

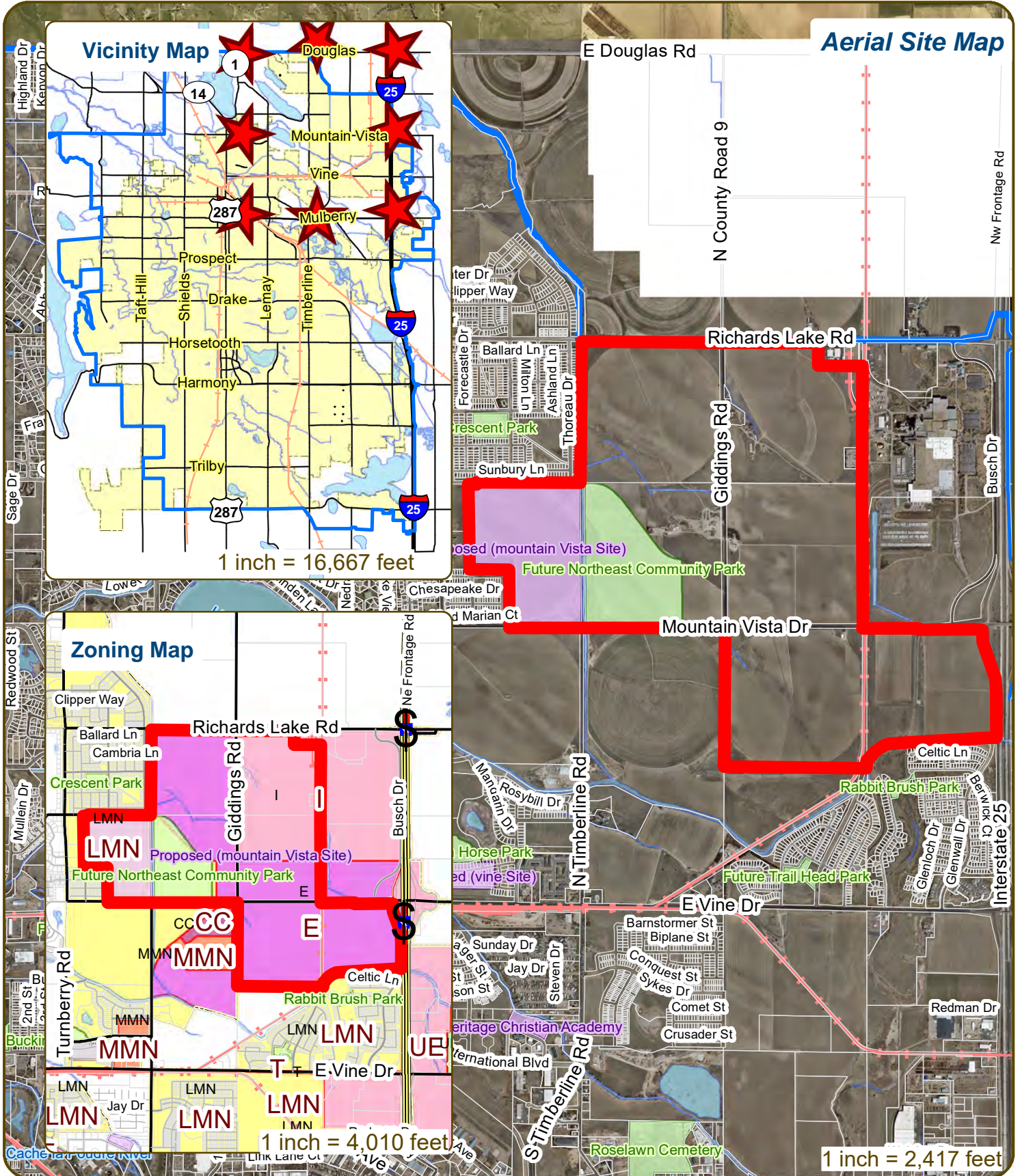
Conceptual Review Agenda

Schedule for 10/11/18
281 Conference Room A

Thursday, October 11, 2018

Time	Project Name	Applicant Info	Project Description	Planner	DRC
9:30	Montava	Max Moss (512) 507-5570 max@hf2m.com	This is a request to develop 850 acres in the northwest area of Fort Collins roughly bound by Vine Dr on the south, Turnberry Rd on the west, the Budweiser brewery on the east and Richards Lake Rd on the north (parcel # 8833000001, 8833000006, 8832000001, 8833000002, 8832000002, 8704000001, 8704000002). The land is currently undeveloped. The plan to develop the property includes a mix of housing, schools, parks, commercial center, employment, natural areas and agriculture. Conceptual planning is using an estimate of about 5,000 dwelling units. Project planning to date has included neighborhood meetings, a week-long charrette and a transportation report. The proposed project includes portions of the following zone districts: Low-Density Mixed-Use (LMN), Employment (E), and Industrial (I). The proposed project will go through the new PUD process which will require Planning and Zoning Board (Type 2) Review.	Planner	Clay Frickey
	CDR180076	Angela Milewski (970) 224-0630 amilewski@bdadesign.com		DRC	Tenae Beane
10:15	Timberline Annexation and Subdivision	Jon Jacobs (970) 566-2592 jon.cbc1@gmail.com	This is a request to annex and subdivide a parcel at the intersection of South Timberline Rd and East Lincoln (parcel #8708300022). The existing parcel, which is divided into three separate parts by Timberline Road and a ditch, will be subdivided to create new lots where these parcel divisions currently exist. Industrial (I) and Employment (E) zoning is indicated at this site by the City's Structure Plan Map. This proposal will be subject to Annexation and Initial Zoning followed by Administrative (Type I) review for the subdivision.	Planner	Pete Wray
	CDR180077			DRC	Brandy BH
11:00	Southridge Verizon WTE	Shawn Turk (720) 834-4361 turks@bv.com	This is a request to install 6 new wireless antennas and ground support equipment at Southridge Golf Course (parcel #8607218902). There is an existing driving range net pole at the location and it would be replaced with a new pole approximately 54' high to accommodate the antennas within a canister. Ground equipment would be concealed within a 10 ½ x 19 ½ foot enclosure with siding to match existing buildings. The proposed project is within the Public Open Lands (POL) zone district and is subject to Administrative (Type 1) review.	Planner	Clark Mapes
	CDR180078			DRC	Todd Sullivan

Montava



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CONCEPTUAL REVIEW: APPLICATION

General Information

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Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are held each Thursday 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 various City departments, including Community Development and Neighborhood Services (Zoning, Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Transportation Planning and Poudre Fire Authority. Staff provides the applicant with comments to assist in preparing the detailed formal project application. There is no approval or denial of development proposals associated with Conceptual Review. The applicant will receive the comment letter at the review meeting.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Max Moss, HF2M (Developer) and Angela Milewski, BHA Design (Consultant)

Business Name (if applicable) HF2M, BHA Design

Your Mailing Address BHA Design, 1603 Oakridge Drive Suite 100, Fort Collins, CO 80525

Phone Number (512) 507-5570, Email Address Max@hf2m.com, amilewski@bhadesign.com

Site Address or Description (parcel # if no address) (970) 223-7577 parcels 8833000001, 8833000006, 8832000001, 8833000002, 8832000002, 8704000001, 8704000002

Description of Proposal (attach additional sheets if necessary) Montava - PUD Master Plan

(mixed use PUD master plan, see attached narrative for PUD concept)

Proposed Use Mixed Use - PUD Overlay Zoning Existing Use undeveloped - I, E, LMN Zoning

Total Building Square Footage tbd S.F. Number of Stories tbd Lot Dimensions tbd

Age of any Existing Structures unknown

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 what risk level? _____

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

Increase in Impervious Area tbd, see plans and narrative for PUD concept 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?

Montava PUD Master Plan

Conceptual Review Application Narrative

October 2, 2018

The Montava Master Plan is the result of an unprecedented collaborative effort over the past several months. The developer, HF2M has been working with Anheuser-Busch to redevelop the nearly 850-acre parcel west of the current brewery. HF2M is taking this opportunity to plan a true TND community with an integrated mix of uses including housing, employment, schools, parks, natural areas and agriculture.

Montava has been planned in a comprehensive way with early engagement of city staff, utility providers, adjacent landowners, and subject experts. The process began in 2017 with an initial neighborhood meeting with nearly 100 attendees, and a week-long design charrette including multiple topic meetings, three public presentations, seven interim plans and a final master plan. Since that time, we have continued to coordinate with agencies and stakeholders to develop more detailed information on relevant issues including:

- Scoping and preparing traffic studies to support a Master Street Plan amendment (including a second neighborhood meeting focused on this topic)
- Locations for future schools for Poudre School District
- Coordination with stormwater utilities regarding conveyance of off-site drainage and their long-range plans for this area
- Assessment of land for the 40-acre organic farm
- Coordination with Park Planning and Natural Areas staff on how the plan can best support their long-term goals for the area
- Developing strategies for affordable and attainable housing

The design team includes national and international experts in Traditional Neighborhood Design, agri-urban developments, transportation planning and affordable housing design and construction. These experts have teamed together with local design and engineering consultants, market experts, and technology leaders to create a comprehensive planning approach.

Proposed Uses:

Montava will be a true mixed-use community encompassing every form of housing, mixed use community service retail, schools, employment and light industrial use.

Existing improvements and uses:

The land is currently 100% agricultural

Describe the site circulation:

See attached plans and diagrams

Describe the site design and architecture:

Montava is intended to be developed as a true TND community providing a true walkable community based on traditional neighborhood forms. The architecture is intended to be a mixture, but calling on the history of what has made Colorado special. If you were to look at the architectural inspiration, I would say look no further than traditional downtown Fort Collins historical architecture. It will also be inspired by the history of agriculture in the area, while incorporating a working 40-acre organic farm as part of that overall development.

How is the proposal compatible with the surrounding area:

Our goal with Montava is to serve as an extension of the heart of Fort Collins. The residential community will be compatible with all the surrounding existing and planned areas. The town center is intended to serve the entire NE sub area with services including grocery and others. The transportation plan is grid-based and efficient to support the entire Mountain Vista area.

Describe water detention:

Our engineers with Martin and Martin have been working closely with the city staff to develop a plan that works with the surrounding regional detention and conveyance needs. The primary conveyance and detention occur along the east side of the site providing opportunities for both functional and natural features. The No. 8 canal is planned to remain and be improved as a natural feature while conveying ditch and stormwater flows. There are also smaller areas of drainage conveyance and detention incorporated throughout the plan.

Does the proposal impact natural features:

As the current land use is farming, the natural features of the area will certainly change. One large tree near the east side of the site has been identified to remain and to be incorporated into the natural areas and drainage conveyance. In addition, we intend to incorporate agriculture and Nature in the City concepts throughout the project.

Do any existing structures have automatic fire sprinklers?

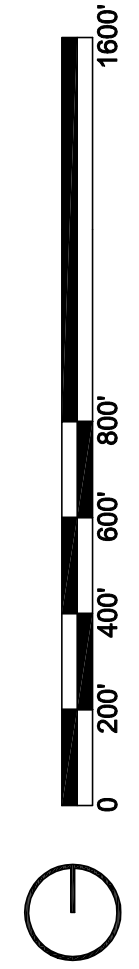
None of the existing structures have fire sprinklers, nor will they remain with the future plans. New structures will have fire sprinklers as per building code requirements.

Are there any unusual factors and/or characteristics present that may restrict or affect your proposal?

There are many unusual factors that may restrict or impede our proposal. The lack of services provided by the city of Fort Collins to the area are significant factors. The lack of physical infrastructure (transportation) to the area may restrict the proposal. The land itself does not pose much challenge.

Have you previously submitted an application?

Prior to the adoption of the PUD process, we previously submitted PDR application in advance of a planned ODP and rezoning. We are happy to now pursue the PUD Master Plan application process as it seems to be a good fit for review of this level of planning for Montava.



NATURAL HABITATS AND FEATURES NOTES

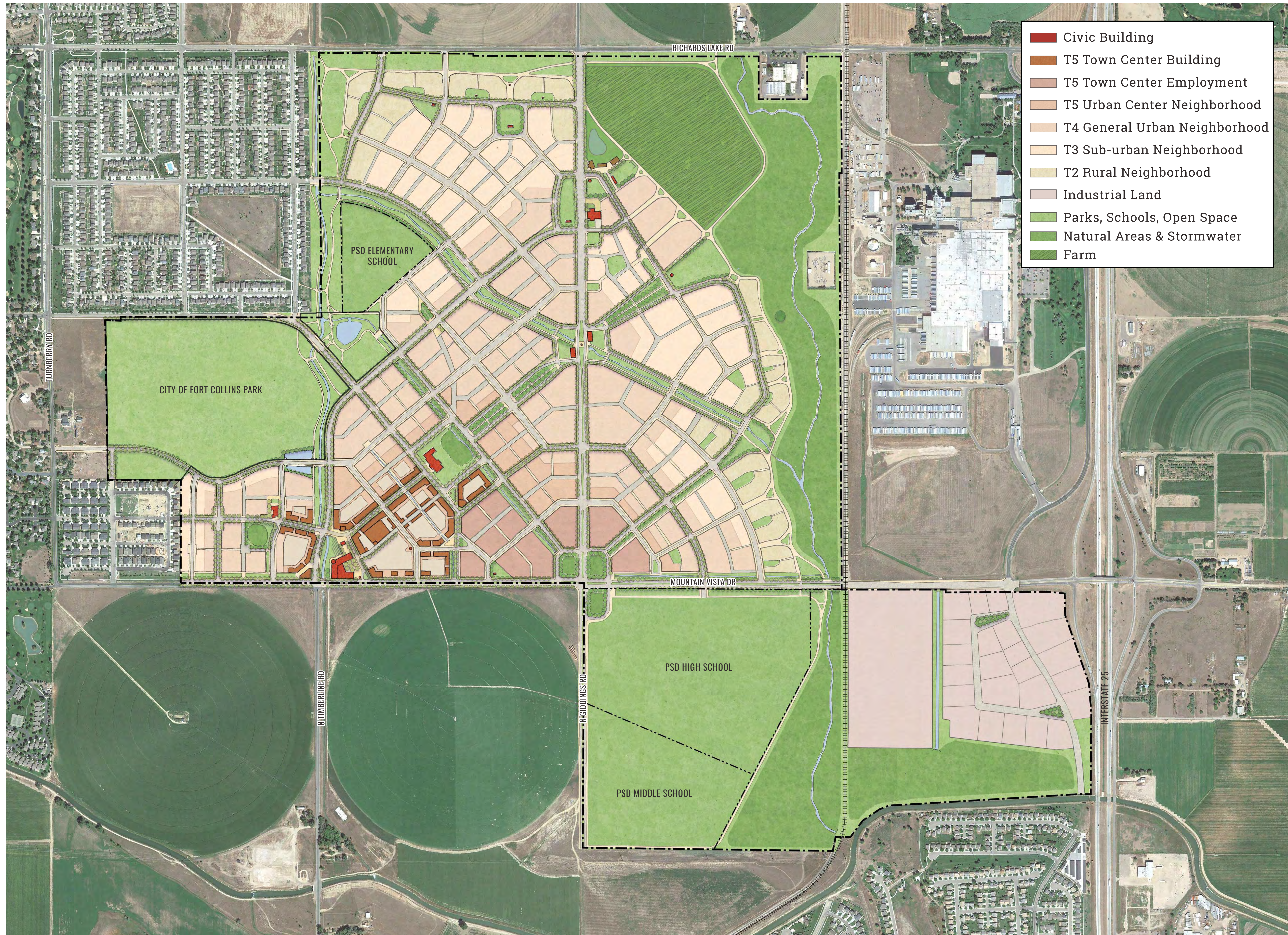
1. THIS PLANNED UNIT DEVELOPMENT PLAN SHOWS THE GENERAL LOCATION AND APPROXIMATE SIZE OF ALL NATURAL AREAS, HABITATS, AND FEATURES WITHIN ITS BOUNDARIES AND THE PROPOSED ROUGH ESTIMATE OF THE NATURAL AREA BUFFER ZONES AS REQUIRED BY LAND USE CODE SECTION 3.4.1(E). DETAILED MAPPING OF THE SITE'S NATURAL AREAS, HABITATS, AND FEATURES WILL BE PROVIDED AT THE TIME OF INDIVIDUAL PDP SUBMITTALS. GENERAL BUFFER ZONES SHOWN ON THIS PUD MAY BE REDUCED OR ENLARGED BY THE DECISION MAKER DURING THE PUD PROCESS.*
2. A SITE VISIT MAY BE NECESSARY TO DETERMINE WHICH FEATURES REQUIRE DOCUMENTATION AND BUFFERING ON THE PUD.
3. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONES.
4. STANDARDS FOR PROTECTION DURING CONSTRUCTION - THE DIRECTOR SHALL ESTABLISH A "LIMITS OF DEVELOPMENT" ("LOD") LINE(S) TO ESTABLISH THE BOUNDARY OF THE PROJECT OUTSIDE OF WHICH NO LAND DISTURBANCE ACTIVITIES WILL OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
5. SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE BUFFER ZONE.
6. CONSTRUCTION SHALL BE ORGANIZED AND TIMED TO MINIMIZE THE DISTURBANCE OF SENSITIVE SPECIES OCCUPYING OR USING ON-SITE AND ADJACENT NATURAL HABITATS OR FEATURES.
7. CONSTRUCTION OF BARRIER FENCING SHALL BE PROVIDED AT THE LIMITS OF THE DEVELOPMENT DURING CONSTRUCTION.
8. BY PDP PROJECT HEARING, CONFIRMATION UNITED STATES ARMY CORPS OF ENGINEERS (USACE) JURISDICTIONAL DETERMINATION PROCESS HAS BEGUN; ESSENTIALLY THAT USAGE HAS BEEN CONTACTED AND DATA SUBMITTED.
9. BY PDP FINAL PLAN AND NO LATER THAN DEVELOPMENT CONSTRUCTION PERMIT (DCP); DOCUMENTATION OF JURISDICTIONAL DETERMINATION LETTER FROM USACE AND SIGN_OFF THAT PROJECT MEETS CLEAN WATER ACT REQUIREMENTS.
10. BY DEVELOPMENT AGREEMENT (DA); WEED MANAGEMENT AND NHBZ ANNUAL MONITORING PLANS
11. PRIOR TO ISSUANCE OF DCP; COPY OF NATIONWIDE 404 PERMIT DOCUMENTATION.
12. PRIOR TO ISSUANCE OF DCP; 1) ENVIRONMENTAL PLANNING APPROVED SECURITY BASED ON 125% COST OF ITEMIZED LIST OF NHBZ INSTALLATION COSTS (MATERIAL AND LABOR); 2) SECURITY BASED ON 125% COST OF WEED MANAGEMENT AND ANNUAL MONITORING REPORT.

NATURAL FEATURES SQ. FT. TABLE

APPROX. SQUARE FOOTAGES OF NATURAL FEATURES WITHIN PUD AREA (AS DETERMINED BY ERO: ECOLOGICAL CHARACTERIZATION SURVEY, JUNE 27, 2018)

NAME	SIZE: AC (SF)
1 IRRIGATION DITCH 1	0.011 AC (479.16 SF)
2 IRRIGATION DITCH 2	0.031 AC (1,350.36 SF)
3 IRRIGATION DITCH 3	0.042 AC (1,829.52 SF)
4 IRRIGATION DITCH 4	0.038 AC (1,655.28 SF)
5 IRRIGATION DITCH 5	0.047 AC (2,047.32 SF)
6 WETLAND 1	0.42 AC (18,295.2 SF)
7 WETLAND 2	0.72 AC (31,363.2 SF)
8 WETLAND 3	0.30 AC (13,068.0 SF)
9 WETLAND 4/NO 8 DITCH	0.813 AC (35,414.28 SF)

Pld Date: 10/2/2018 12:08 PM. Plotted By: Adam Wagner
 Date Connected: 10/2/18 L:\PROJECTS\MONTAVA\GIS\CADD\DWG\PUD_EXCOND-PLAN.DWG



- Civic Building
- T5 Town Center Building
- T5 Town Center Employment
- T5 Urban Center Neighborhood
- T4 General Urban Neighborhood
- T3 Sub-urban Neighborhood
- T2 Rural Neighborhood
- Industrial Land
- Parks, Schools, Open Space
- Natural Areas & Stormwater
- Farm

△	Revision & Date:
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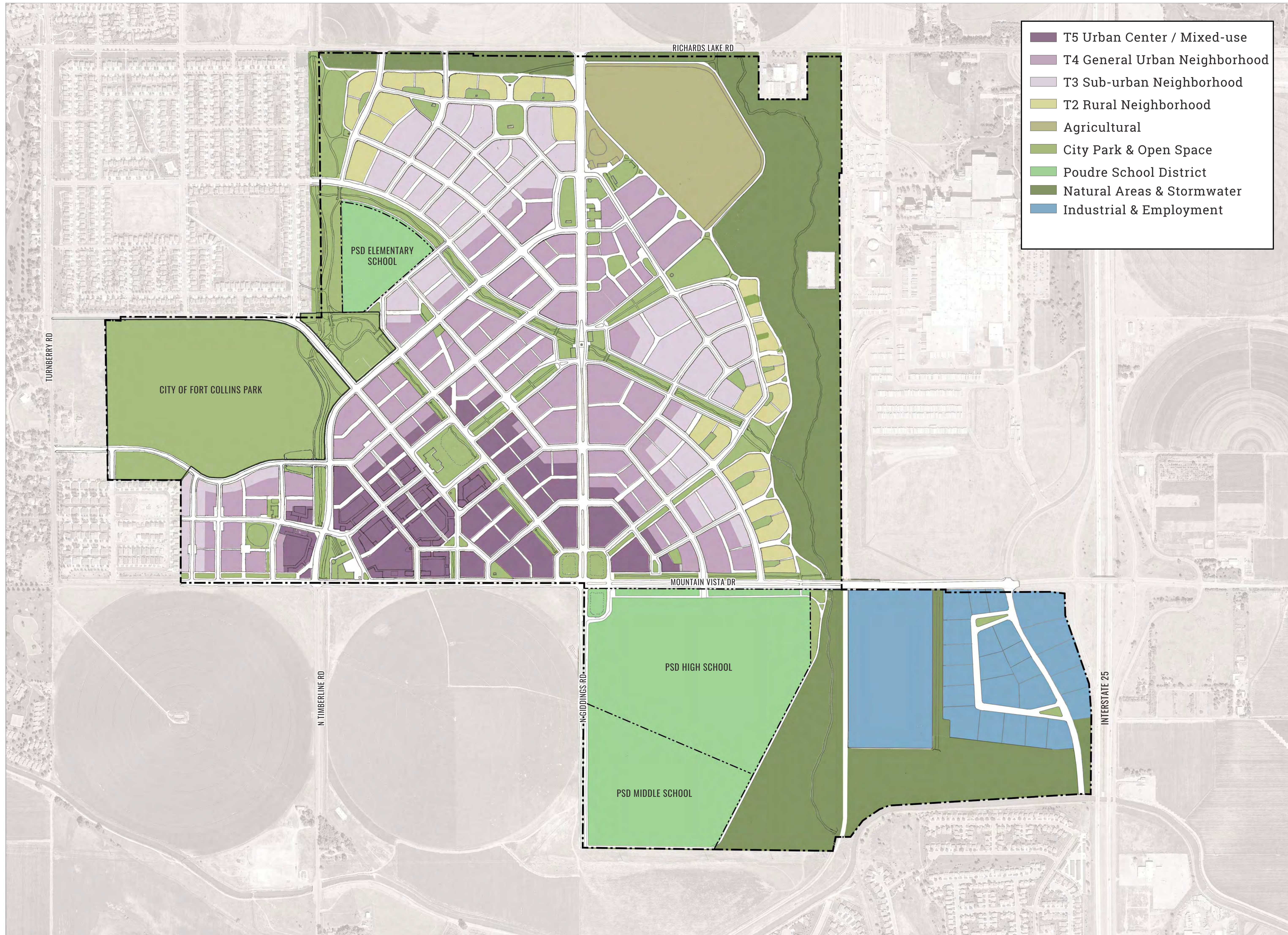
△	Revision & Date:
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Project: **MONTAVA**
Client: **HF2M**

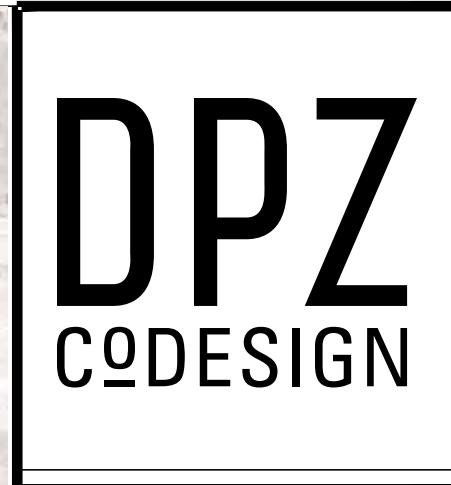
MONTAVA
OVERALL MASTER PLAN
PUD MASTER PLAN

Project Number: 1734
Date: 09/13/18
Produced by: DPZ CODESIGN

Sheet Number:



- T5 Urban Center / Mixed-use
- T4 General Urban Neighborhood
- T3 Sub-urban Neighborhood
- T2 Rural Neighborhood
- Agricultural
- City Park & Open Space
- Poudre School District
- Natural Areas & Stormwater
- Industrial & Employment



△	Revision & Date:

Project: **MONTAVA**
Client: **HF2M**

MONTAVA
ZONING
PUD MASTER PLAN

Project Number: 1734
Date: 09/13/18
Produced by: DPZ CODESIGN

Sheet Number:

ARTERIAL ROADWAYS



1 Mountain Vista from Turnberry to Giddings, Phase 1
Right-of-way: 115' Roadway: 65'



2a Mountain Vista from Turnberry to Giddings, Phase 2
Right-of-way: 115' Roadway: 84'



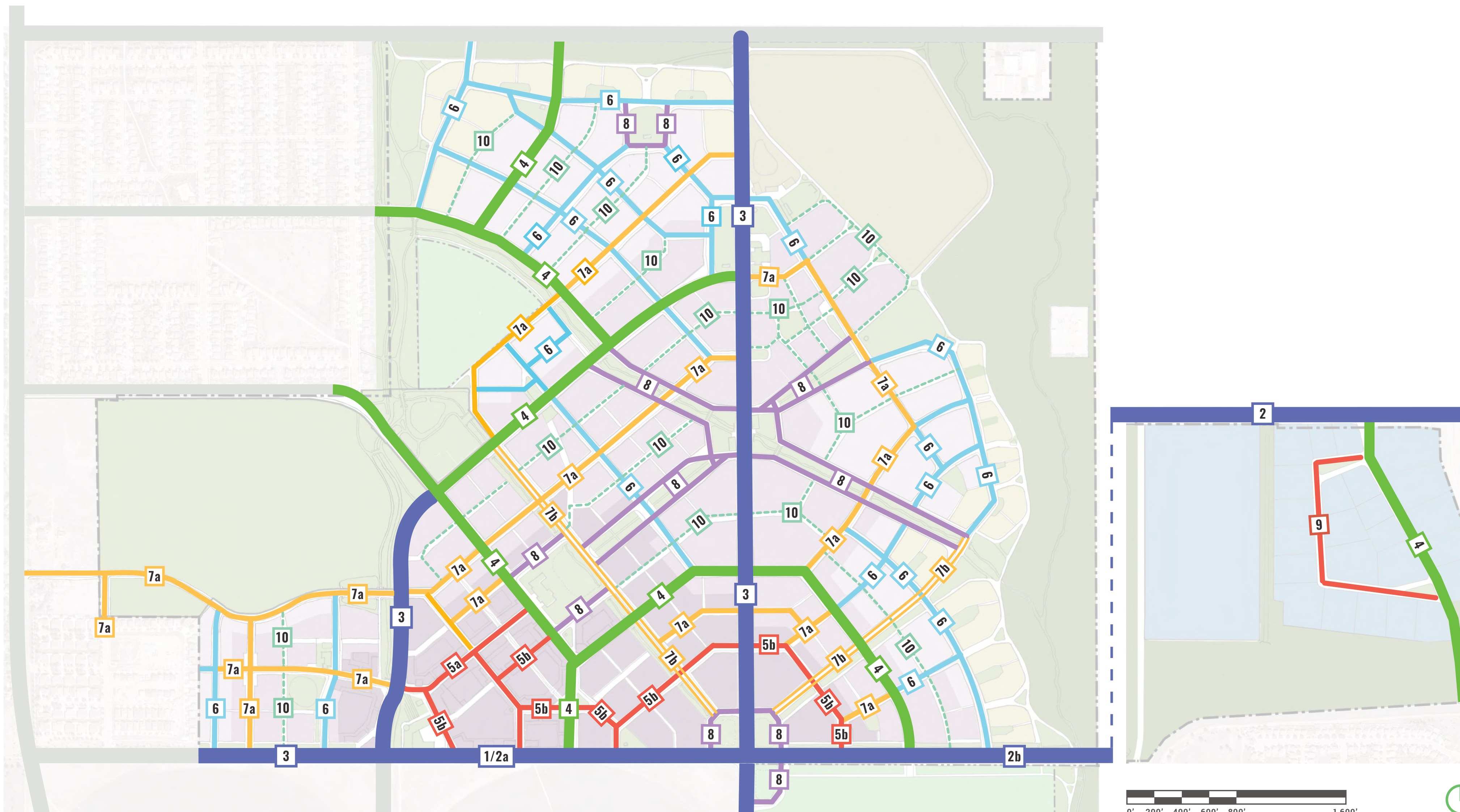
3 Giddings from Mountain Vista north, optional median
Right-of-way: 93' Roadway: 61'



2b Mountain Vista from Giddings eastward
Right-of-way: 115' Roadway: 84'



3 Giddings from Mountain Vista north; Mountain Vista from Timberline westward;
Turnberry from Mountain Vista to Country Club Rd
Right-of-way: 84' Roadway: 52'



COLLECTOR ROADWAYS



4 Minor Collector
Right-of-way: 80' Roadway: 54'

#	ROW	ROADWAY	TYPE
1	[115]	[65]	2-lane Arterial (phase 1)
2	[115]	[84]	4-lane Arterial
3	[84-93]	[54-61]	2-lane Arterial
4	[80]	[54]	Minor Collector
5a	[82]	[52]	Commercial Local
5b	[66]	[36]	Commercial Local
6	[50-60]	[27-30]	Residential Local
7a	[60]	[36]	Connector Local
7b	[66 exl. Green]	[48]	Connector Local w/ Green
8	[68 + Green]	[40 exl. Green]	Local Paired w/ Green
9	[66]	[44]	Industrial Local
10	[51]	[Varies]	Home Zone

Revision & Date:

Project: MONTAVA
Client: HF2M

MONTAVA
STREET TYPES AND LOCATIONS
PUD MASTER PLAN

Project Number: 1734
Date: 10/01/18
Produced by: DPZ CODESIGN

Sheet Number:

LOCAL ROADWAYS



5a Commercial Local (with bike lanes)
Right-of-way: 82' Roadway: 52'



7a Connector Local
Right-of-way: 60' Roadway: 36'



6 Residential Local (with alley)
Right-of-way: 50' Roadway: 27'



5b Commercial Local (without bike lanes)
Right-of-way: 66' Roadway: 36'



6 Residential Local (without alley)
Right-of-way: 53' Roadway: 30'



8 Industrial Local
Right-of-way: 66' Roadway: 44'

SPECIAL LOCAL ROADWAY CONDITIONS



7b Connector Local with an Attached Green
Right-of-way: 66' Roadway: 48'



10 Home Zone
Right-of-way: 51' Roadway: Varies



8 Local Paired around a Green
Right-of-way: Varies Roadway: 40'



Revision & Date:

Project: MONTAVA

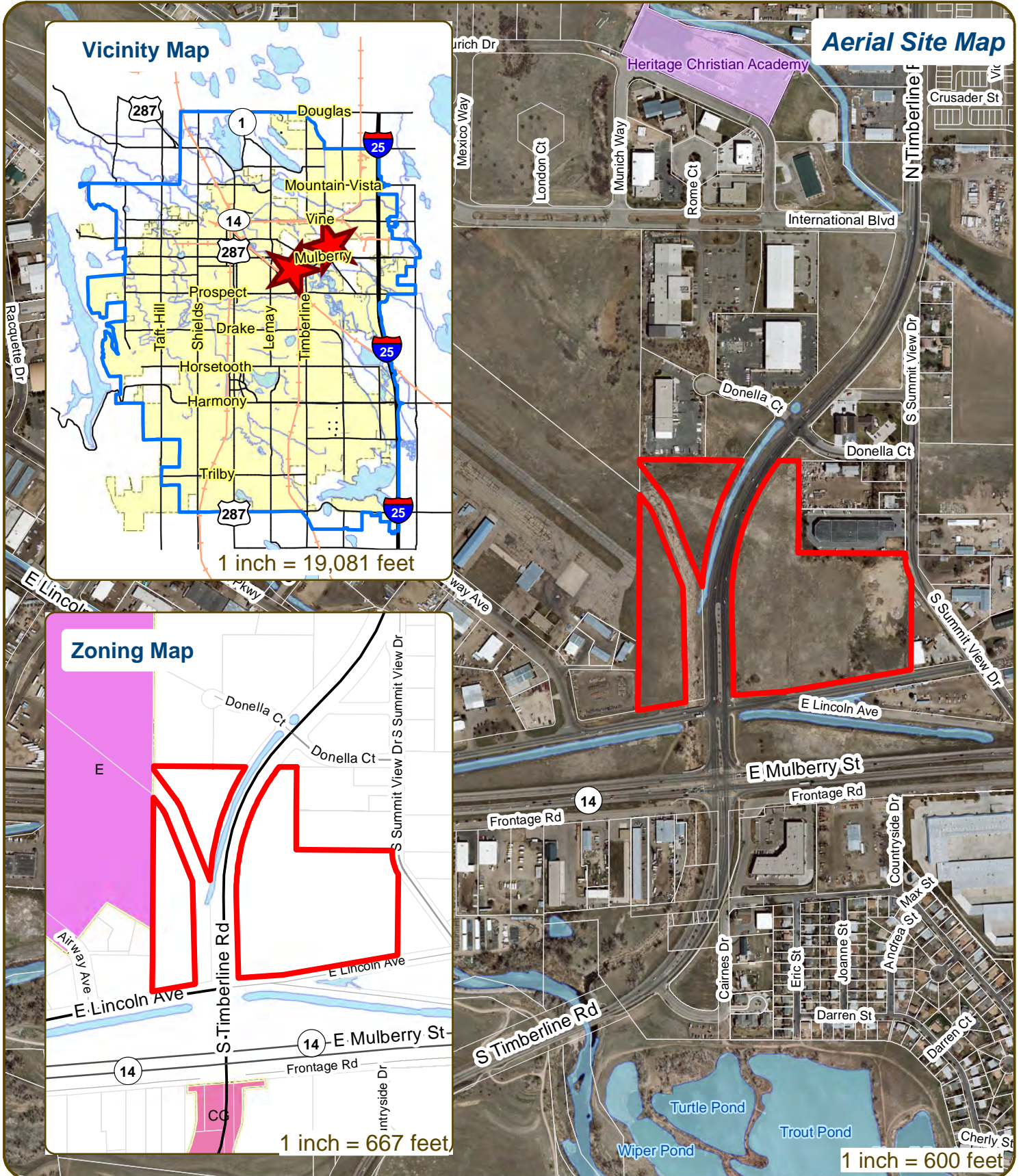
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Sheet Number:

Timberline Annexation and Subdivision



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BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant of Owner, etc) Jon Jacobs

Business Name (if applicable) na

Your Mailing Address 3813 Canal Dr. Ft. Collins, CO. 80524

Phone Number 970-566-2592 Email Address jon.chc1@gmail.com

Site Address or Description (parcel # if no address) 8708300022

Description of Proposal (attach additional sheets if necessary) Sub-division of three lots. Annex into City of FC.

Proposed Use Vacant Land Zoned Ind. Existing Use Vacant Land Zoned Ind.

Total Building Square Footage 0 S.F. Number of Stories 0 Lot Dimensions 0

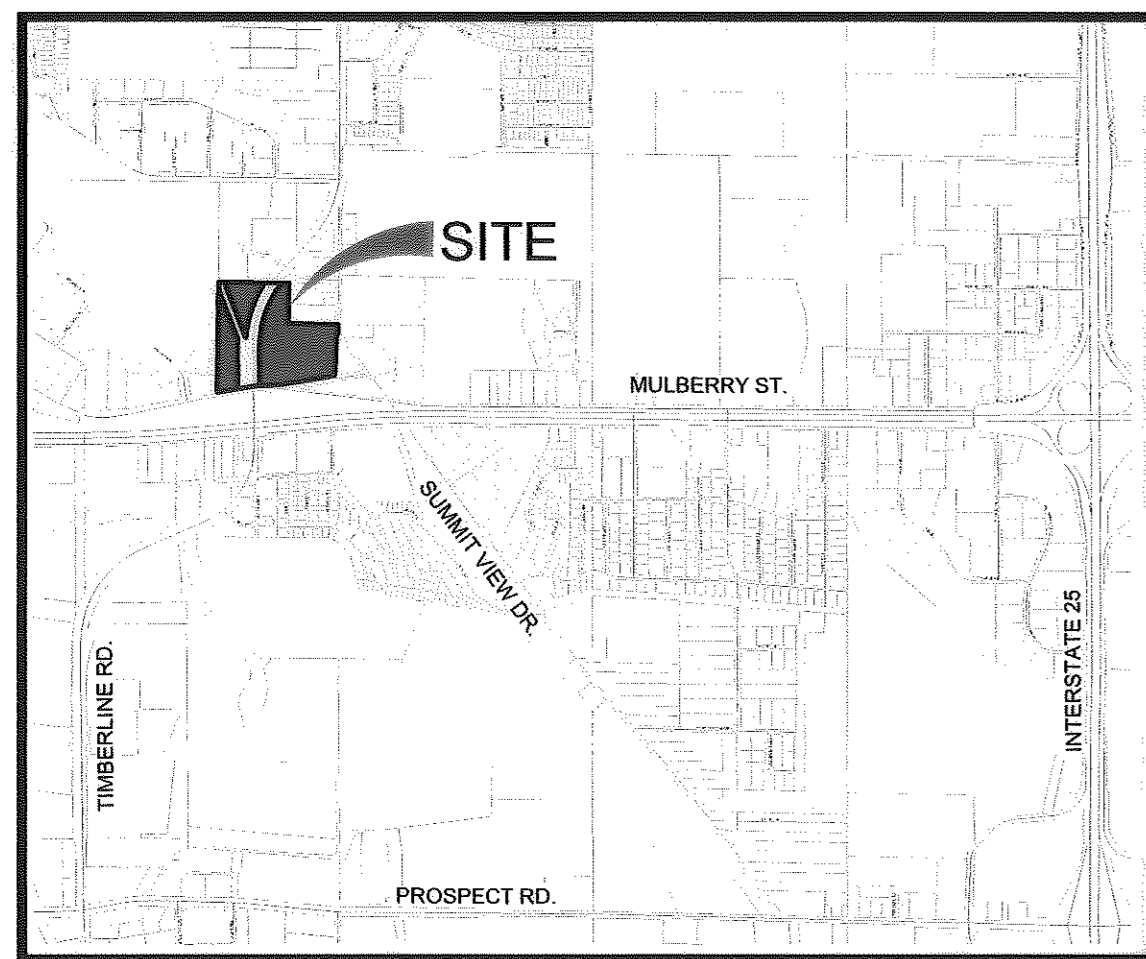
Age of any Existing Structures none

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm
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Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area na S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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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?



VICINITY MAP
1" = 2000'

ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO (T.B.D. TIMBERLINE ROAD)

SURVEYOR'S CERTIFICATE:

To Jon Jacobs and Lonnie Jacobs; Darrell Skurich; Land Title Guarantee Company; and Old Republic National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1,2,3,4,7(a), & 8 of Table A thereof. The fieldwork was completed on April 20, 2018.

Steven A. Lund
6-13-18

Steven A. Lund
Registered Professional Land Surveyor
Colorado Registration No. 34995
For and on behalf of Northern Engineering Services, Inc.

DESCRIPTION: A TRACT OF LAND SITUATE IN THE S 1/2 OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, WHICH CONSIDERING A LINE BETWEEN THE S1/4 CORNER AND THE N 1/4 CORNER OF SAID SECTION 8 AS BEARING N 00° 40' 09" E (rec. = N 00° 00' 00" E) AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, IS CONTAINED WITHIN THE BOUNDARY LINES WHICH BEGIN AT A POINT WHICH BEARS N 00° 40' 09" E (rec. = N 00° 10' 33" W), 319.09 FEET, AND AGAIN S 80° 38' 52" W (rec. = S 79° 48' 00" W), 26.51 FEET FROM THE S 1/4 CORNER OF SAID SECTION 8, AND RUN THENCE S 80° 38' 52" W (rec. = S 79° 48' 00" W), 561.20 FEET; THENCE S 86° 46' 42" W (rec. = S 85° 56' 00" W), 286.30 FEET; THENCE S 80° 31' 42" W (rec. = S 79° 41' 00" W), 385.72 FEET; THENCE N 00° 50' 42" E (rec. = N 00° 00' 00" E), 1144.73 FEET; THENCE S 89° 09' 17" E (rec. = S 90° 00' 00" E), 725.89 FEET; THENCE S 00° 50' 42" E (rec. = S 00° 00' 00" E), 420.00 FEET; THENCE S 89° 09' 18" E (rec. = S 90° 00' 00" E), 515.90 FEET (rec. = 515.96 FEET) TO A POINT ON SAID WEST LINE; THENCE ALONG SAID WEST LINE, S 00° 40' 09" E (rec. = S 00° 10' 33" E), 98.71 FEET; THENCE N 89° 19' 51" W (rec. = S 89° 49' 27" W), 11.04 FEET; THENCE S 02° 38' 32" W (rec. = S 01° 47' 50" W), 437.44 FEET TO THE POINT OF BEGINNING:

EXCEPTING THEREFROM THE RIGHT OF WAY FOR SUMMIT VIEW DRIVE PER THE DOCUMENT RECORDED OCTOBER 29, 1984 IN BOOK 2295 AT PAGE 1396.

ALSO EXCEPTING THEREFROM THAT PARCEL DESCRIBED AS "THE SKURICH FEE SIMPLE" IN THAT LARIMER COUNTY DISTRICT COURT CASE NO. 97 CV 346-3 RULE AND ORDER RECORDED DECEMBER 3, 1998 AT RECEPTION NO. 98105880, RE-RECORDED DECEMBER 21, 1998 AT RECEPTION NO. 98111789, AND RULE AND ORDER RECORDED JUNE 17, 1999 AT RECEPTION NO. 99053506, ALL OF THE RECORDS OF LARIMER COUNTY.

Area of Subject Property is 825,932 square feet, or 18.961 acres, more or less.

(Note: Deed bearings have been rotated to the survey Basis of Bearing. This Property Description describes the same property as is referred to in Title Commitment No. FCC25156719.)

NOTES:

1) Land Title Guarantee Company, Commitment No. FCC25156719-2, dated 05/30/2018 at 5:00 p.m. was used in the process of this survey and the following comments correspond to Schedule B of the commitment.

Schedule B - Section II Exceptions:

Item 8 - EXISTING LEASES OR TENANCIES, IF ANY

Item 9 - RIGHT OF WAY EASEMENT AS GRANTED TO NORTH WELD COUNTY WATER DISTRICT IN INSTRUMENT RECORDED NOVEMBER 08, 1963, IN BOOK 1227 AT PAGE 257. (PLOTTED)

Item 10 - RIGHT OF WAY EASEMENT AS GRANTED TO NORTH WELD COUNTY WATER DISTRICT IN INSTRUMENT RECORDED FEBRUARY 03, 1964, IN BOOK 1236 AT PAGE 79. (PLOTTED)

Item 11 - RIGHT OF WAY EASEMENT AS GRANTED TO BOXELDER SANITATION DISTRICT IN INSTRUMENT RECORDED DECEMBER 07, 1971, IN BOOK 1485 AT PAGE 410.

Item 12 - RIGHT OF WAY EASEMENT AS GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY IN INSTRUMENT RECORDED OCTOBER 02, 1974, IN BOOK 1615 AT PAGE 649. (NOT PLOTTED - LISTED DOCUMENT IS NOT NEAR SUBJECT PROPERTY)

Item 13 - EASEMENTS CONTAINED IN RULE AND ORDERS RECORDED DECEMBER 03, 1998 AT RECEPTION NO. 98105880 AND DECEMBER 21, 1998 AT RECEPTION NO. 98111789 AND JUNE 17, 1999 AT RECEPTION NO. 99053506. (PLOTTED)

Item 14 - RIGHT OF WAY EASEMENT AS GRANTED TO LARIMER COUNTY IN INSTRUMENT RECORDED JUNE 01, 2000, UNDER RECEPTION NO. 2000035915. (PLOTTED)

Item 15 - TERMS, CONDITIONS AND PROVISIONS OF BOUNDARY LINE ADJUSTMENT MAP RECORDED JANUARY 19, 2007 AT RECEPTION NO. 2007005176. (PLOTTED)

Item 16 - RIGHT OF WAY EASEMENT AS GRANTED TO CITY OF GREELEY IN INSTRUMENT RECORDED JANUARY 18, 2008, UNDER RECEPTION NO. 20080003926. (PLOTTED)

Item 17 - RIGHT OF WAY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED JUNE 02, 2014, UNDER RECEPTION NO. 20140028144. (PLOTTED)

Item 18 - ANY FACTS, RIGHTS INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY NORTHERN ENGINEERING, PROJECT #930-002, DATED 5-24-2018.

- Fences do not coincide with property lines.
- Concrete block wall constructed onto the northeast portion of subject property.
- Underground utility lines not located.

2) FLOOD ZONE DESIGNATION: According to FIRM Panel 08069C0983H and Panel 08069C0984H, both with effective dates of 5/2/2012 for Larimer County, the Subject Property is situated within both Zone AE and Zone X.

3) There are no buildings currently located on the Subject Property. There is currently no specific address assigned to the Subject Property.

4) Gross land area is 825,932 square feet, or 18.961 acres, more or less.

5) The lineal unit of measurement for this survey is U. S. Survey Feet.

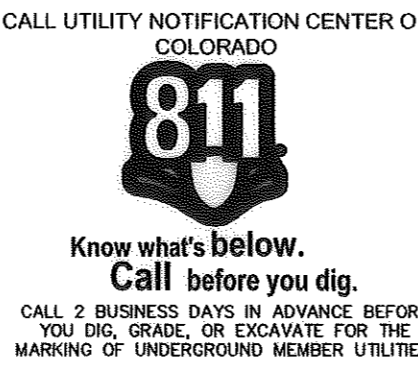
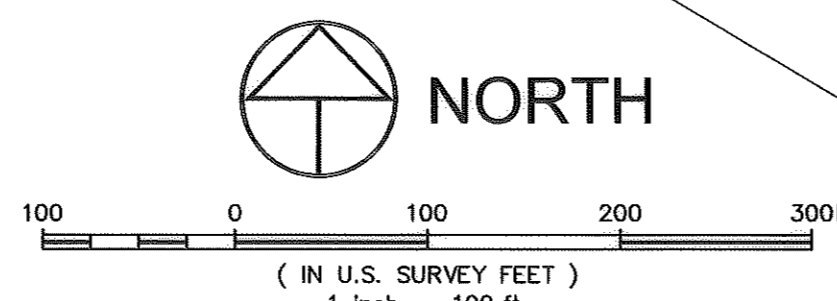
6) The Basis of Bearings is the South line of the Southwest Quarter of Section 8 as bearing North 88°56'27" West, and monumented as shown on drawing.

Line Legend

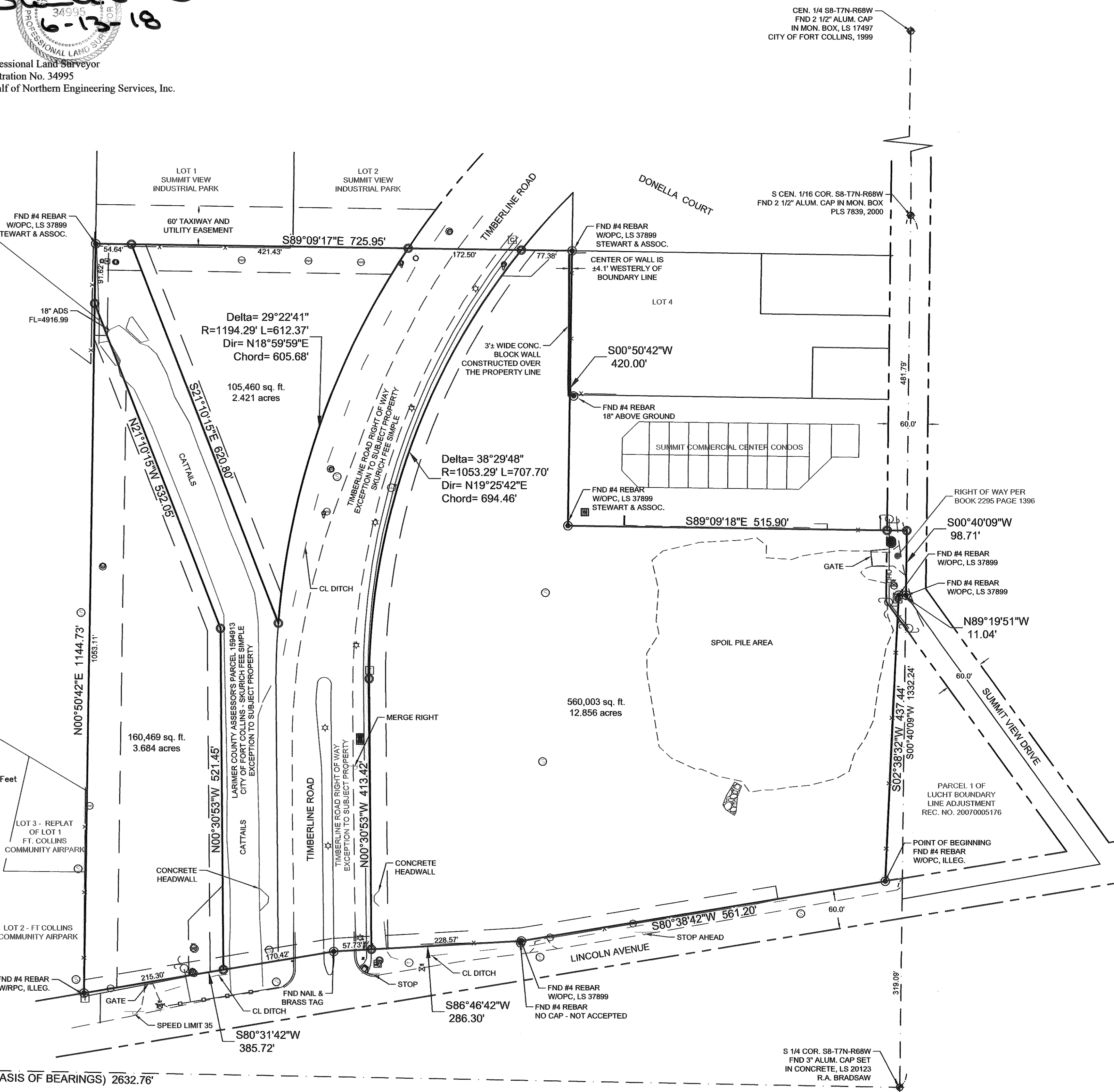
- BOUNDARY LINE
- - - EASEMENT LINE
- - - SECTION LINE
- - - RIGHT-OF-WAY LINE
- - - FENCE LINE
- - - EDGE OF ASPHALT
- - - GUARD RAIL

Symbol Legend

- ⊕ SECTION CORNER
- ⊙ CORNER-FOUND
- ⊙ CORNER-SET
- ⊙ BOLLARD
- ⊙ BOX-TELEPHONE
- ⊙ POST
- ⊙ FIRE HYDRANT
- ⊙ ELECTRICAL OUTLET
- ⊙ FES
- ⊙ GUY WIRE
- ⊙ H2O RISER
- ⊙ INLET GRATE
- ⊙ IRR-BACK FLOW PREVENT
- ⊙ IRRIGATION CONTROL
- ⊙ LIGHT POLE
- ⊙ MARKER-ELECTRIC
- ⊙ MARKER-GAS
- ⊙ MARKER-H2O
- ⊙ METER-H2O
- ⊙ MH
- ⊙ MH-ELECTRIC
- ⊙ MH-H2O
- ⊙ MH-SANITARY
- ⊙ PEDESTAL CABLE
- ⊙ PEDESTAL TELEPHONE
- ⊙ RAMP
- ⊙ SIGN
- ⊙ IRRIGATION PEDESTAL
- ⊙ UTILITY POLE
- ⊙ VALVE-H2O
- ⊙ VAULT-ELECTRIC
- ⊙ VERTICAL PIPE



UTILITY NOTE:
THE LOCATION OF UNDERGROUND UTILITIES ARE NOT SHOWN. THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOULD BE DETERMINED BY CONTACTING "ONE CALL" FOR A UTILITY LOCATE.



NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 6
TOWNSHIP: 7N
RANGE: 68 W of the 6th PM

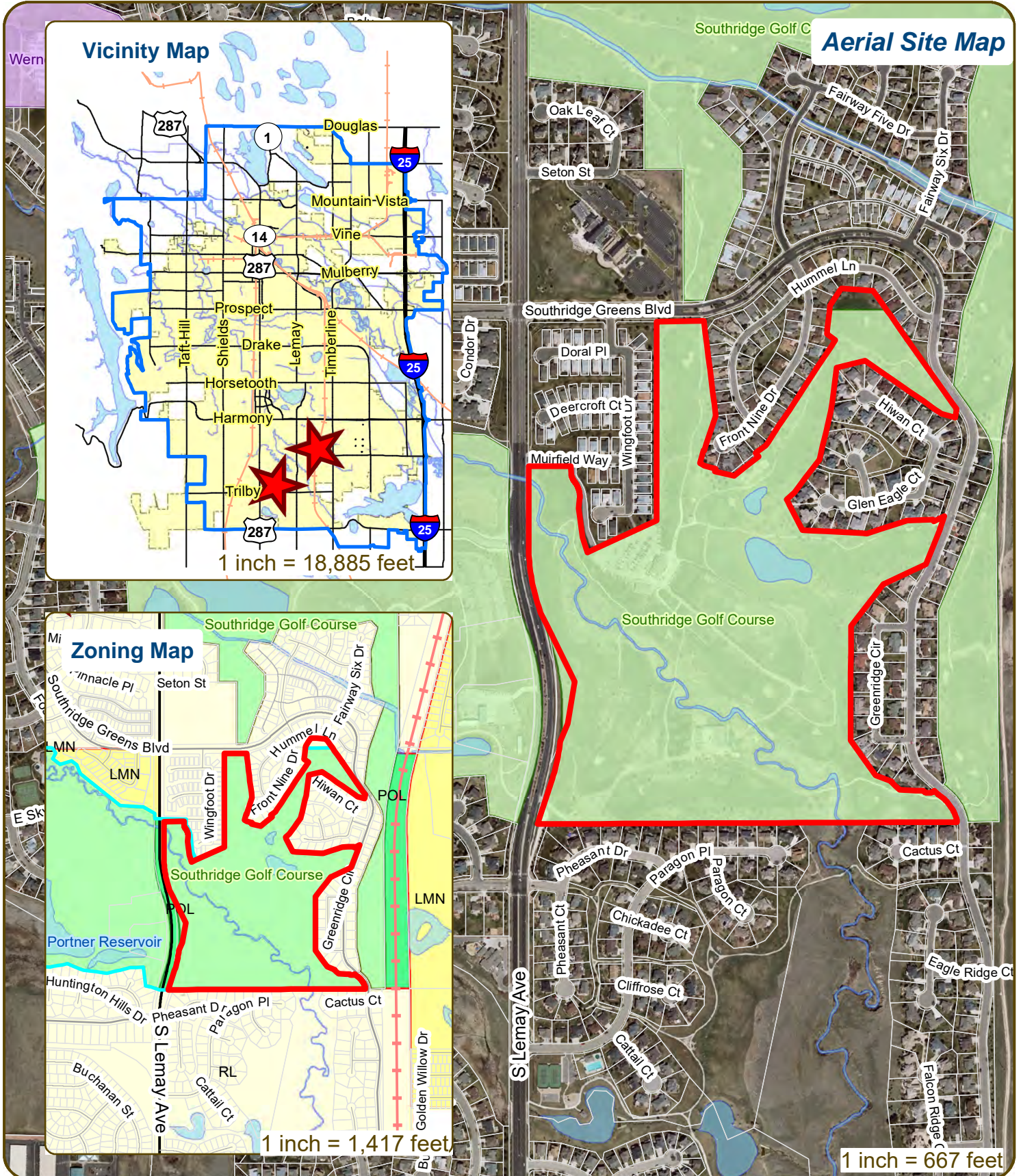
NORTHERN ENGINEERING
FORT COLLINS 301 North Howe Street, Suite 100, 80521
GREELEY, CO 80639 80531
970.221.4158
northernengineering.com

DATE: 05/24/18
DESIGNED BY: S. Lund
REVIEWED BY: M. Kirmode
PROJECT: 930-002
SCALE: 1" = 100'

ALTA/NSPS LAND TITLE SURVEY
S 1/2 S8-T7N-R68W
FORT COLLINS, COLORADO

Sheet
1
Of 1 Sheet

Southridge Golf Course Wireless Telecommunications Equipment



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY OF FITNESS FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed land development projects begin with Conceptual Review. Anyone with a land 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 or site 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. Generally, Conceptual Review works best after a brief conversation with a representative from the Zoning or Planning Department to first establish compliance with the permitted uses under the applicable zone district. Then a sketch plan or site plan is prepared that allows staff to review and provide comments on the land development aspects of the proposal. Please be aware that any information submitted may be considered a public record, and may be made available to anyone who requests it, including the media. The applicant acknowledges that that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are held each Thursday 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 various City departments, including Community Development and Neighborhood Services (Zoning, Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Transportation Planning and Poudre Fire Authority. Staff provides the applicant with comments to assist in preparing the detailed formal project application. There is no approval or denial of development proposals associated with Conceptual Review. The applicant will receive the comment letter at the review meeting.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Shawn Turk, Consultant on behalf of Verizon Wireless

Business Name (if applicable) Black & Veatch

Your Mailing Address 4600 S. Syracuse Street, Denver, CO 80237

Phone Number 720-834-4361 Email Address turks@bv.com

Site Address or Description (parcel # if no address) APN 8607218902

Description of Proposal (attach additional sheets if necessary) Installation of 6 new wireless antennas, with support equipment on an existing driving range pole at the Southridge Golf Course. Pole will be swapped for a new pole to support equipment, with antennas concealed in a canister above the existing pole.

Proposed Use Wireless Facility Existing Use Golf Course

Total Building Square Footage S.F. Number of Stories Lot Dimensions

Age of any Existing Structures Not applicable

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 what risk level?

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

Increase in Impervious Area Approximately 235 square feet 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?



SITE NAME: **FTC ROMA VALLEY**

PROJECT: NEW BUILD - CONCEPT OPTION 2

SITE ADDRESS: 5750 S. LEMAY AVE.
FT. COLLINS, CO 80538

verizon
VERIZON WIRELESS SERVICES
3131 S. VAUGHN WAY, SUITE 550
AURORA, CO 80014

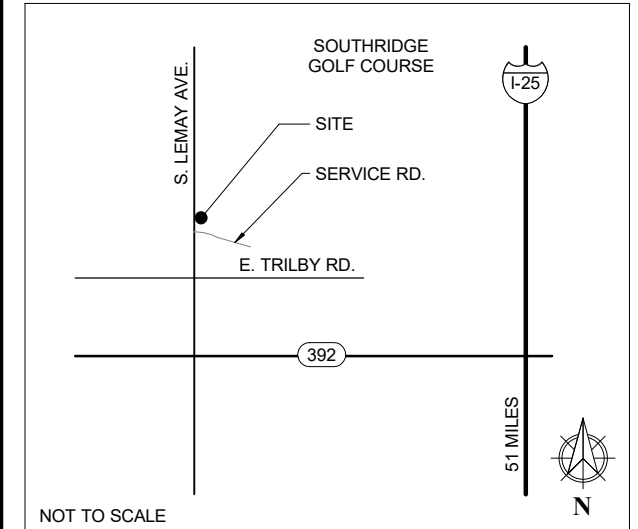
PROJECT INFORMATION
SITE NAME
FTC ROMA VALLEY
5750 S. LEMAY AVE.
FT. COLLINS, CO 80538

CONSULTANT

EXISTING CONDITIONS



VICINITY MAP



DIRECTIONS

- FROM DENVER
- I-25 NORTH (51 MILES)
 - EXIT 262, CO-392 (5 MILES)
 - RIGHT ON S. LEMAY AVE (1 MILE)
 - GOLF COURSE MAINTENANCE RD. IS ON THE RIGHT AFTER E. TRILBY RD.
 - SITE IS ON THE SIDE OF THE FAIRWAY NORTH OF THE MAINTENANCE RD.

PROJECT DATA

JURISDICTION	CITY OF FT. COLLINS
APN	8607218902
ZONING DESIGNATION	PUBLIC OPEN LANDS DISTRICT
NEW CONSTRUCTION	
OCCUPANCY GROUP	U
CONSTRUCTION TYPE	V-B
FULLY SPRINKLERED	N/A
NO. STORIES	N/A

GOVERNING CODES:
2015 IBC, 2015 IFC, 2015 IMC, 2015 IECC, 2017 NEC

A.D.A. COMPLIANCE
THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION

DRAWING INDEX

SHEET	DESCRIPTION
T1.0	TITLE SHEET
LS1	TOPOGRAPHIC SURVEY (DRAFT)
LS2	TOPOGRAPHIC SURVEY (DRAFT)
A1.0	SITE PLAN
A2.0	ENLARGED PLANS
A3.0	EAST ELEVATION
A3.1	SOUTH ELEVATION

A 09/13/18 CONCEPT SMV

1st REVIEW SGP 2nd REVIEW ERR

CHARLES STECKLY
ARCHITECTURE
5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

NOT FOR CONSTRUCTION

TITLE SHEET

T1.0

PROJECT DESCRIPTION

- REPLACE EXISTING GOLF COURSE NET POLE WITH NEW MONOPOLE
- (6) NEW VERIZON WIRELESS ANTENNAS WITHIN NEW SHROUD
- NEW EQUIPMENT ENCLOSURE WITH VERIZON WIRELESS EQUIPMENT
- NEW UNDERGROUND ELECTRICAL SERVICE
- NEW UNDERGROUND FIBER SERVICE

PROJECT TEAM

OWNER CITY OF FORT COLLINS TYLER MARR PHONE: 970.416.4205	CLIENT VERIZON WIRELESS CONSTRUCTION ENGINEER KENT McDERMOTT 3131 S. VAUGHN WAY SUITE 550 AURORA CO. 80014 CELL: 406.941.2110	SITE ACQUISITIONIST BLACK & VETCH SHAWN TURK 4600 S. SYRACUSE STREET SUITE 800 DENVER, CO 80237 PHONE: 303.229.4681	RF ENGINEER VERIZON WIRELESS RAM NANDIRAJU 3131 S. VAUGHN WAY SUITE 550 AURORA, CO 80014 PHONE: 720.467.0443	ARCHITECT CSAI CHARLES STECKLY, AIA 5935 S. ZANG STREET SUITE 280 LITTLETON, CO 80127 CELL: 303.210.8972 OFFICE: 303.932.9974	SURVEYOR PRECISION SURVEYING & MAPPING 9145 KENYON AVE SUITE 101 DENVER, CO 80237 PHONE: 303.753.9799
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PENETRATIONS
ANTENNAS
LEASE AREA
EXISTING EASEMENT
ACCESS/UTILITY EASEMENT
GEN. CONST./UTILITY EASEMENT
O/P/IELEC. EQ.
POWER/GROUNDING
MW/FIBER EQ.
FIBER
BBU/RRH
HYBRID & COAX CABLES

PROJECT INFORMATION

SITE NAME
FTC ROMA VALLEY
SITE I.D.
-

5750 S. LEMAY AVE.
FORT COLLINS, CO. 80538

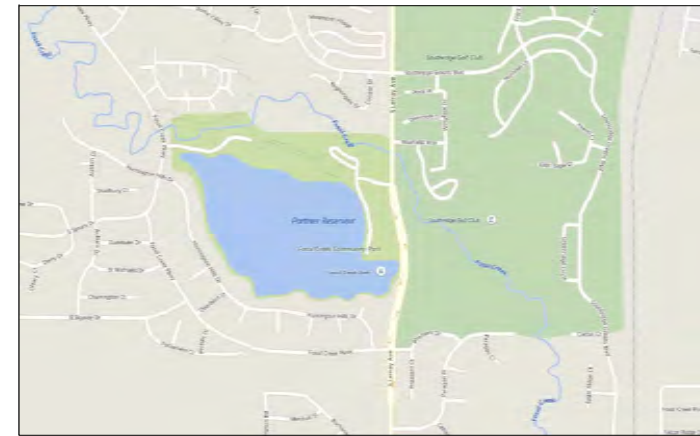
TOWER INFORMATION

CONSULTANT



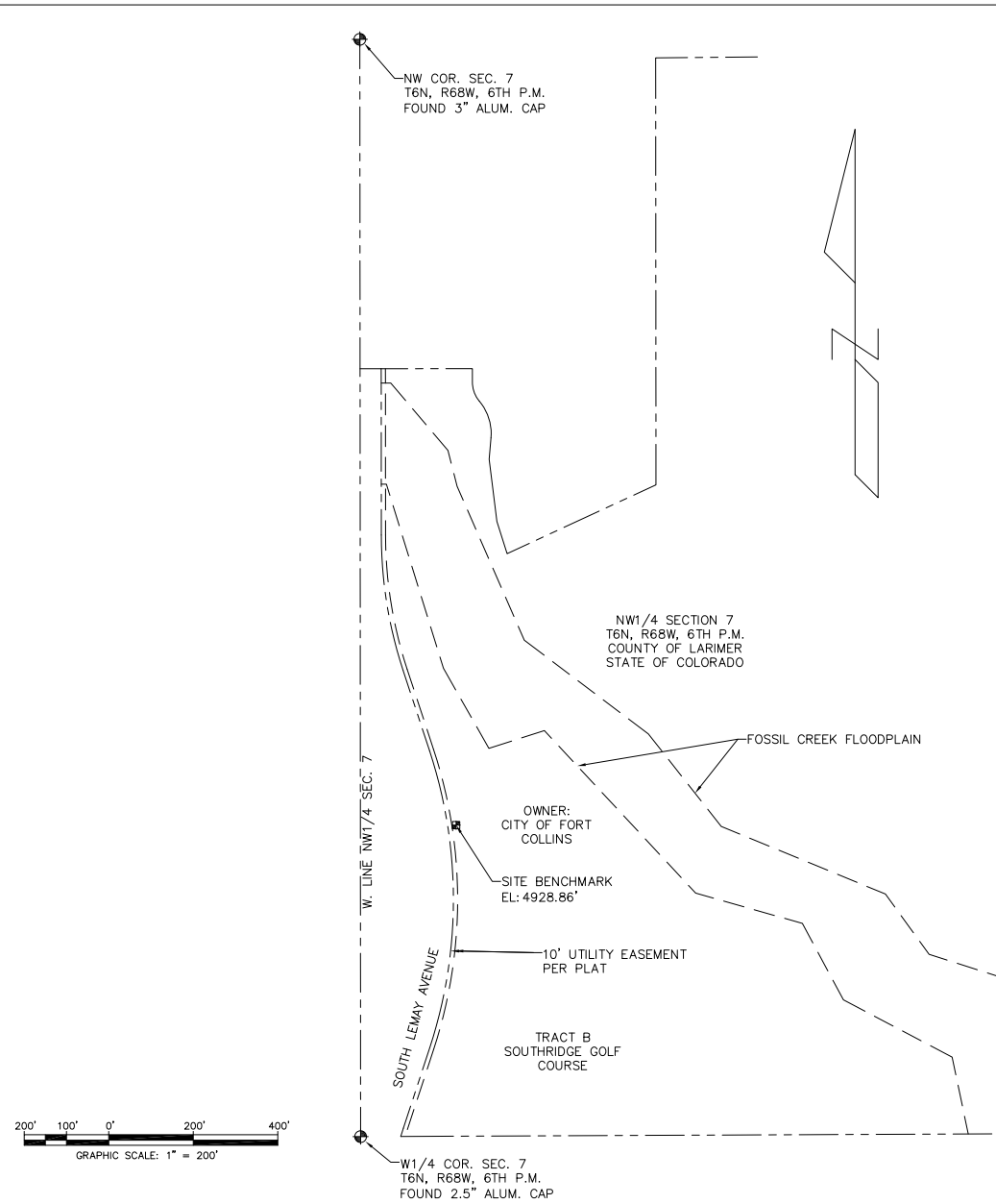
9145 E. KENYON AVE., SUITE 101
DENVER, COLORADO 80237
OFFICE: (303) 753-9799
FAX: (303) 753-4044

A 05/30/14 ZD REVIEW RM



VICINITY MAP -- NTS

LEGAL DESCRIPTION--PARENT PARCEL
TRACT B, SOUTHRIDGE GOLFCOURSE
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.



BENCHMARK
SITE BENCHMARK--SET NO. 5 REBAR W/ RED PLASTIC CAP "PSM CONTROL"
GROUND ELEVATION=4928.86' (NAVD88) UTILIZING GEOID 12B WITH THE VRS NETWORK

BASIS OF BEARINGS
COLORADO STATE PLANE NORTH ZONE (NAD83)
CLASSIFICATION--THIRD
MINIMUM GEOMETRIC ACCURACY STANDARD: 5.0cm + 1:10,000

- NOTES**
- 1.) THIS SURVEY AND ACCOMPANYING DESCRIPTION(S) ARE NOT INTENDED FOR PURPOSE OF TRANSFER OF TITLE OR SUBDIVISION OF LAND.
 - 2.) THIS IS NOT A BOUNDARY SURVEY, LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.
 - 3.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY PRECISION SURVEY & MAPPING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
 - 4.) THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED TO AN EXPERT CONSULTANT.
 - 5.) THERE MAY BE ADDITIONAL BURIED OR UNDERGROUND UTILITIES IN THE AREA WHICH THE SURVEYOR IS UNAWARE OF AND NO LIABILITY FOR SUCH IS ASSUMED HEREIN. ALL UNDERGROUND UTILITIES SHOULD BE FIELD LOCATED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION OR DIGGING ON OR ADJACENT TO THE SUBJECT PROPERTY.
 - 6.) THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.
 - 7.) THE PROPOSED ANTENNA CENTROID SHOWN HEREON WAS PROVIDED BY CLIENT. PRECISION SURVEY & MAPPING, INC. ASSUMES NO LIABILITY FOR DETERMINING PHYSICAL LOCATION OF THE PROPOSED ANTENNA.

SURVEYOR'S CERTIFICATION
I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS SITE PLAN WAS PREPARED BY ME, OR UNDER MY SUPERVISION AND ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE. THIS IS NOT A BOUNDARY SURVEY.

CHRISTOPHER P. JULIANA, P.L.S. NO. 31158 DATE _____
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.

**CHARLES
STECKLY**

ARCHITECTURE

5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

SITE SURVEY

PSM JOB NO.
R12534

LS 1



VERIZON WIRELESS SERVICES
3131 S. VAUGHN WAY, SUITE 550
AURORA, CO 80014

PROJECT INFORMATION

SITE NAME
FTC ROMA VALLEY
SITE I.D.

5750 S. LEMAY AVE.
FORT COLLINS, CO. 80538

TOWER INFORMATION

CONSULTANT



PRECISION SURVEY & MAPPING, INC.
PROFESSIONAL LAND SURVEYING CONSULTANTS
9145 E. KENYON AVE., SUITE 101
DENVER, COLORADO 80237
OFFICE: (303) 753-9799
FAX: (303) 753-4044

A 05/30/14 ZD REVIEW RM

**CHARLES
STECKLY**

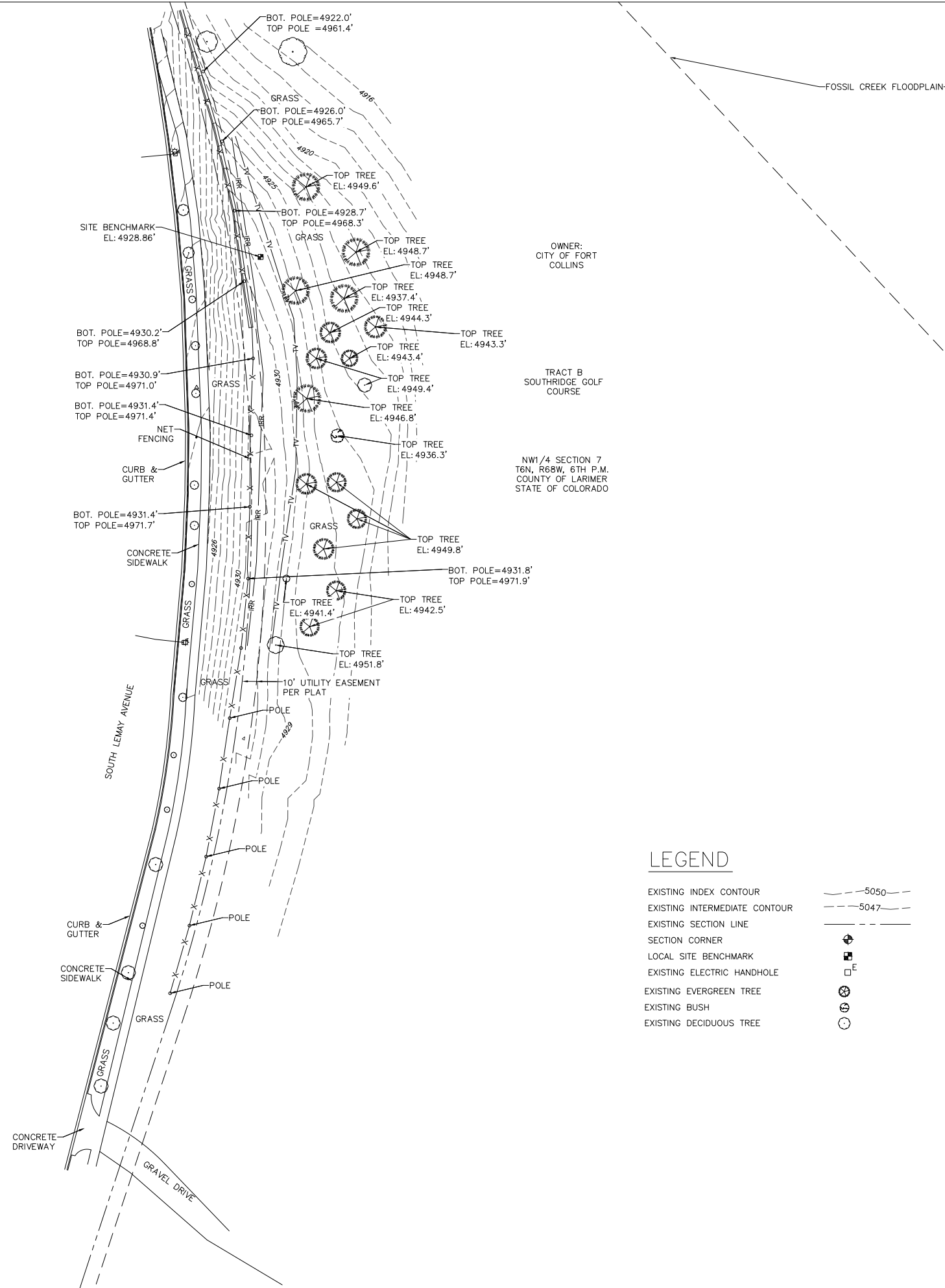
ARCHITECTURE

5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

SITE SURVEY

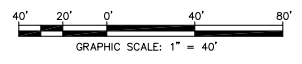
PSM JOB NO.
R12534

LS 2



LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING SECTION LINE
- SECTION CORNER
- LOCAL SITE BENCHMARK
- EXISTING ELECTRIC HANDHOLE
- EXISTING EVERGREEN TREE
- EXISTING BUSH
- EXISTING DECIDUOUS TREE



W. LINE NW1/4 SEC. 7

OWNER:
CITY OF FORT
COLLINS

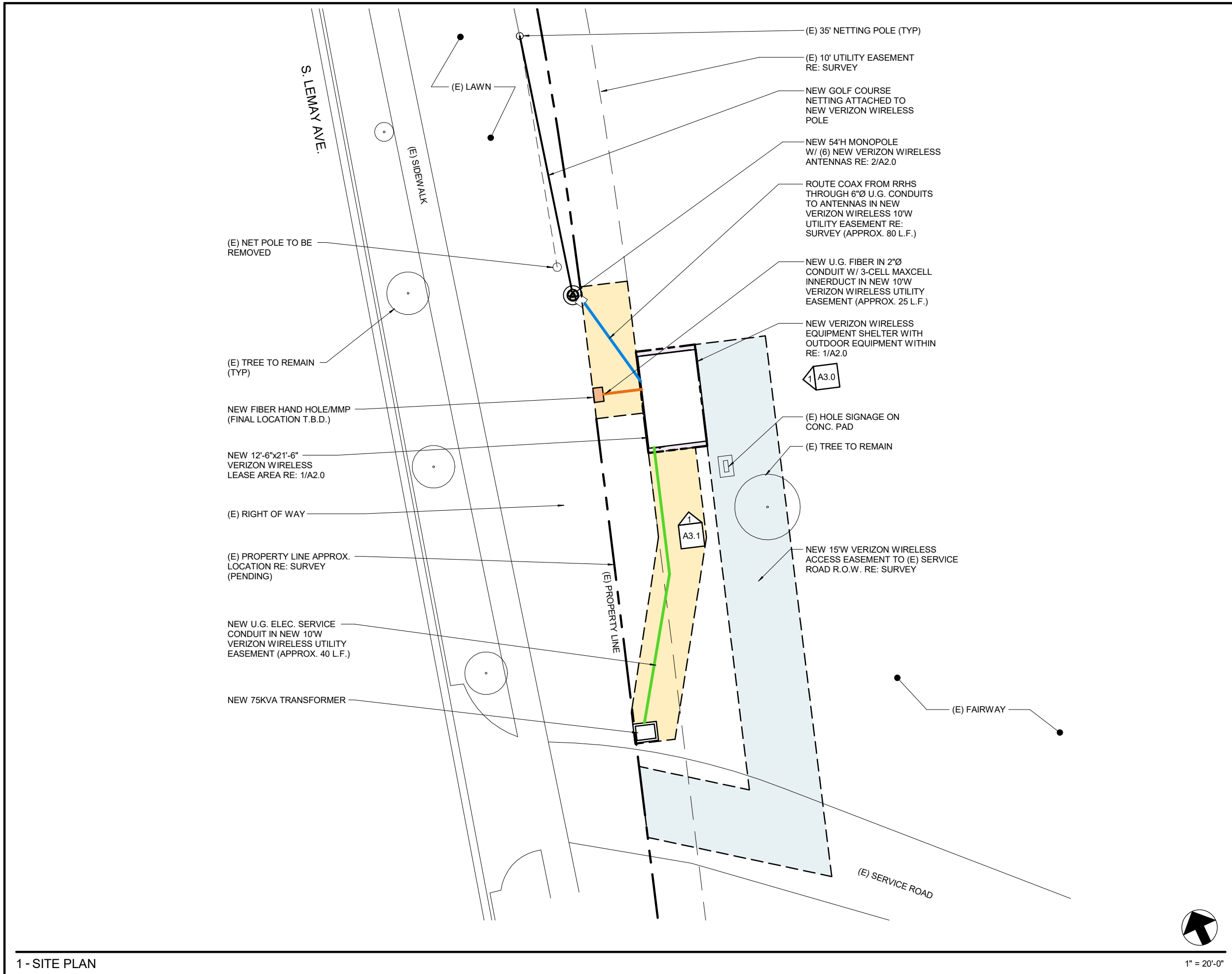
TRACT B
SOUTHRIDGE GOLF
COURSE

NW1/4 SECTION 7
T6N, R68W, 6TH P.M.
COUNTY OF LARIMER
STATE OF COLORADO

FOSSIL CREEK FLOODPLAIN

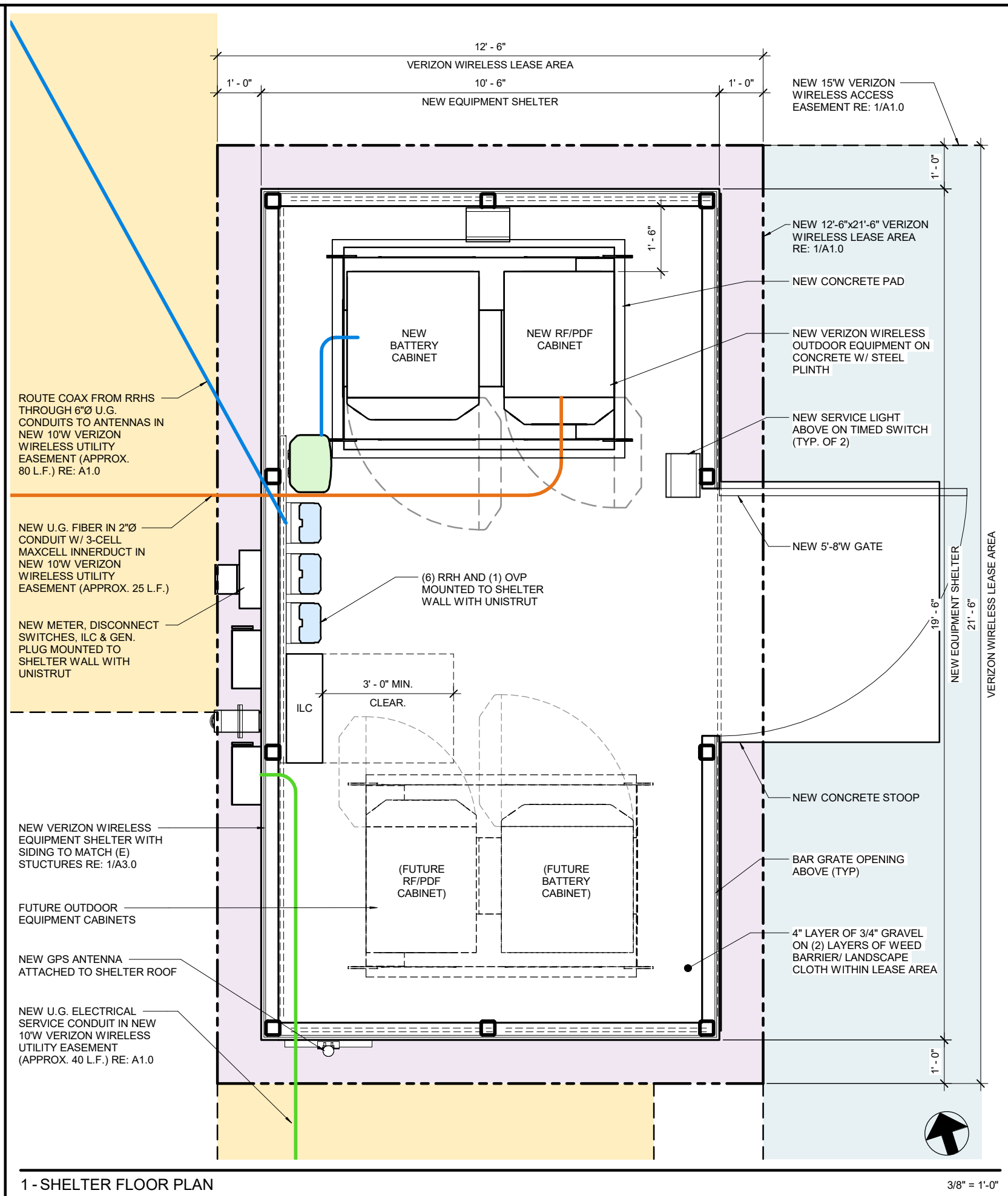
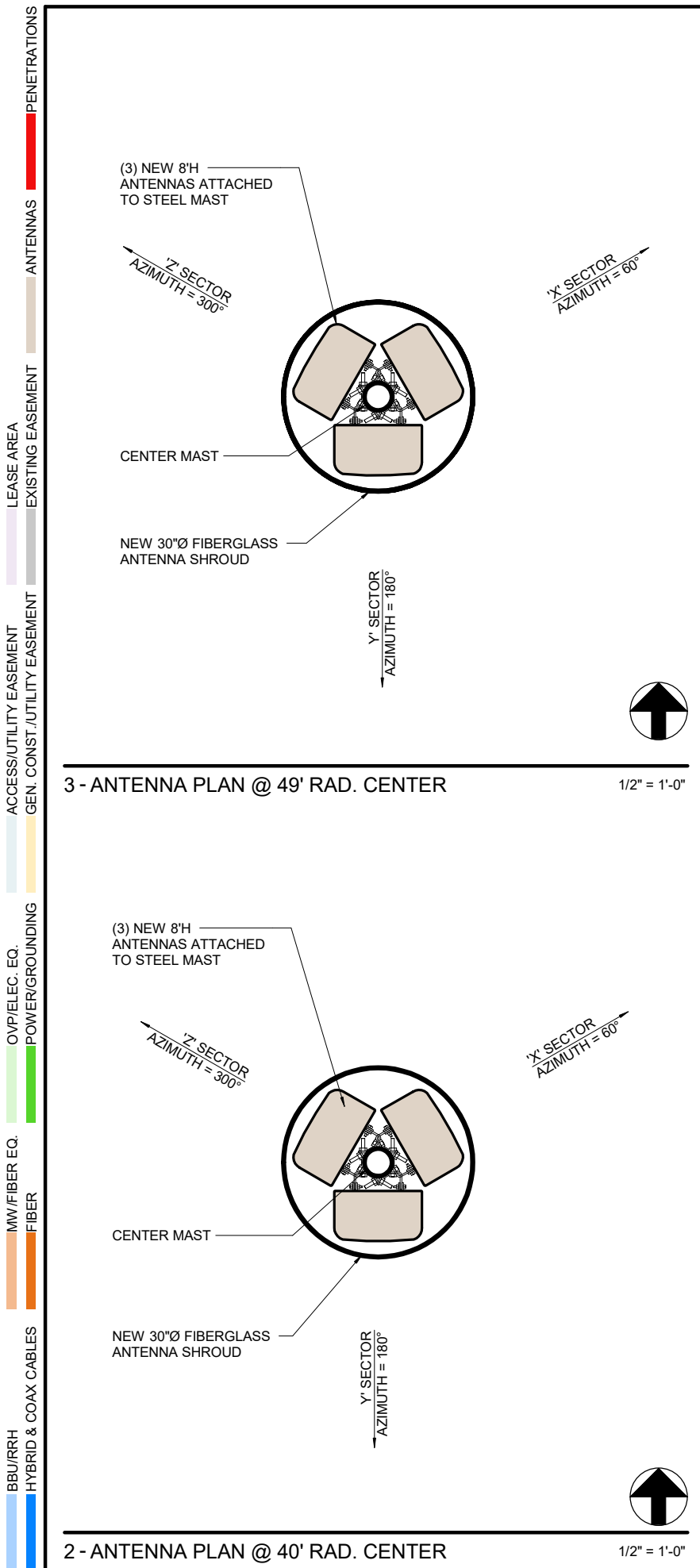
**NOT FOR
CONSTRUCTION**

- BBU/RRH HYBRID & COAX CABLES
- MW/FIBER EQ. FIBER
- OV/PELEC. EQ. POWER/GROUNDING
- ACCESS/UTILITY EASEMENT GEN. CONST./UTILITY EASEMENT
- LEASE AREA EXISTING EASEMENT
- ANTENNAS
- PENETRATIONS



1 - SITE PLAN

1" = 20'-0"



**NOT FOR
CONSTRUCTION**

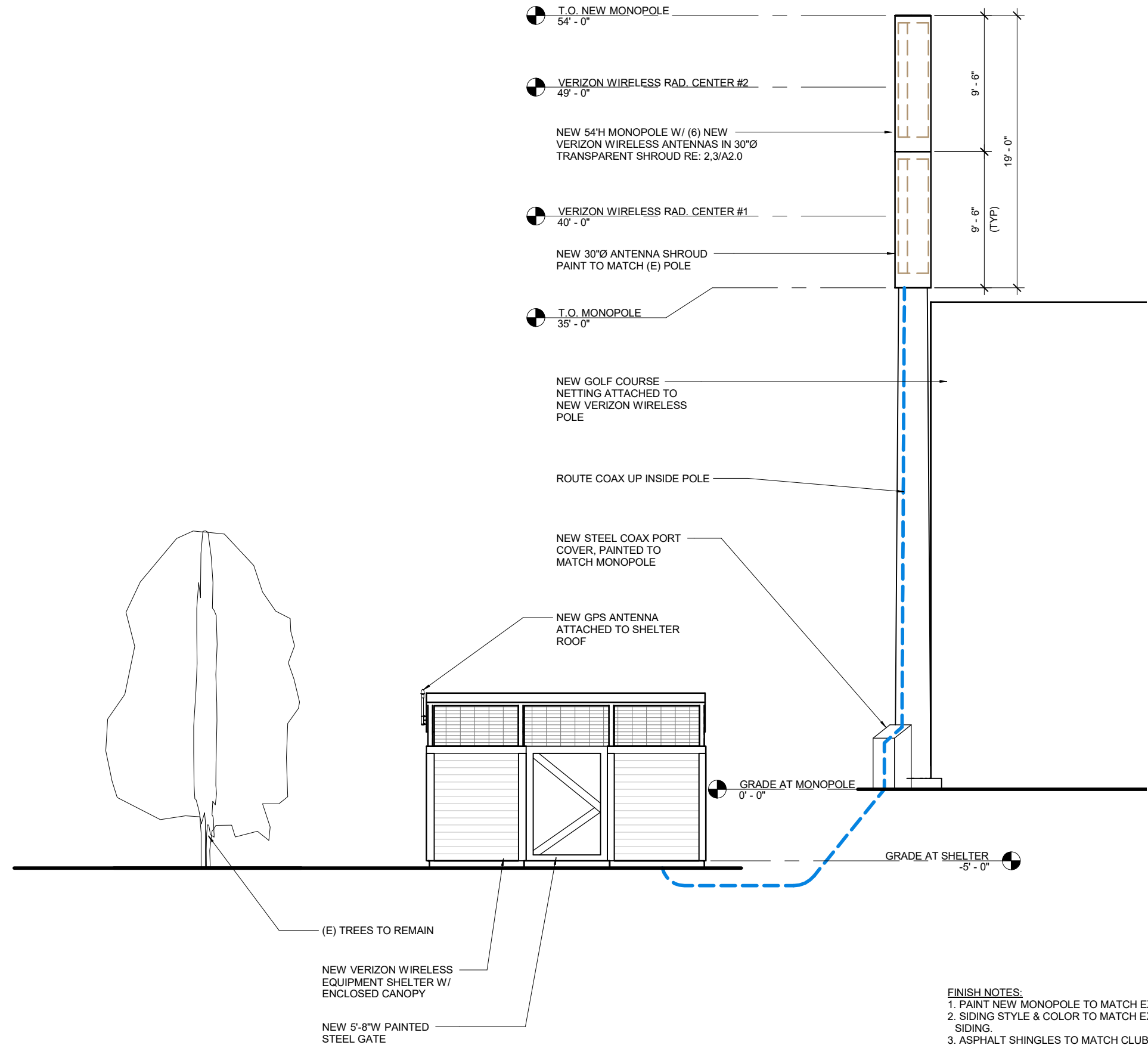
CHARLES STECKLY
ARCHITECTURE
5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

NOT FOR CONSTRUCTION

EAST ELEVATION

A3.0

- BBU/RRH HYBRID & COAX CABLES
- MW/FIBER EQ. FIBER
- OV/PELEC. EQ. POWER/GROUNDING
- ACCESS/UTILITY EASEMENT GEN. CONST./UTILITY EASEMENT
- LEASE AREA EXISTING EASEMENT
- ANTENNAS
- PENETRATIONS

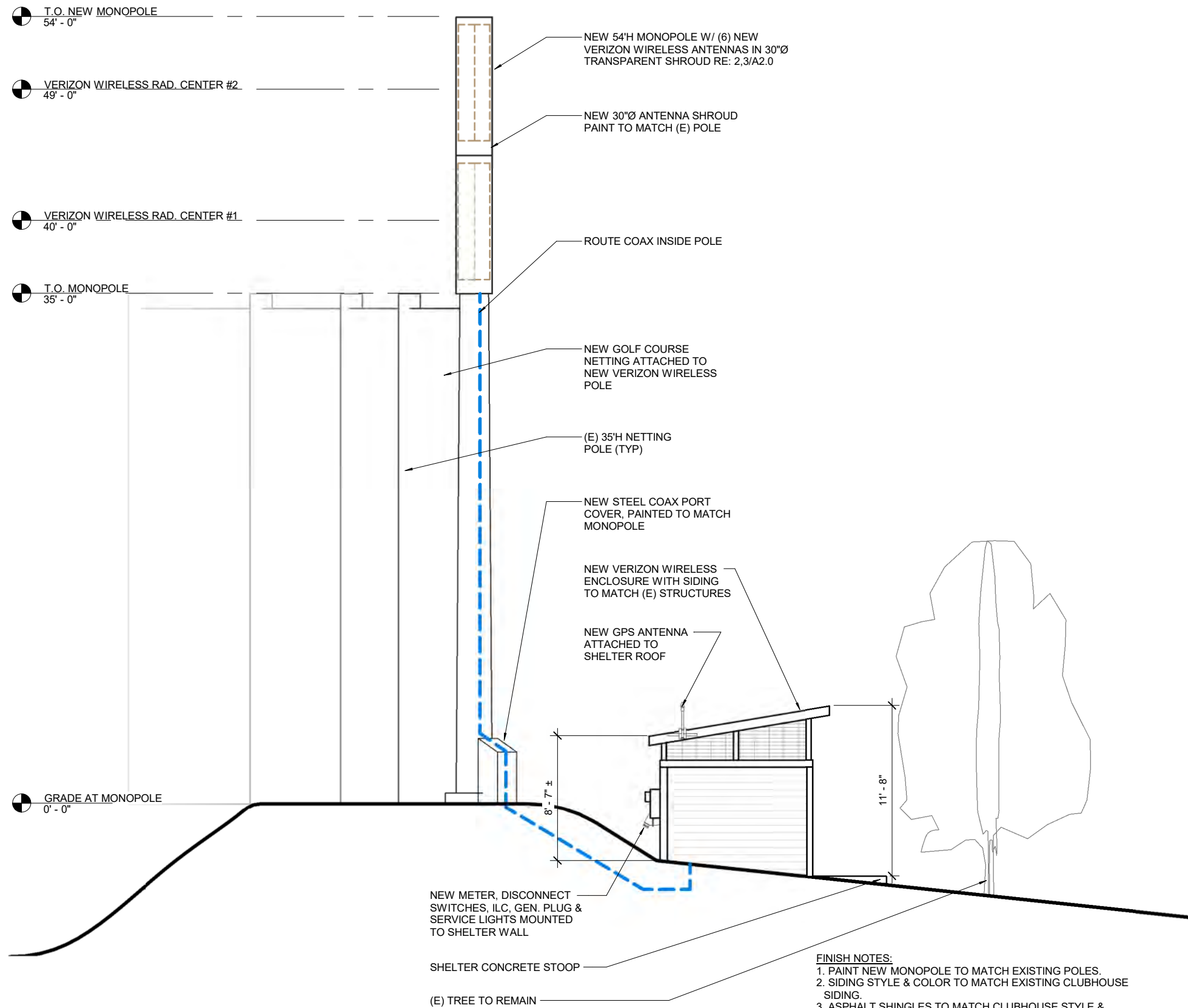


- FINISH NOTES:**
1. PAINT NEW MONOPOLE TO MATCH EXISTING POLES.
 2. SIDING STYLE & COLOR TO MATCH EXISTING CLUBHOUSE SIDING.
 3. ASPHALT SHINGLES TO MATCH CLUBHOUSE STYLE & COLOR.
 4. TOPOGRAPHY PENDING SURVEY DATA.

1 - EAST ELEVATION

1/8" = 1'-0"

PENETRATIONS
 ANTENNAS
 LEASE AREA
 EXISTING EASEMENT
 ACCESS/UTILITY EASEMENT
 GEN. CONST./UTILITY EASEMENT
 OVP/ELEC. EQ.
 POWER/GROUNDING
 MW/FIBER EQ.
 FIBER
 BB/URRH
 HYBRID & COAX CABLES



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