T-1	TITLE SHEET
Z-1	SITE PLAN
Z-2	ENLARGED SITE PLAN
Z-3	ELEVATIONS

LEGAL DESCRIPTION

SAVINGS BUILDING CONDOMINIUMS
 BK 2011, PAGE 66, LARIMER COUNTY RECORDS

PROPERTY OWNER

CAMBIUM DEVELOPMENT INC.
 309 HICKORY ST
 FORT COLLINS, CO 80524
 CONTACT: TOM HANNON
 PHONE: 970-224-9134

CONSTRUCTION MANAGER

VERIZON WIRELESS
 3131 S. VAUGHN WAY #550
 AURORA, CO 80014
 CONTACT: JASON SHELEDY
 PHONE: 303-873-2652

PROJECT DESCRIPTION

1. INSTALL NEW CONCEALMENT SHROUD ON EXTERIOR WALL OF OUT BUILDING.
2. INSTALL (2) RRH'S AND (1) OVP MOUNTED TO EXTERIOR WALL OF OUT BUILDING.
3. INSTALL (1) NEW ANTENNA MOUNTED TO EXTERIOR OF OUT BUILDING..
4. INSTALL NEW FIBER VAULT AND FIBER RUN AT GROUND LEVEL.
5. RUN NEW POWER TO PROPOSED EQUIPMENT.
6. INSTALL COAX FROM EQUIPMENT TO ANTENNA.
7. INSTALL NEW EQUIPMENT CABINET MOUNTED ON CONCRETE PAD.
8. INSTALL NEW CEDAR FENCE AROUND PROPOSED EQUIPMENT.

VICINITY MAP



RF ENGINEER

VERIZON WIRELESS
 3131 S. VAUGHN WAY #550
 AURORA, CO 80014
 CONTACT: RAM NANDIRAJU
 EMAIL: RAM.NANDIRAJU@VERIZONWIRELESS.COM

APPLICANT CONTACT

JENNIFER SCHNEIDER
 3131 SOUTH VAUGHN WAY #550
 AURORA, CO 80014
 PH: 913-216-1695

ENGINEERING CONTACT

MATT FLECK
 5555 CENTRAL AVENUE #100
 BOULDER, CO 80301
 PH: 720 279-8973

SITE ACQUISITION

CENTERLINE SOLUTIONS
 16035 TABLE MOUNTAIN PARKWAY
 GOLDEN, CO 80403
 CONTACT: JOSH ROBERTS
 PHONE: 303-993-3293 x1443

CODE ANALYSIS

BUILDING CODE: IBC 2015
 ELECTRICAL CODE: NEC 2017
 FIRE SAFETY CODE: IFC 2015
 USE GROUP: U - UTILITY
 CONSTRUCTION TYPE: IIB

APPROVALS

VERIZON (RF): _____ DATE: _____
 VERIZON (CONST.): _____ DATE: _____
 VERIZON (RE): _____ DATE: _____
 LANDLORD: _____ DATE: _____

DRAWING TITLE:

TITLE SHEET

DRAWING SHEET:

T-1

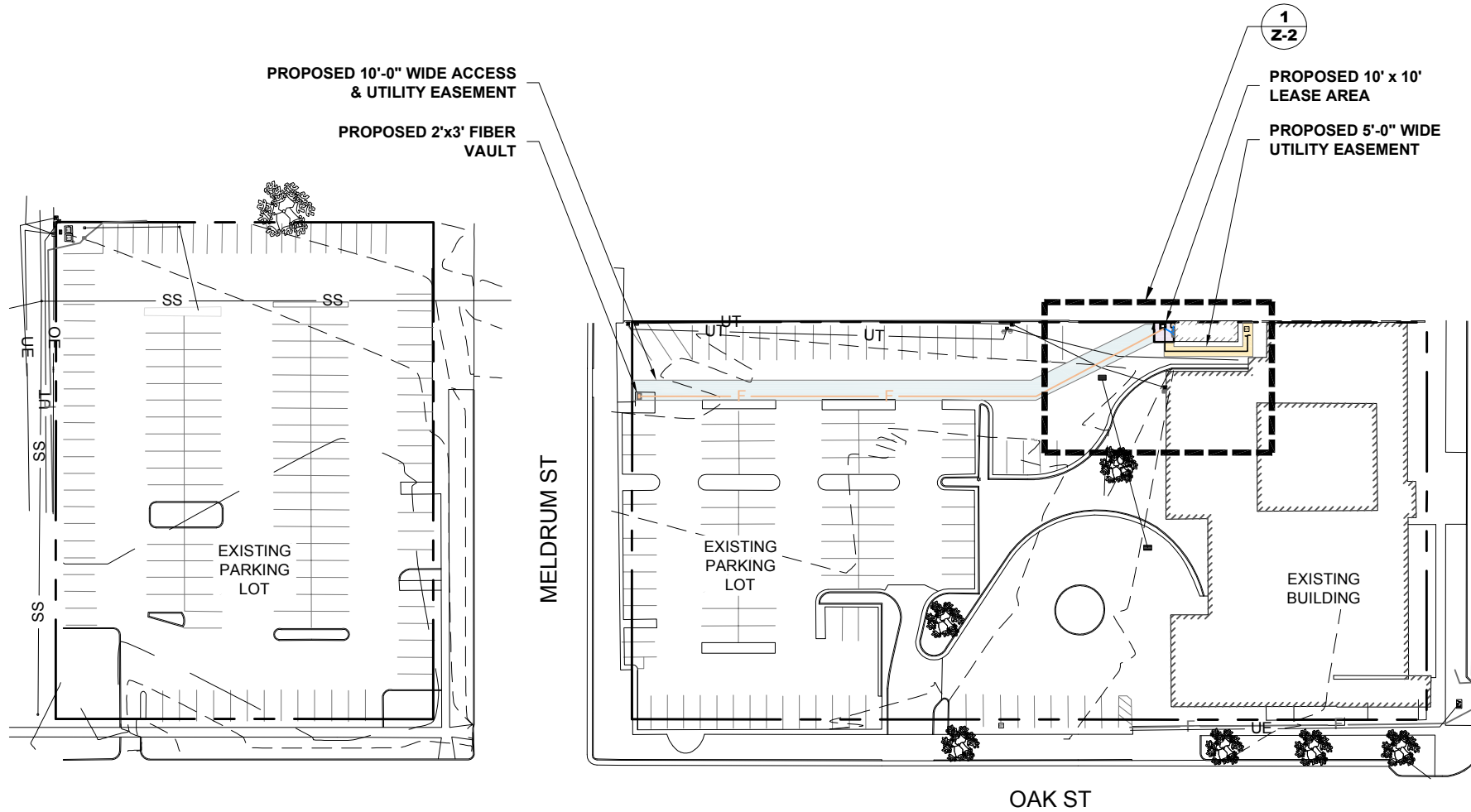
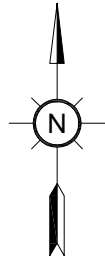
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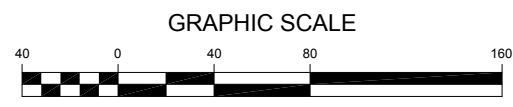
SITE NAME:
FTC KEYBANK SC 02

SITE ADDRESS:
**XXXX HOWES ST.
 FORT COLLINS, CO 80521**

JURISDICTION:
CITY OF FORT COLLINS



1
Z-1 **SITE PLAN**
SCALE: 1"=80'-0"



(SCALE BASED ON 11"x17" SHEETS ONLY)
(DO NOT USE SCALE ON OTHER SIZED DRAWINGS)

GENERAL NOTES:

1. THIS PLAN WAS PREPARED USING AN APPROVED SURVEY PLAN ENTITLED "BOUNDARY DETAIL" BY RLF CONSULTING, DATED 09/02/17.
2. THE PROPOSED FACILITY WILL CAUSE "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
3. NO SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
4. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. (THERE IS NO HANDICAP ACCESS REQUIRED).
5. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
6. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
7. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE STREET SIGNS OF ANY TYPE.
8. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES.

VERIZON COLOR STANDARDS			
GRAY-EXISTING EASEMENT		ORANGE-FIBER	
PURPLE #1-LEASE AREA		TAN-ANTENNAS	
BLUE GRAY#1-ACCESS/UTILITY		RED-PENETRATIONS	
BLUE #1-HYBRID CABLES/COAX		UMBER-NEW WORK UTILITY EASEMENT	
BLUE #2-RRHS		GRAY-WALL HATCH	
GREEN-DC POWER		GREY-EXISTING	

LEGEND			
WATER LINE		STORM DRAIN	
SANITARY SEWER		UG ELECTRIC	
GAS LINE		ELECTRIC	
FIBER LINE		OH TELCO	
OH ELECTRIC		PROPERTY LINE	
UG TELCO		FENCE IRON	
FENCE CLF		UG UTILITIES	
RIGHT OF WAY		OH UTILITIES	
WATER METER		SIGNAGE	
WATER VALVE		CATCH BASIN	
IRRIGATION VALVE		STORM MANHOLE	
SAN SEWER MH		POWER POLE	
TELCO MAN HOLE		TRAFFIC SIGNAL	
LIGHT POLE		ELECTRIC VAULT	
ELEC PULL BOX		ELECTRIC CABINET	
ELECTRIC EQUIP		ELECTRICAL XFMR	



AERO PROJECT #: 097-17-0220

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION
A	09-11-17	GAC	90% ZONING DRAWINGS

DRAWING TITLE:
SITE PLAN

DRAWING SHEET:
Z-1

2 OF 4

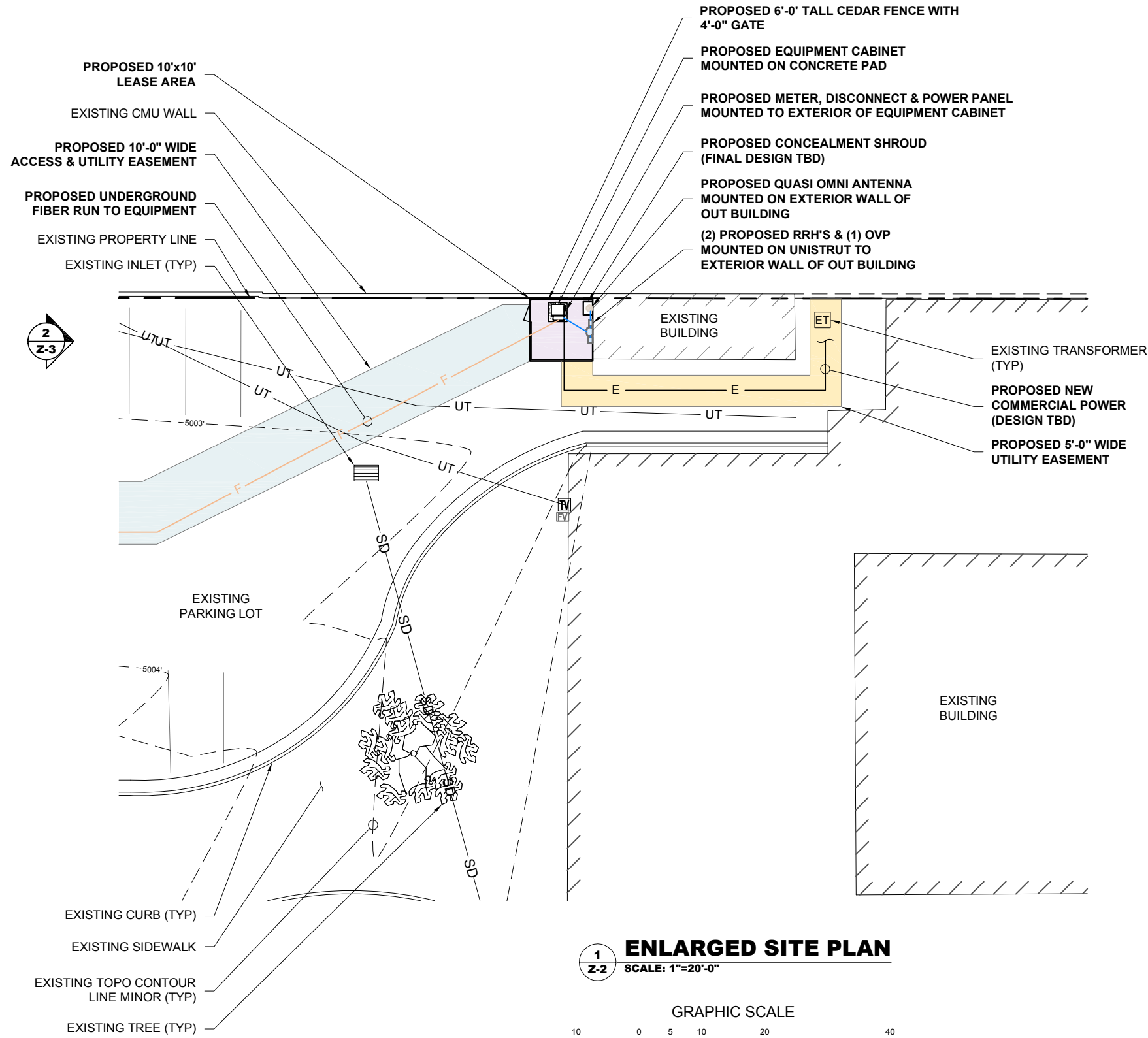
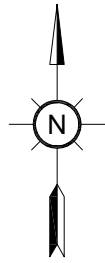
SITE INFORMATION:
SITE NAME:
FTC KEYBANK SC 02

SITE ADDRESS:
**XXXX HOWES ST.
FORT COLLINS, CO 80521**

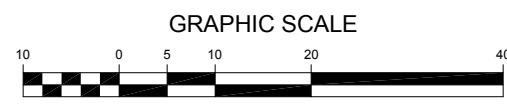
JURISDICTION:
CITY OF FORT COLLINS



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TOLL FREE 1800-227-2600



1
Z-2
ENLARGED SITE PLAN
SCALE: 1"=20'-0"



(SCALE BASED ON 11"x17" SHEETS ONLY)
(DO NOT USE SCALE ON OTHER SIZED DRAWINGS)

GENERAL NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITY COMPANIES OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
5. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. THIS PLAN WAS PREPARED USING AN APPROVED SURVEY PLAN ENTITLED "BOUNDARY DETAIL" BY RLF CONSULTING, DATED 09/02/17.
8. THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
9. NO SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
10. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION (THERE IS NO HANDICAP ACCESS REQUIRED).
11. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
12. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
13. CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
14. MOUNTS AND ANTENNAS ARE DESIGNED TO MEET TIA-222-G AS PER IBC 2015 REQUIREMENTS.
15. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
16. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
17. IF ANY PIPING EXISTS BENEATH THE SITE AREA, CONTRACTOR MUST LOCATE IT AND CONTACT OWNERS REPRESENTATIVE.
18. LENGTHS ARE ESTIMATES; CONTRACTOR AND/OR CONSTRUCTION MANAGER SHALL FIELD VERIFY ALL LENGTHS PRIOR TO ORDERING



AERO PROJECT #: 097-17-0220

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION
A	09-11-17	GAC	90% ZONING DRAWINGS

DRAWING TITLE:
ENLARGED SITE PLAN

DRAWING SHEET:
Z-2

3 OF 4

SITE INFORMATION:

SITE NAME:
FTC KEYBANK SC 02

SITE ADDRESS:
**XXXX HOWES ST.
FORT COLLINS, CO 80521**

JURISDICTION:
CITY OF FORT COLLINS



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REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION
A	09-11-17	GAC	90% ZONING DRAWINGS

DRAWING TITLE:

ELEVATIONS

DRAWING SHEET:

Z-3

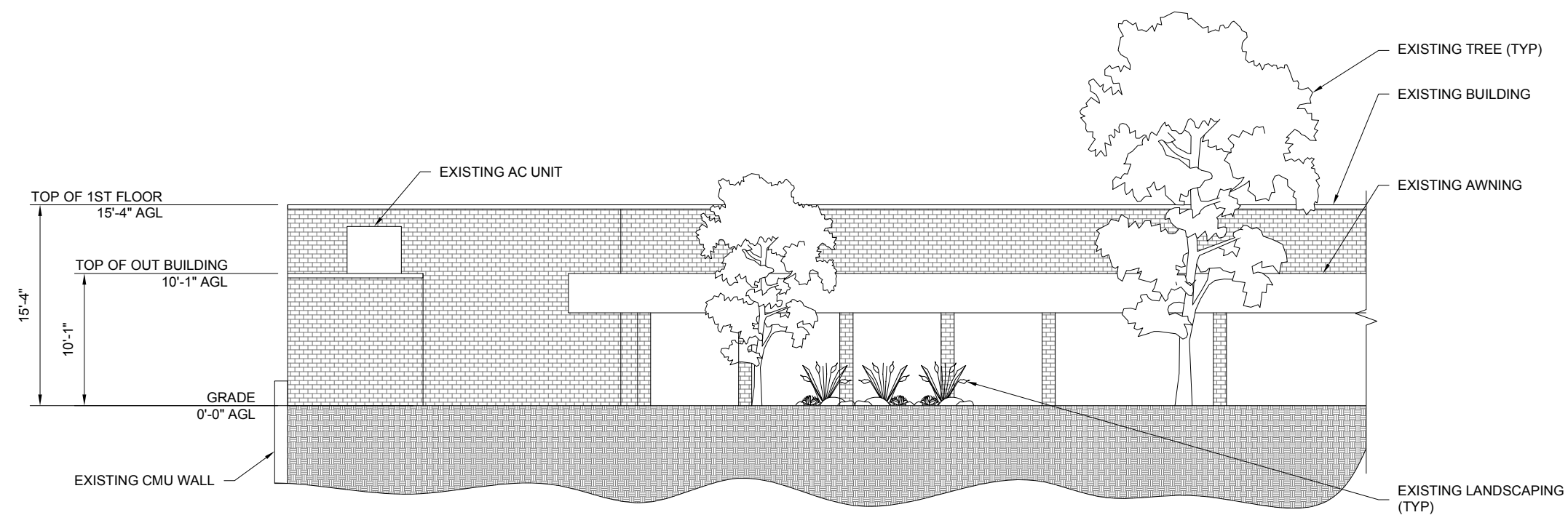
4 OF 4

SITE INFORMATION:

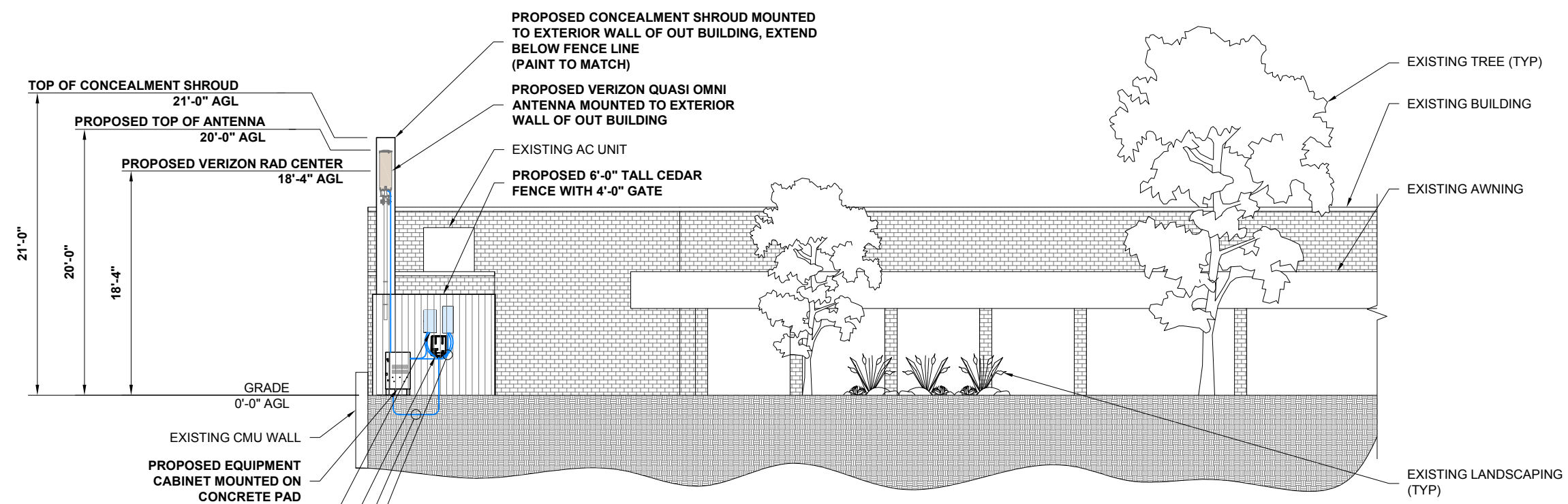
SITE NAME:
FTC KEYBANK SC 02

SITE ADDRESS:
XXXX HOWES ST.
FORT COLLINS, CO 80521

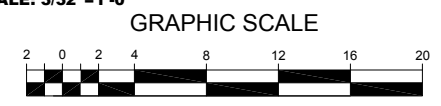
JURISDICTION:
CITY OF FORT COLLINS



1 EXISTING EAST ELEVATION
SCALE: 3/32"=1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 3/32"=1'-0"



(SCALE BASED ON 11"x17" SHEETS ONLY)
(DO NOT USE SCALE ON OTHER SIZED DRAWINGS)



FTC KEYBANK SC 03

SMALL CELL NSB

XXXX HOWES ST.

FORT COLLINS, CO 80521

ZONING DRAWINGS



verizon
 3131 SOUTH VAUGHN WAY #500
 AURORA, COLORADO 80014
 (303) 873-2652

AeroSolutions LLC
 Optimizing Your Wireless Infrastructure
 5555 CENTRAL AVENUE #100
 BOULDER, COLORADO 80301
 PH: (720) 304-6882
 FAX: (720) 304-6883

AERO PROJECT #: 097-17-0221

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION
A	09-21-17	RPH	90% ZONING DRAWINGS

PROPOSED LOCATION

SHEET INDEX	
T-1	TITLE SHEET
Z-1	SITE PLAN
Z-2	ENLARGED SITE PLAN
Z-3	ELEVATIONS

DRAWING TITLE:	
TITLE SHEET	
DRAWING SHEET:	
T-1	

SITE DIRECTIONS

FROM 3131 SOUTH VAUGHN WAY:
 TAKE I-225 NORTH FOR 7.5 MILES, MERGE ONTO I-70 WEST EXIT 12A; AT 3.2 MILES KEEP RIGHT ONTO I-270 WEST; AT 6.6 MILES TAKE EXIT 0 ONTO I-25 NORTH; TAKE I-25 NORTH TO FORT COLLINS. TAKE EXIT 269B CO-14W/E MULBERRY ST. GO WEST ON MULBERRY ST TO SOUTH HOWES ST. TAKE HOWES ST TO W OAK ST. TURN RIGHT ONTO W OAK ST. MAKE A RIGHT AT THE SECOND ENTRANCE ON RIGHT. SITE LOCATION IS ON THE SOUTH SIDE OF THE BUILDING NEAR THE INTERSECTION OF HOWES AND OAK ST.

CLIENT

VERIZON WIRELESS REAL ESTATE
 3131 S. VAUGHN WAY #550
 AURORA, CO 80014
 CONTACT: JENNIFER SCHNEIDER
 PHONE: 303-901-3092

PROJECT DATA

JURISDICTION: CITY OF FORT COLLINS
 ZONING: DOWNTOWN DISTRICT
 APN: 9711455000
 PARCEL SIZE: 2.93 AC
 ELEVATION: 5,022 (NAVD 88)
 STRUCTURE TYPE: BUILDING
 STRUCTURE HEIGHT: 22'-4" (TOP OF FRONT PARAPET)
 ANTENNA RAD CENTER: 19'-0" AGL

PROJECT DESCRIPTION

- INSTALL (1) NEW PANEL ANTENNA ON PARAPET WALL.
- INSTALL (2) RRH'S AND (1) OVP ON PARAPET WALL.
- RUN NEW FIBER AND POWER TO PROPOSED EQUIPMENT.
- INSTALL HYBRID AND COAX CABLES FROM EQUIPMENT TO ANTENNA.

LEGAL DESCRIPTION

SAVINGS BUILDING CONDOMINIUMS
 BK 2011, PAGE 66, LARIMER COUNTY RECORDS

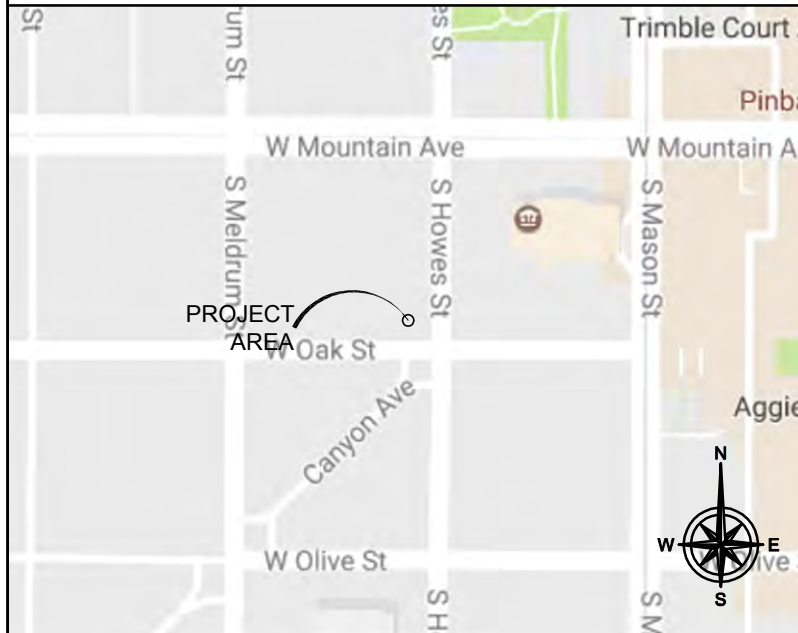
PROPERTY OWNER

CAMBIUM DEVELOPMENT INC.
 309 HICKORY ST
 FORT COLLINS, CO 80524
 CONTACT: TOM HANNON
 PHONE: 970-224-9134

CONSTRUCTION MANAGER

APPLICANT: VERIZON WIRELESS
 APPLICANT CONTACT: JENNIFER SCHNEIDER
 3131 SOUTH VAUGHN WAY #550
 AURORA, CO 80014
 PH: 913-216-1695
 ENGINEERING: AERO SOLUTIONS, LLC
 ENGINEERING CONTACT: MATT FLECK
 5555 CENTRAL AVENUE #100
 BOULDER, CO 80301
 PH: 720 279-8973

VICINITY MAP



RF ENGINEER

VERIZON WIRELESS
 3131 S. VAUGHN WAY #550
 AURORA, CO 80014
 CONTACT: RAM NANDIRAJU
 EMAIL: RAM.NANDIRAJU@VERIZONWIRELESS.COM

SITE ACQUISITION

CENTERLINE SOLUTIONS
 16035 TABLE MOUNTAIN PARKWAY
 GOLDEN, CO 80403
 CONTACT: JOSH ROBERTS
 PHONE: 303-993-3293 x1443

ENGINEER

AERO SOLUTIONS, LLC
 5555 CENTRAL AVE #100
 BOULDER, CO 80301
 CONTACT: MATT FLECK
 PHONE: 720-279-8973

CODE ANALYSIS

BUILDING CODE: IBC 2015
 ELECTRICAL CODE: NEC 2017
 FIRE SAFETY CODE: IFC 2015
 USE GROUP: U - UTILITY
 CONSTRUCTION TYPE: IIB

APPROVALS

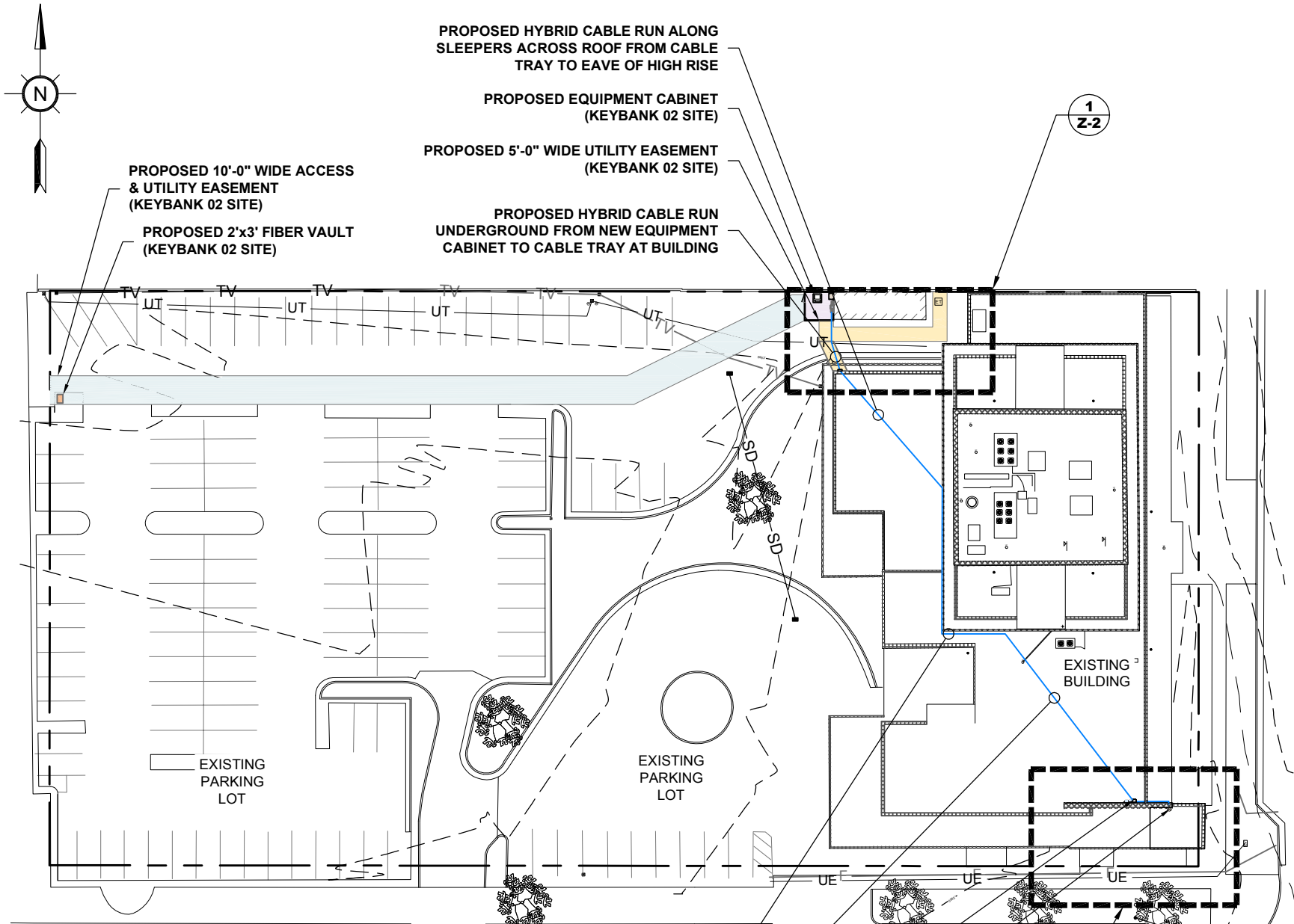
VERIZON (RF): _____ DATE: _____
 VERIZON (CONST.): _____ DATE: _____
 VERIZON (RE): _____ DATE: _____
 LANDLORD: _____ DATE: _____

SITE INFORMATION:

SITE NAME:
FTC KEYBANK SC 03

SITE ADDRESS:
**XXXX HOWES ST.
 FORT COLLINS, CO 80521**

JURISDICTION:
CITY OF FORT COLLINS



OAK ST

HOWES ST

PROPOSED HYBRID CABLE RUN ALONG SLEEPERS ACROSS ROOF FROM CABLE TRAY TO EAVE OF HIGH RISE

PROPOSED EQUIPMENT CABINET (KEYBANK 02 SITE)

PROPOSED 5'-0" WIDE UTILITY EASEMENT (KEYBANK 02 SITE)

PROPOSED HYBRID CABLE RUN UNDERGROUND FROM NEW EQUIPMENT CABINET TO CABLE TRAY AT BUILDING

PROPOSED 10'-0" WIDE ACCESS & UTILITY EASEMENT (KEYBANK 02 SITE)

PROPOSED 2'x3' FIBER VAULT (KEYBANK 02 SITE)

PROPOSED HYBRID CABLE RUN UNDER EAVE OF HIGH RISE TO PROPOSED OVP

PROPOSED HYBRID CABLE RUN ALONG SLEEPERS ACROSS ROOF FROM EAVE OF HIGH RISE TO PROPOSED OVP

(2) PROPOSED RRRH'S & (1) PROPOSED OVP MOUNTED ON UNISTRUT TO PARAPET WALL

PROPOSED ANTENNA MOUNTED TO PARAPET WALL

GENERAL NOTES:

1. THIS PLAN WAS PREPARED USING AN APPROVED SURVEY PLAN ENTITLED "BOUNDARY DETAIL" BY RLF CONSULTING, DATED 09/02/17.
2. THE PROPOSED FACILITY WILL CAUSE "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
3. NO SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
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5. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
6. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
7. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE STREET SIGNS OF ANY TYPE.
8. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES.

CABLE TABLE

DESIGNATION	LENGTH	NO.	CONDUIT SIZE	TYPE
OVP	±230'	1	4"	6x12 LOW INDUCTANCE HYBRIFLEX
FIBER RUN	±280'	1	2"	FIBER IN CONDUIT 3-CELL PLENUM MAXCELL INNERDUCT

VERIZON COLOR STANDARDS

GRAY-EXISTING EASEMENT	[Color Swatch]	ORANGE-FIBER	[Color Swatch]
PURPLE #1-LEASE AREA	[Color Swatch]	TAN-ANTENNAS	[Color Swatch]
BLUE GRAY#1-ACCESS/UTILITY	[Color Swatch]	RED-PENETRATIONS	[Color Swatch]
BLUE #1-HYBRID CABLES/COAX	[Color Swatch]	UMBER-NEW WORK UTILITY EASEMENT	[Color Swatch]
BLUE #2-RRHS	[Color Swatch]	GRAY-WALL HATCH	[Color Swatch]
GREEN-DC POWER	[Color Swatch]	GREY-EXISTING	[Color Swatch]

LEGEND

WATER LINE	— W —	STORM DRAIN	— SD — SD —
SANITARY SEWER	— SS —	UG ELECTRIC	— UE —
GAS LINE	— GAS — GAS —	ELECTRIC	— E —
FIBER LINE	— F —	OH TELCO	— OT —
OH ELECTRIC	— OE —	PROPERTY LINE	— — —
UG TELCO	— UT —	FENCE IRON	— o — o —
FENCE CLF	— x — x —	UG UTILITIES	— U/G —
RIGHT OF WAY	— — —	OH UTILITIES	— OHW —
WATER METER	[WM]	SIGNAGE	— o —
WATER VALVE	[WV]	CATCH BASIN	[CB]
IRRIGATION VALVE	[ICV]	STORM MANHOLE	[SM]
SAN SEWER MH	[SSMH]	POWER POLE	[PP]
TELCO MAN HOLE	[TMH]	TRAFFIC SIGNAL	[TS]
LIGHT POLE	[LP]	ELECTRIC VAULT	[EV]
ELEC PULL BOX	[EPB]	ELECTRIC CABINET	[EC]
ELECTRIC EQUIP	[EE]	ELECTRICAL XFMR	[EF]

1 Z-1 SITE PLAN

SCALE: 1"=50'-0"

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.
(SCALE BASED ON 11"x17" SHEETS ONLY)
(DO NOT USE SCALE ON OTHER SIZED DRAWINGS)



Know what's below. Call before you dig.
UTILITY NOTIFICATION CENTER
TOLL FREE 1800-227-2600



AERO PROJECT #: 097-17-0221

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION
A	09-21-17	RPH	90% ZONING DRAWINGS

DRAWING TITLE:
SITE PLAN

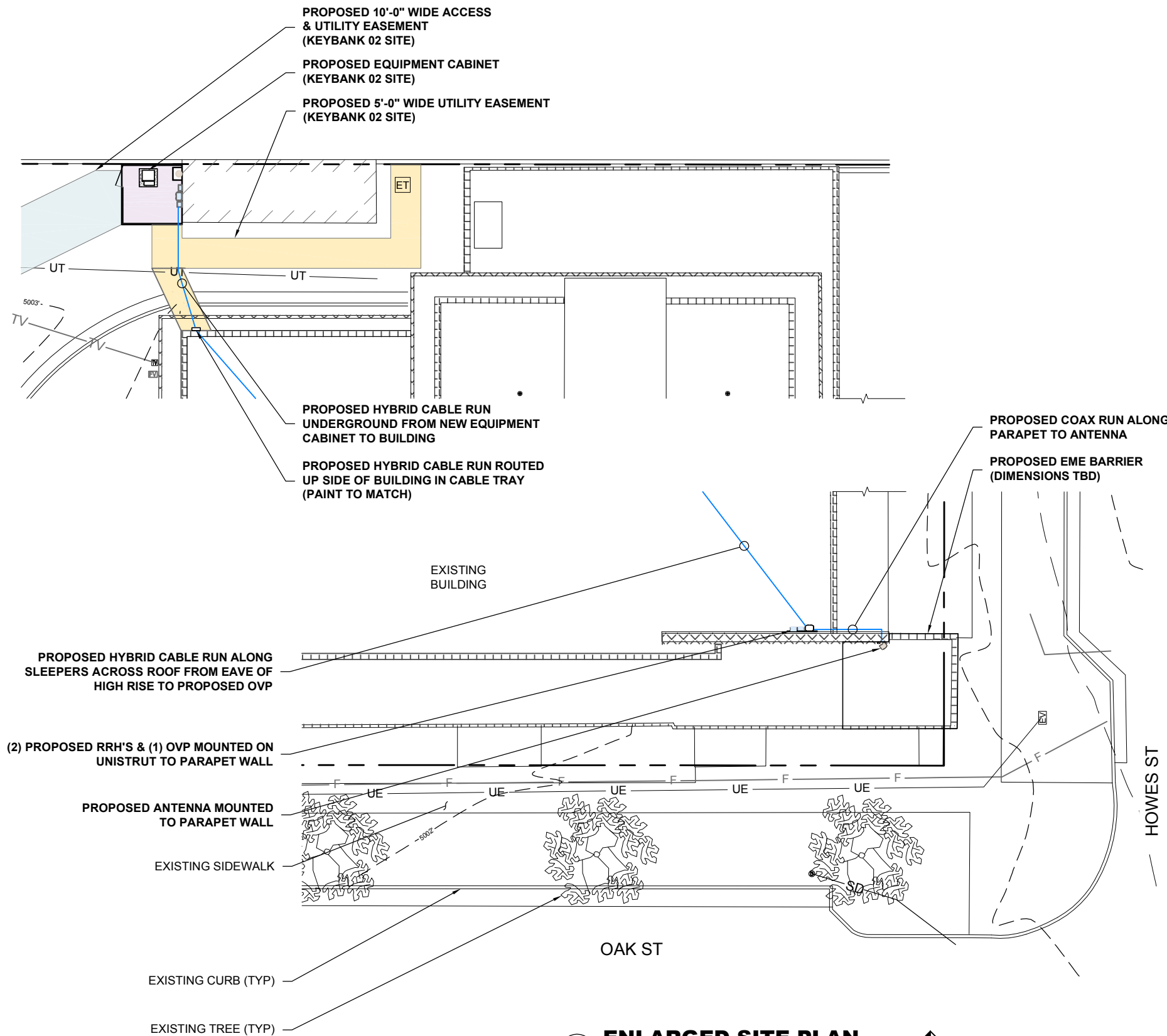
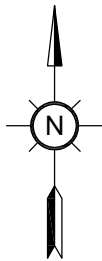
DRAWING SHEET:
Z-1

2 OF 4

SITE INFORMATION:
SITE NAME:
FTC KEYBANK SC 03

SITE ADDRESS:
XXXX HOWES ST.
FORT COLLINS, CO 80521

JURISDICTION:
CITY OF FORT COLLINS



GENERAL NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITY COMPANIES OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
5. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. THIS PLAN WAS PREPARED USING AN APPROVED SURVEY PLAN ENTITLED "BOUNDARY DETAIL" BY RLF CONSULTING, DATED 09/02/17.
8. THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
9. NO SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
10. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION (THERE IS NO HANDICAP ACCESS REQUIRED).
11. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
12. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
13. CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
14. MOUNTS AND ANTENNAS ARE DESIGNED TO MEET TIA-222-G AS PER IBC 2015 REQUIREMENTS.
15. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
16. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
17. IF ANY PIPING EXISTS BENEATH THE SITE AREA, CONTRACTOR MUST LOCATE IT AND CONTACT OWNERS REPRESENTATIVE.
18. LENGTHS ARE ESTIMATES; CONTRACTOR AND/OR CONSTRUCTION MANAGER SHALL FIELD VERIFY ALL LENGTHS PRIOR TO ORDERING



AERO PROJECT #: 097-17-0221

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION
A	09-21-17	RPH	90% ZONING DRAWINGS

DRAWING TITLE:
ENLARGED SITE PLAN

DRAWING SHEET:
Z-2

3 OF 4

SITE INFORMATION:
SITE NAME:
FTC KEYBANK SC 03

SITE ADDRESS:
**XXXX HOWES ST.
FORT COLLINS, CO 80521**

JURISDICTION:
CITY OF FORT COLLINS

1 ENLARGED SITE PLAN
Z-2 SCALE: 1"=20'-0"



(SCALE BASED ON 11"x17" SHEETS ONLY)
(DO NOT USE SCALE ON OTHER SIZED DRAWINGS)



**Know what's below.
Call before you dig.**
UTILITY NOTIFICATION CENTER
TOLL FREE 1800-227-2600

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION
A	09-21-17	RPH	90% ZONING DRAWINGS

DRAWING TITLE:
ELEVATIONS

DRAWING SHEET:
Z-3

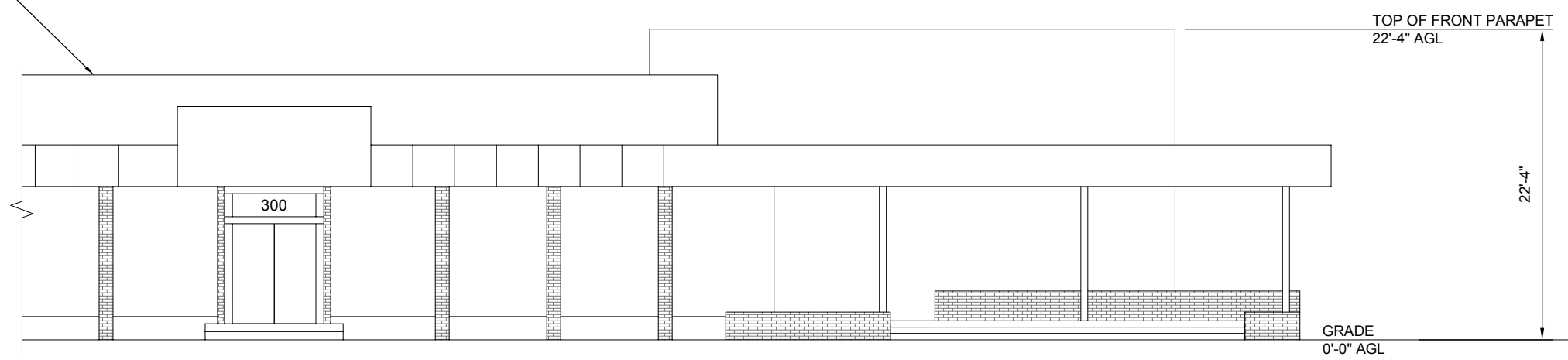
4 OF 4

SITE INFORMATION:
SITE NAME:
FTC KEYBANK SC 03

SITE ADDRESS:
**XXXX HOWES ST.
FORT COLLINS, CO 80521**

JURISDICTION:
CITY OF FORT COLLINS

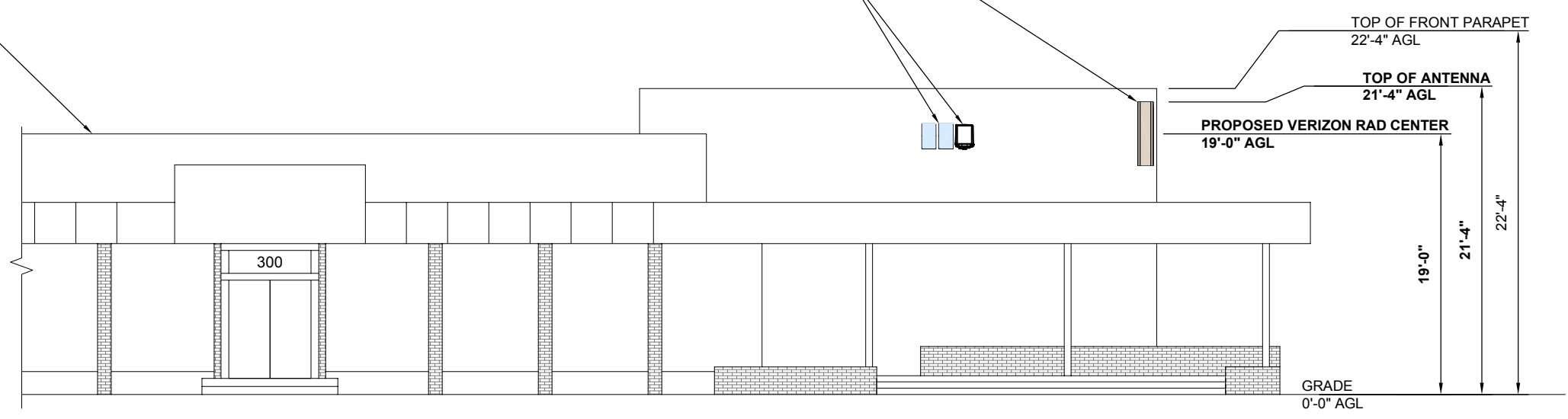
EXISTING BUILDING



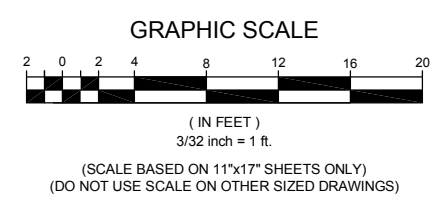
1 EXISTING NORTH ELEVATION
SCALE: 3/32"=1'-0"

PROPOSED ANTENNA MOUNTED TO PARAPET WALL
(2) PROPOSED RRH'S & (1) OVP MOUNTED ON UNISTRUT TO BACKSIDE OF PARAPET WALL

EXISTING BUILDING



2 PROPOSED NORTH ELEVATION
SCALE: 3/32"=1'-0"





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 **AeroSolutions LLC**
Optimizing Your Wireless Infrastructure

www.aerosolutionsllc.com
5555 CENTRAL AVE, SUITE 100
BOULDER, CO 80301
PH: 720.304.6882
FAX: 720.304.6883

DESCRIPTION	
FTC MASONIC SC LEASE EXHIBIT	PANEL VIEW: BEFORE



www.aerosolutionsllc.com
 5555 CENTRAL AVE, SUITE 100
 BOULDER, CO 80301
 PH: 720.304.6882
 FAX: 720.304.6883

DESCRIPTION	
FTC MASONIC SC LEASE EXHIBIT	PANEL VIEW: AFTER



www.aerosolutionsllc.com
5555 CENTRAL AVE, SUITE 100
BOULDER, CO 80301
PH: 720.304.6882
FAX: 720.304.6883

DESCRIPTION	
FTC MASONIC SC LEASE EXHIBIT	CHIMNEY VIEW: BEFORE



www.aerosolutionsllc.com
5555 CENTRAL AVE, SUITE 100
BOULDER, CO 80301
PH: 720.304.6882
FAX: 720.304.6883

DESCRIPTION	
FTC MASONIC SC LEASE EXHIBIT	CHIMNEY VIEW: AFTER



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5555 CENTRAL AVE, SUITE 100
BOULDER, CO 80301
PH: 720.304.6882
FAX: 720.304.6883

DESCRIPTION	
FTC MASONIC SC	PARKING LOT
LEASE EXHIBIT	VIEW: BEFORE



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DESCRIPTION

FTC MASONIC SC	PARKING LOT
LEASE EXHIBIT	VIEW: AFTER



CONCEPTUAL REVIEW:

APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. **Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.**

Conceptual Reviews are scheduled on three Monday mornings per month on a “first come, first served” basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. **Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date.** Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority.

Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal. **The more info provided, the more detailed your comments from staff will be.**

Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.)		
Business Name (if applicable)		
Mailing Address		
Phone	Email Address	
Site Address (parcel # if address in not available)		
Description of Proposal (attach additional sheets if necessary)		
Proposed Use	Existing Use	
Total Building Square Footage	Number of Stories	Lot Dimensions

Age of any Existing Structures _____

Info available on Larimer County’s Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area _____ S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan: Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



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 3131 SOUTH VAUGHN WAY #500
 AURORA, COLORADO 80014
 (303) 873-2652

AeroSolutions LLC
Optimizing Your Wireless Infrastructure
 5555 CENTRAL AVENUE #100
 BOULDER, COLORADO 80301
 PH: (720) 304-6882
 FAX: (720) 304-6883

AERO PROJECT #: 097-16-0119

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION
A	10-06-17	GAC	90% ZONING DRAWINGS

FTC BIG CITY SC7
SMALL CELL NSB
XXX S. MASON ST.
FORT COLLINS, CO 80521
ZONING DRAWINGS

SITE DIRECTIONS
 FROM 3131 SOUTH VAUGHN WAY:
 GET ON I-225 N FROM SOUTH URSULA ST, S.VAUGHN WAY AND E. ILIFF AVE. FROM I-225 N TAKE
 E-470 N TO I-25 N. TAKE I-25 N TO CO-14W/ E MULBERRY ST IN LARIMER COUNTY. TAKE EXIT 269B
 FROM I-25 N. FOLLOW E. MULBERRY ST TO MASON ST IN FORT COLLINS.

CLIENT
 VERIZON WIRELESS REAL ESTATE
 3131 S. VAUGHN WAY #550
 AURORA, CO 80014
 CONTACT: JENNIFER SCHNEIDER
 PHONE: 303-901-3092

PROJECT DATA
 JURISDICTION: CITY OF FORT COLLINS
 ZONING: DOWNTOWN DISTRICT
 APN: 9714123001
 PARCEL SIZE: 0.68 AC
 ELEVATION: 5,049' (NAVD 88)
 STRUCTURE TYPE: NEW MULTI-USE POLE
 STRUCTURE HEIGHT: 45'-0" (TOP OF ANTENNA)
 ANTENNA RAD CENTER: 43'-4" AGL

SHEET INDEX

T-1	TITLE SHEET
PH-1	PHOTOSIMULATION VIEW
Z-1	SITE PLAN
Z-2	ENLARGED SITE PLAN
Z-3	EXISTING ELEVATION
Z-4	PROPOSED ELEVATION

DRAWING TITLE:
TITLE SHEET

LEGAL DESCRIPTION
 LOT 1, MAX FLATS, COUNTY OF LARIMER, STATE OF COLORADO.

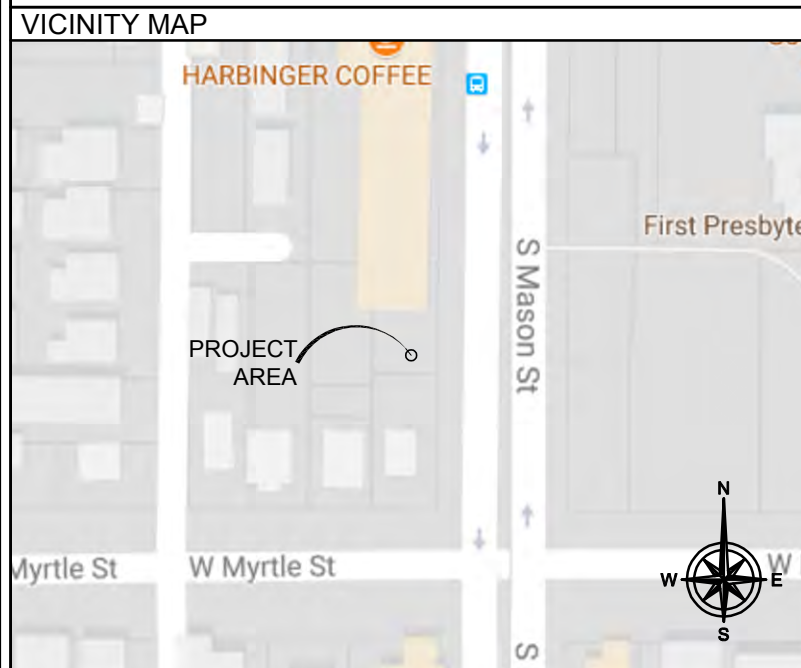
PROPERTY OWNER
 RHI 1 MAX FLATS LLC
 CONTACT: TAMMY PETERSON
 PHONE: 970-484-3454
 5200 W 20TH ST
 GREELEY, CO 80634

CONSTRUCTION MANAGER
 APPLICANT: VERIZON WIRELESS
 APPLICANT CONTACT: JENNIFER SCHNEIDER
 3131 SOUTH VAUGHN WAY #550
 AURORA, CO 80014
 PH: 913-216-1695
 ENGINEERING: AERO SOLUTIONS, LLC
 ENGINEERING CONTACT: MATT FLECK
 5555 CENTRAL AVENUE #100
 BOULDER, CO 80301
 PH: 720 279-8973

PROJECT DESCRIPTION

- INSTALL NEW MULTI-USE POLE.
- INSTALL (2) RRH'S AND ASSOCIATED EQUIPMENT WITHIN NEW MULTI-USE POLE.
- INSTALL PROPOSED SMALL CELL ANTENNA ON NEW MULTI-USE POLE.
- INSTALL NEW FIBER VAULT NEAR PROPERTY LINE.
- INSTALL NEW UNDERGROUND FIBER AND POWER TO PROPOSED EQUIPMENT.
- INSTALL COAX FROM EQUIPMENT TO ANTENNA.

DRAWING SHEET:
T-1
 SHEET NUMBER:
1 OF 6



RF ENGINEER
 VERIZON WIRELESS
 3131 S. VAUGHN WAY #550
 AURORA, CO 80014
 CONTACT: RAM NANDIRAJU
 EMAIL: RAM.NANDIRAJU@VERIZONWIRELESS.COM

SITE ACQUISITION
 CENTERLINE SOLUTIONS
 16035 TABLE MOUNTAIN PARKWAY
 GOLDEN, CO 80403
 CONTACT: JOSH ROBERTS
 PHONE: 303-993-3293 x1443

ENGINEER
 AERO SOLUTIONS, LLC
 5555 CENTRAL AVE #100
 BOULDER, CO 80301
 CONTACT: MATT FLECK
 PHONE: 720-279-8973

CODE ANALYSIS
 BUILDING CODE: IBC 2015 (W/LOCAL AMENDMENTS)
 ELECTRICAL CODE: NEC 2017
 FIRE SAFETY CODE: NFPA-1 (2006)
 USE GROUP: U - UTILITY
 CONSTRUCTION TYPE: IIB

APPROVALS

VERIZON (RF): _____ DATE: _____

VERIZON (CONST.): _____ DATE: _____

VERIZON (RE): _____ DATE: _____

LANDLORD: _____ DATE: _____

SITE INFORMATION:
 SITE NAME:
FTC BIG CITY SC7
 SITE ADDRESS:
XXX S. MASON ST.
FORT COLLINS, CO 80521
 JURISDICTION:
CITY OF FORT COLLINS

FORT COLLINS, COLORADO



1 PHOTOSIMULATION VIEW (BEFORE, LOOKING WEST)
PH-1 N.T.S.

2 PHOTOSIMULATION VIEW (AFTER, LOOKING WEST)
PH-1 N.T.S.

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Optimizing Your Wireless Infrastructure

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BOULDER, COLORADO 80301
PH: (720) 304-6882
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AERO PROJECT #: 097-16-0119

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION
A	10-06-17	GAC	90% ZONING DRAWINGS

DRAWING TITLE:

PHOTOSIMULATION VIEWS

DRAWING SHEET:

PH-1

SHEET NUMBER:

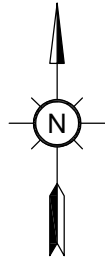
2 OF 6

SITE INFORMATION:

SITE NAME:
FTC BIG CITY SC7

SITE ADDRESS:
**XXX S. MASON ST.
FORT COLLINS, CO 80521**

JURISDICTION:
CITY OF FORT COLLINS



MULBERRY ST

MASON ST

EXISTING CURB (TYP)

EXISTING SIDEWALK (TYP)

EXISTING BUILDING

EXISTING 20'-0" UTILITY EASEMENT

PROPOSED 5'-0" WIDE UTILITY EASEMENT

PROPOSED POWER TO BE PULLED FROM EXISTING TRANSFORMER

EXISTING 20' ALLEY

EXISTING UTILITY EASEMENT (WIDTH VARIES)

PROPOSED 10'-0" WIDE ACCESS EASEMENT

(1) PROPOSED MULTI-USE POLE WITH CANISTER ANTENNA MOUNTED ON TOP

PROPOSED 10'x10' LEASE AREA

EXISTING CMU WALL (TYP)

PROPOSED 2'x3' FIBER VAULT (TYP)

PROPOSED UNDERGROUND FIBER RUN TO EQUIPMENT

PROPOSED 5'-0" WIDE UTILITY EASEMENT

PROPOSED 4'x4' FUTURE LEASE AREA

1
Z-1
SITE PLAN
SCALE: 1"=40'-0"

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.
(SCALE BASED ON 11"x17" SHEETS ONLY)
(DO NOT USE SCALE ON OTHER SIZED DRAWINGS)

GENERAL NOTES:

1. THIS PLAN WAS PREPARED USING AN APPROVED SURVEY PLAN ENTITLED "BOUNDARY DETAIL" BY RLF CONSULTING, DATED 09/21/17.
2. THE PROPOSED FACILITY WILL CAUSE "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
3. NO SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
4. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. (THERE IS NO HANDICAP ACCESS REQUIRED).
5. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
6. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
7. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE STREET SIGNS OF ANY TYPE.
8. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES.



AERO PROJECT #: 097-16-0119

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION
A	10-06-17	GAC	90% ZONING DRAWINGS

DRAWING TITLE:

SITE PLAN

DRAWING SHEET:

Z-1

SHEET NUMBER:

3 OF 6

SITE INFORMATION:

SITE NAME:
FTC BIG CITY SC7

SITE ADDRESS:
XXX S. MASON ST.
FORT COLLINS, CO 80521

JURISDICTION:
CITY OF FORT COLLINS

VERIZON COLOR STANDARDS

GRAY-EXISTING EASEMENT		ORANGE-FIBER	
PURPLE #1-LEASE AREA		TAN-ANTENNAS	
BLUE GRAY#1-ACCESS/UTILITY		RED-PENETRATIONS	
BLUE #1-HYBRID CABLES/COAX		UMBER-NEW WORK UTILITY EASEMENT	
BLUE #2-RRHS		GRAY-WALL HATCH	
GREEN-DC POWER		GREY-EXISTING	

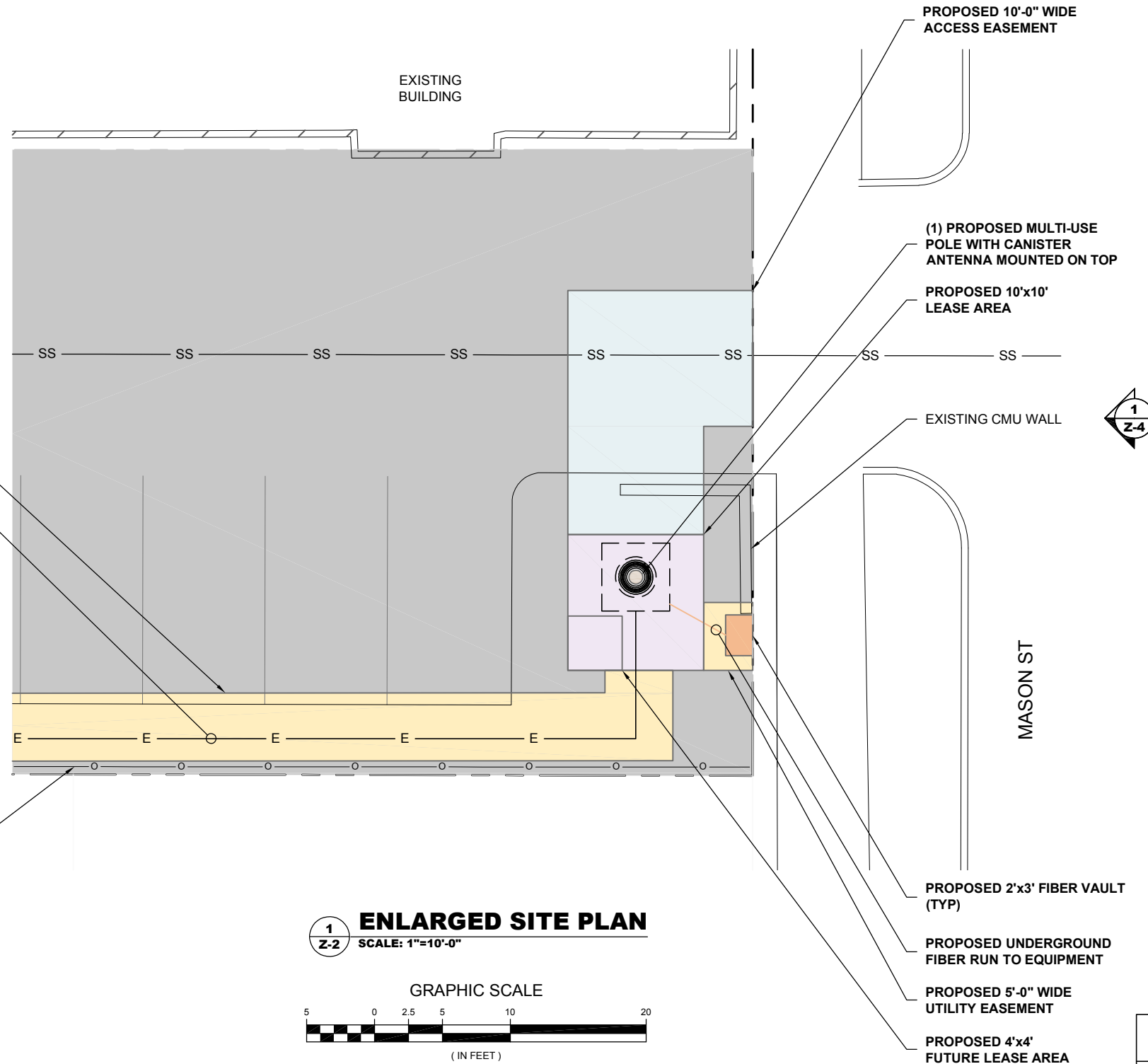
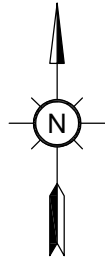
LEGEND

WATER LINE		STORM DRAIN	
SANITARY SEWER		UG ELECTRIC	
GAS LINE		ELECTRIC	
FIBER LINE		OH TELCO	
OH ELECTRIC		PROPERTY LINE	
UG TELCO		FENCE IRON	
FENCE CLF		UG UTILITIES	
RIGHT OF WAY		OH UTILITIES	
WATER METER		SIGNAGE	
WATER VALVE		CATCH BASIN	
IRRIGATION VALVE		STORM MANHOLE	
SAN SEWER MH		POWER POLE	
TELCO MAN HOLE		TRAFFIC SIGNAL	
LIGHT POLE		ELECTRIC VAULT	
ELEC PULL BOX		ELECTRIC CABINET	
ELECTRIC EQUIP		ELECTRICAL XFMR	



**Know what's below.
Call before you dig.**

UTILITY NOTIFICATION CENTER
TOLL FREE 1800-227-2600



PROPOSED 5'-0" WIDE UTILITY EASEMENT
 PROPOSED POWER TO BE PULLED FROM EXISTING TRANSFORMER

EXISTING CEDAR FENCE

PROPOSED 10'-0" WIDE ACCESS EASEMENT

(1) PROPOSED MULTI-USE POLE WITH CANISTER ANTENNA MOUNTED ON TOP

PROPOSED 10'x10' LEASE AREA

EXISTING CMU WALL

MASON ST

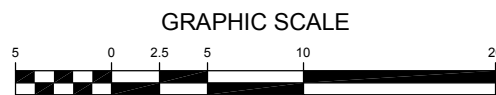
PROPOSED 2'x3' FIBER VAULT (TYP)

PROPOSED UNDERGROUND FIBER RUN TO EQUIPMENT

PROPOSED 5'-0" WIDE UTILITY EASEMENT

PROPOSED 4'x4' FUTURE LEASE AREA

1
Z-2
ENLARGED SITE PLAN
 SCALE: 1"=10'-0"



(SCALE BASED ON 11"x17" SHEETS ONLY)
 (DO NOT USE SCALE ON OTHER SIZED DRAWINGS)

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CABLE TABLE				
DESIGNATION	LENGTH	NO.	CONDUIT SIZE	TYPE
ANTENNA	±55'	2	N/A	1/2" COAX
FIBER RUN	±10'	1	2"	FIBER IN CONDUIT WITH 3-CELL PLENUM MAXCELL INNERDUCT



AERO PROJECT #: 097-16-0119

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION
A	10-06-17	GAC	90% ZONING DRAWINGS

DRAWING TITLE:

ENLARGED SITE PLAN

DRAWING SHEET:

Z-2

SHEET NUMBER:

4 OF 6

SITE INFORMATION:

SITE NAME:
 FTC BIG CITY SC7

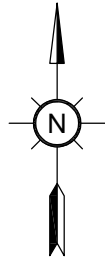
SITE ADDRESS:
 XXX S. MASON ST.
 FORT COLLINS, CO 80521

JURISDICTION:
 CITY OF FORT COLLINS



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5555 CENTRAL AVENUE #100
BOULDER, COLORADO 80301
PH: (720) 304-6882
FAX: (720) 304-6883

AERO PROJECT #: 097-16-0119

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION
A	10-06-17	GAC	90% ZONING DRAWINGS

DRAWING TITLE:

**EXISTING
ELEVATION**

DRAWING SHEET:

Z-3

SHEET NUMBER:

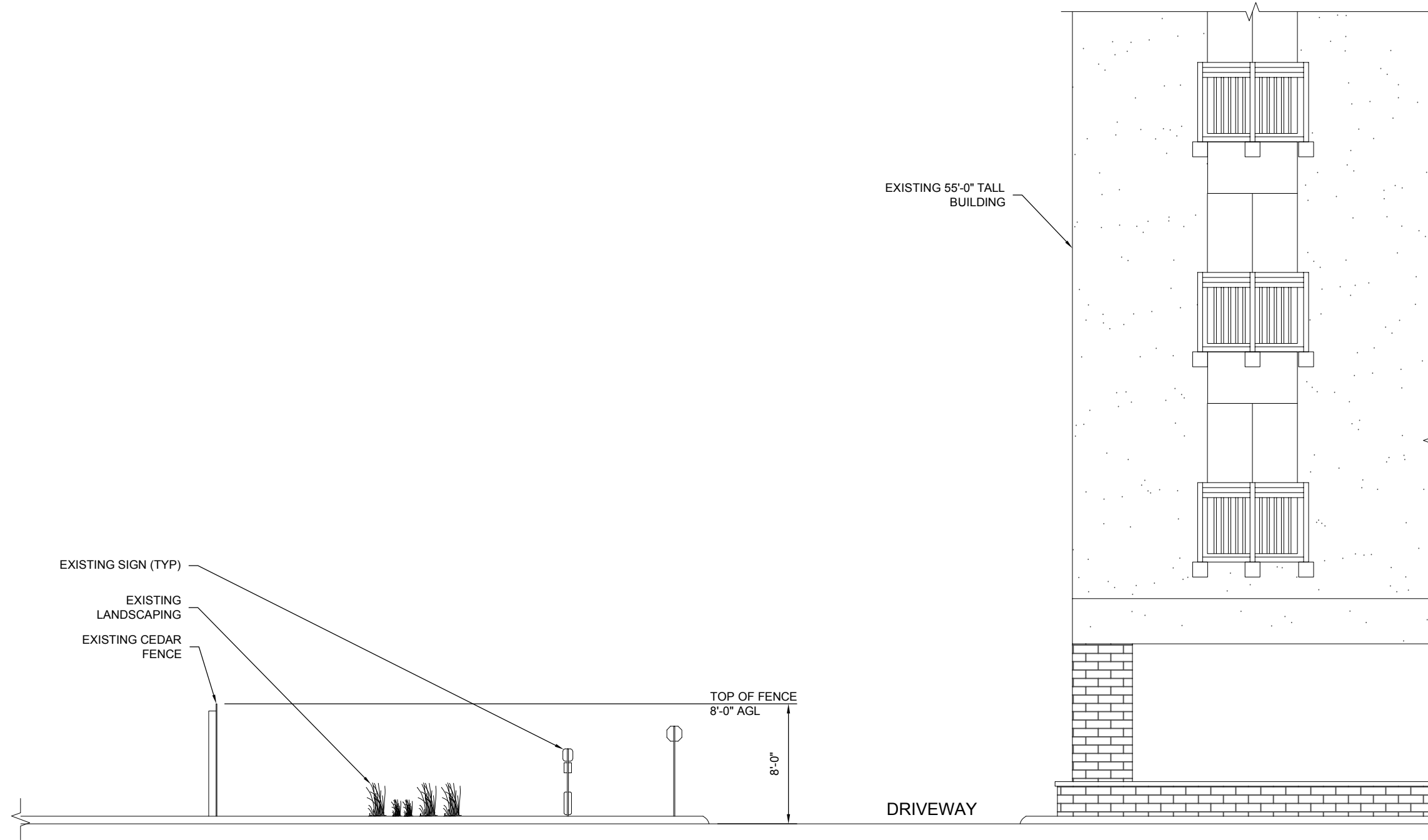
5 OF 6

SITE INFORMATION:

SITE NAME:
FTC BIG CITY SC7

SITE ADDRESS:
**XXX S. MASON ST.
FORT COLLINS, CO 80521**

JURISDICTION:
CITY OF FORT COLLINS



1
Z-3 **EXISTING ELEVATION**
SCALE: 1/8"=1'-0"



(IN FEET)
1/8 inch = 1 ft.

(SCALE BASED ON 11"x17" SHEETS ONLY)
(DO NOT USE SCALE ON OTHER SIZED DRAWINGS)



**Know what's below.
Call before you dig.**

UTILITY NOTIFICATION CENTER
TOLL FREE 1800-227-2600

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION
A	10-06-17	GAC	90% ZONING DRAWINGS

DRAWING TITLE:
PROPOSED ELEVATION

DRAWING SHEET:
Z-4

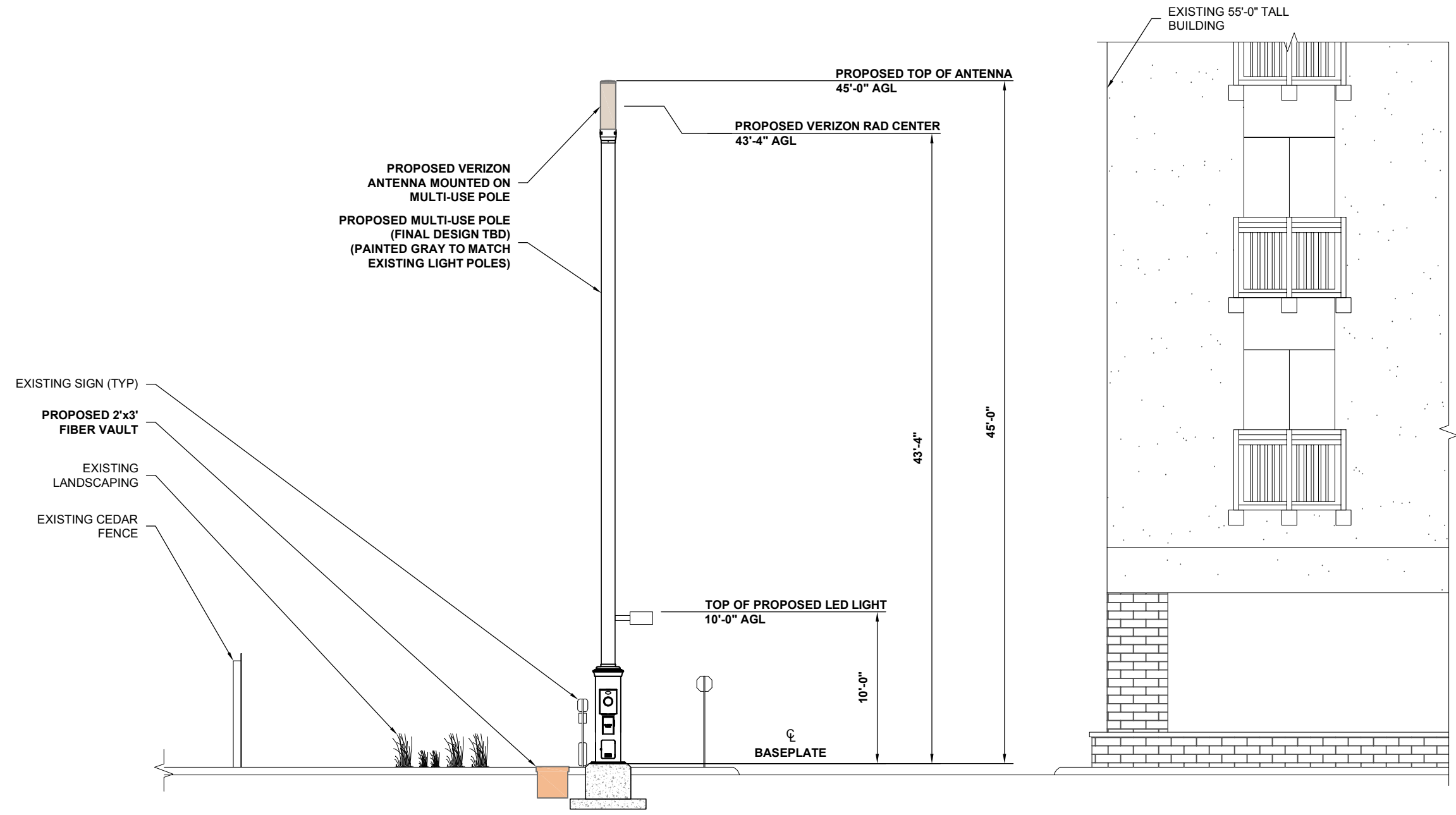
SHEET NUMBER:
6 OF 6

SITE INFORMATION:

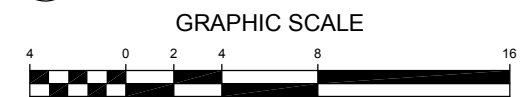
SITE NAME:
FTC BIG CITY SC7

SITE ADDRESS:
**XXX S. MASON ST.
FORT COLLINS, CO 80521**

JURISDICTION:
CITY OF FORT COLLINS



1
Z-4 **PROPOSED ELEVATION**
SCALE: 1/8"=1'-0"



(IN FEET)
1/8 inch = 1 ft.
(SCALE BASED ON 11"x17" SHEETS ONLY)
(DO NOT USE SCALE ON OTHER SIZED DRAWINGS)

NOTE:
PROPOSED LIGHTING TO CONFORM TO
SECTION 3.2.4 OF THE FORT COLLINS
LAND USE CODE