

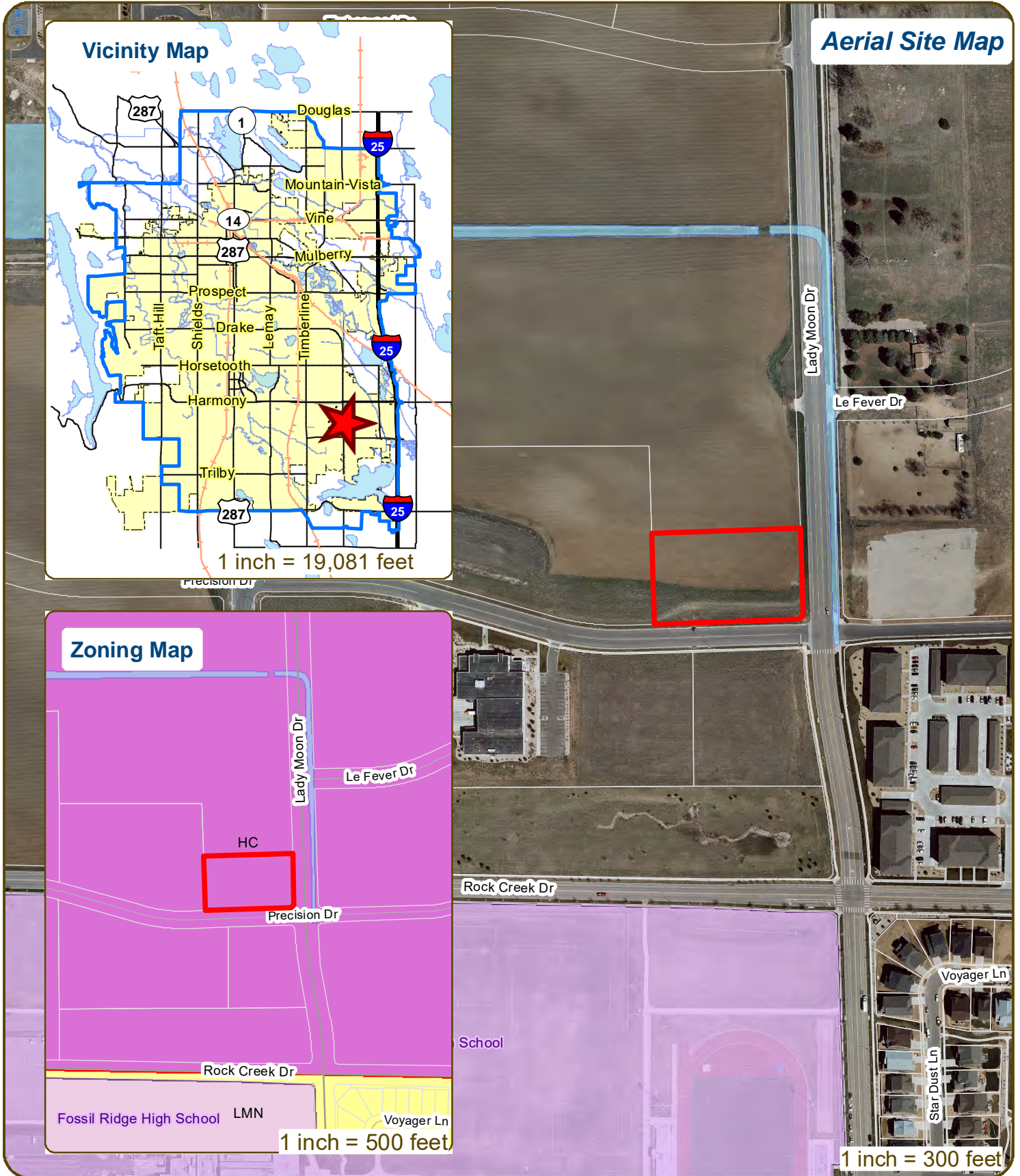
Conceptual Review Agenda

Schedule for 2/14/19
281 Conference Room A

Thursday, February 14, 2019

Time	Project Name	Applicant Info	Project Description		
9:30	FTC Lady Moon	Kristen Cowan 303-264-0524	This is a request to mount and screen 12 cellular antennas to building facades at 3528 Precision Dr (parcel #8604214001). This project will include a new outdoor equipment cabinet on the roof and new electrical and fiber service routed underground and through building. The property is within the Harmony Corridor (HC) zone district and is subject to Basic Development Review (BDR).	Planner	Kai Kleer
	CDR190013	cowank@bv.com		DRC	Todd Sullivan
				Engineer	Morgan Uhlman
10:15	Old Town North Mixed Use	Jason Kersley 970-430-5220	This is a request to subdivide Tract F into 17 lots for a mixture of two- and three-story single-family townhomes in Old Town North (parcel #9701379006). The proposed project includes 15 townhomes, two for-rent apartments, and approximately 1,500 square feet of commercial space. Site features include an outdoor patio for commercial space and a community dog park. A total of 50 off-street parking spaces will be provided. Access is taken from Osiander St to the south. The property is within the Community Commercial - North College (CCN) zone district and is subject to Administrative (Type 1) Review.	Planner	Clay Frickey
	CDR190014	jkersley@auworkshop.co		DRC	Tenae Beane
				Engineer	Spencer Smith

FTC Lady Moon Wireless Facility



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CONCEPTUAL REVIEW: APPLICATION

General Information

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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 or Owner, etc) _____

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

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

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ Existing Use _____

Total Building Square Footage _____ S.F. 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?



SITE NAME: **FTC LADY MOON**
 PROJECT: NEW BUILD - ZONING DRAWINGS - SCREENED
 SITE ADDRESS: 3528 PRECISION DR.
 FORT COLLINS, CO 80528

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

PROJECT INFORMATION
 SITE NAME
FTC LADY MOON
 3528 PRECISION DR.
 FORT COLLINS, CO 80528

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

EXISTING CONDITIONS



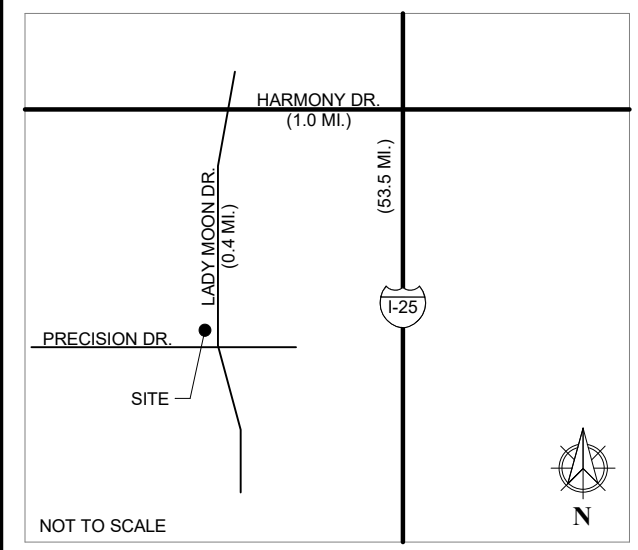
PROJECT DESCRIPTION

- (12) NEW VERIZON WIRELESS ANTENNAS MOUNTED TO WALL
- NEW VERIZON WIRELESS EQUIPMENT MOUNTED TO NEW H-FRAME
- NEW OUTDOOR EQUIPMENT CABINETS ON ROOF
- NEW ELECTRICAL AND FIBER SERVICE ROUTED UNDERGROUND & THRU BUILDING

PROJECT TEAM

OWNER 3528 PRECISION - FC LLC 30833 NORTHWESTERN HIGHWAY FARMINGTON HILLS, MI 48334	CLIENT VERIZON WIRELESS CONSTRUCTION ENGINEER KENT McDERMOTT 3131 S. VAUGHN WAY SUITE 550 AURORA CO, 80014 CELL: 406.941.2110	SITE ACQUISITIONIST BLACK & VEATCH 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	STRUCTURAL OTEGUI STRUCTURAL SERVICES,LLC MICHAEL OTEGUI 8842 WEST POWERS PLACE LITTLETON, CO 80123 PHONE: 720.981.5333	ARCHITECT CSAI CHARLES STECKLY.AIA 5935 S. ZANG STREET SUITE 280 LITTLETON, CO 80127 CELL: 303.210.8972 OFFICE: 303.932.9974	SURVEYOR RLF CONSULTING, LLC 1214 N. STADEM DR TEMPE,AZ 85281 PHONE: 480.445.9189
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VICINITY MAP



DIRECTIONS

- FROM DENVER
- I-25 N (53.5 MI.)
 - EXIT 265 FOR HARMONY RD. (0.2 MI.)
 - LEFT ONTO E HARMONY RD. (1.0 MI.)
 - LEFT ONTO LADY MOON DR. (0.4 MI.)
 - RIGHT ONTO PRECISION DR.
 - SITE WILL BE ON THE RIGHT

PROJECT DATA

JURISDICTION	CITY OF FORT COLLINS
APN	8604214001
ZONING DESIGNATION	H-C
EXISTING BUILDING	
OCCUPANCY GROUP	B
CONSTRUCTION TYPE	II-B
FULLY SPRINKLERED	YES
NO. STORIES	2
NEW CONSTRUCTION	
OCCUPANCY GROUP	U
CONSTRCTO TYPE	I-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	ANTENNA PLANS
A3.0	ELEVATIONS

CONSULTANT

A	05/10/18	CONCEPT	MKC
B	09/06/18	ZD REVIEW	SGP

1st REVIEW SGP 2nd REVIEW SOB

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

NOT FOR CONSTRUCTION

TITLE SHEET

T1.0

FIELD BY:	JWS
DRAWN BY:	CRS
CHECKED BY:	ABM

REVISIONS		
NO.	DATE	DESCRIPTION
1	06/04/18	PRELIMINARY



LAND SURVEY • MAPPING SOLUTIONS
124 N. STADEM DR • TEMPE AZ 85281
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PROJECT No.
15010155

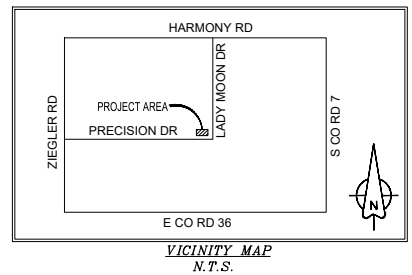
SITE NAME:
FTC LADY MOON

SITE ADDRESS:
3707 PRECISION DRIVE
FORT COLLINS, CO 80538

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NO.
LS-1

REVISION:



LESSOR'S LEGAL DESCRIPTION
LOT 1, HARMONY TECHNOLOGY PARK FOURTH FILING, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, BOOK 140, PAGE 2706.

FLOOD ZONE DESIGNATION
THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 08069C0994F DATED 12/19/2006.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

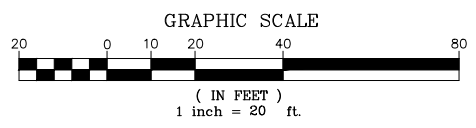
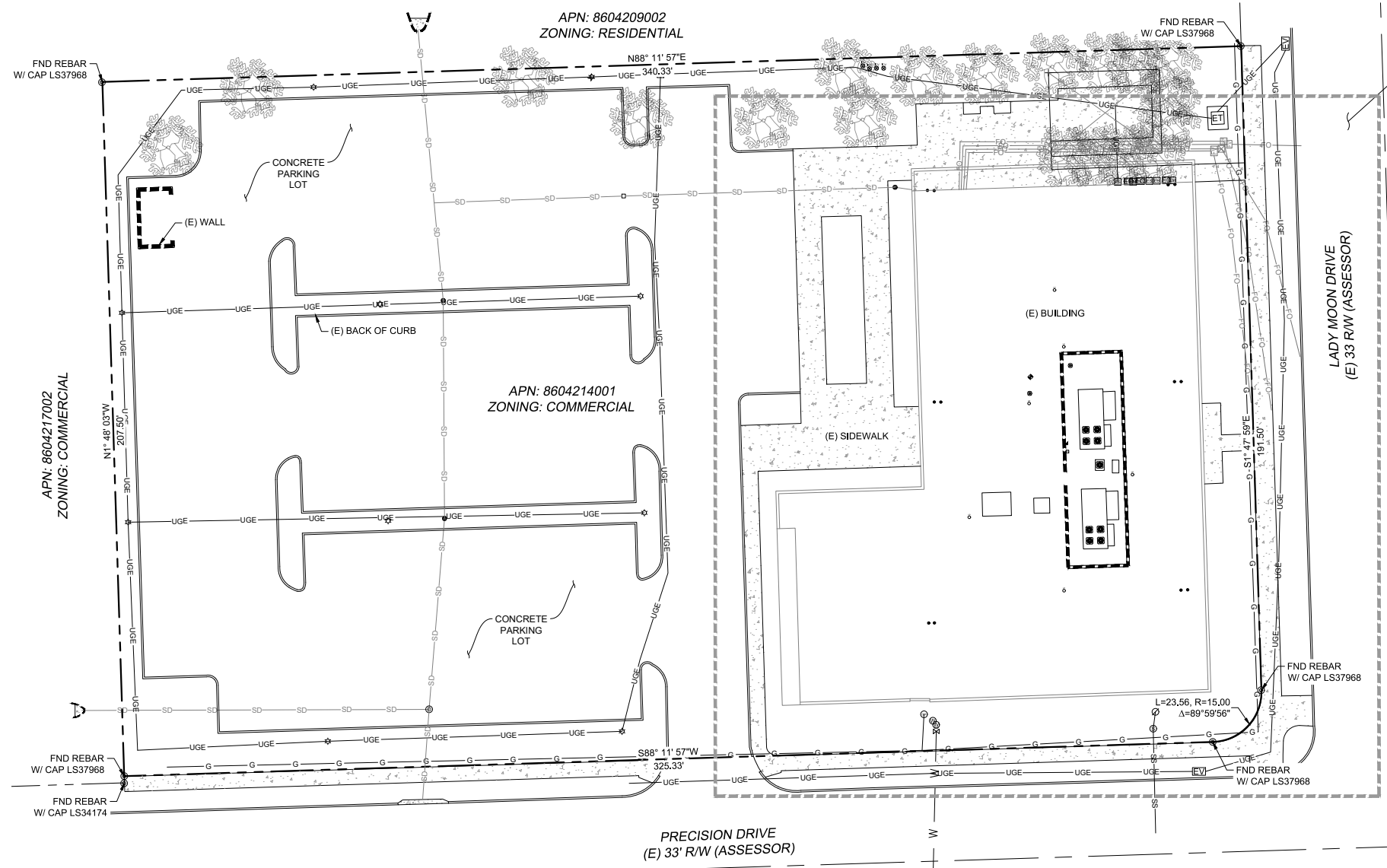
PROJECT META DATA

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 12B SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
- BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM COLORADO STATE PLANE COORDINATE ZONE NORTH, DETERMINED BY GPS OBSERVATIONS.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 05/30/2018.

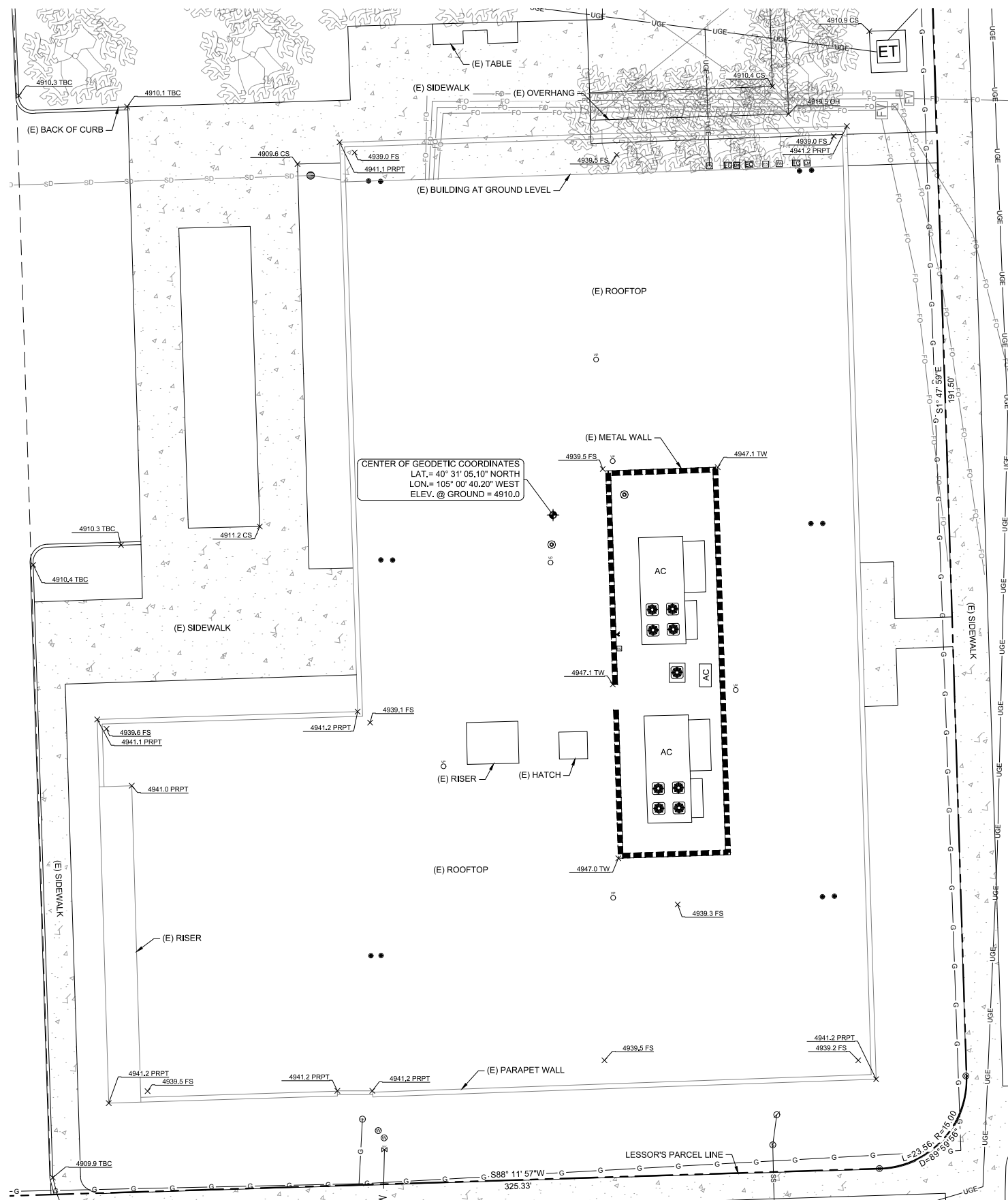
SURVEYOR NOTES

- A TITLE REPORT WAS NOT PROVIDED AT THE TIME OF THE SURVEY.
- SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

- LEGEND**
- FOUND AS NOTED
 - AIR CONDITIONING UNIT
 - ELECTRIC METER
 - ELECTRIC EQUIPMENT
 - ELECTRIC SWITCH
 - ELECTRICAL TRANSFORMER
 - ELECTRIC CABINET
 - ELECTRIC VAULT
 - FIBER VAULT
 - FIBER PEDESTAL
 - FIBER RISER
 - ☆ LIGHT POST
 - VENT RISER
 - VENT PIPE
 - ROOF DRAIN
 - GAS METER
 - Y WATER SPRINKLER
 - W WATER VALVE
 - WATER MANHOLE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - IRRIGATION CONTROL VALVE
 - STORM MANHOLE
 - STORM DRAIN LID
 - DECIDUOUS TREE
 - SIGN
 - - - BREAKLINE
 - SPOT ELEVATION
 - SCHEDULE B HEX
 - POSITION OF GEODETIC COORDINATES
 - - - PROPERTY LINE
 - - - PROPERTY LINE (OTHER)
 - - - MONUMENT LINE
 - - - EASEMENT LINE
 - - - U/G ELECTRIC LINE
 - - - U/G FIBER OPTIC LINE
 - - - U/G GAS LINE
 - - - SANITARY SEWER LINE
 - - - SD STORM SEWER LINE
 - - - W WATER LINE
 - APN ASSESSOR'S PARCEL NUMBER
 - BLDG BUILDING
 - CS CONCRETE SURFACE
 - D/W DRIVEWAY
 - FS FINISH SURFACE
 - NG NATURAL GRADE
 - PRPT TOP OF PARAPET
 - SW SIDEWALK
 - R/W RIGHT OF WAY
 - TBC TOP OF CURB
 - TW TOP OF WALL

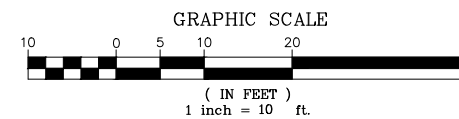


SURVEY DETAIL SHEET LS-2



LEGEND

- FOUND AS NOTED
- AIR CONDITIONING UNIT
- ELECTRIC METER
- ELECTRIC EQUIPMENT
- ELECTRIC SWITCH
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- ⊕ SIGN
- ⊕ BREAKLINE
- ⊕ SPOT ELEVATION
- ⊕ SCHEDULE B HEX
- ⊕ POSITION OF GEODETIC COORDINATES
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- U/G ELECTRIC LINE
- U/G FIBER OPTIC LINE
- U/G GAS LINE
- SS — SS — SANITARY SEWER LINE
- SD — SD — STORM SEWER LINE
- W — W — WATER LINE
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3131 S. VAUGHN WAY, SUITE 550
AURORA, CO 80014



FIELD BY:	JWS
DRAWN BY:	CRS
CHECKED BY:	ABM

REVISIONS		
NO.	DATE	DESCRIPTION
1	06/04/18	PRELIMINARY



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PROJECT No.
15010155

SITE NAME:
FTC LADY MOON

SITE ADDRESS:
3707 PRECISION DRIVE
FORT COLLINS, CO 80538

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NO.
LS-2

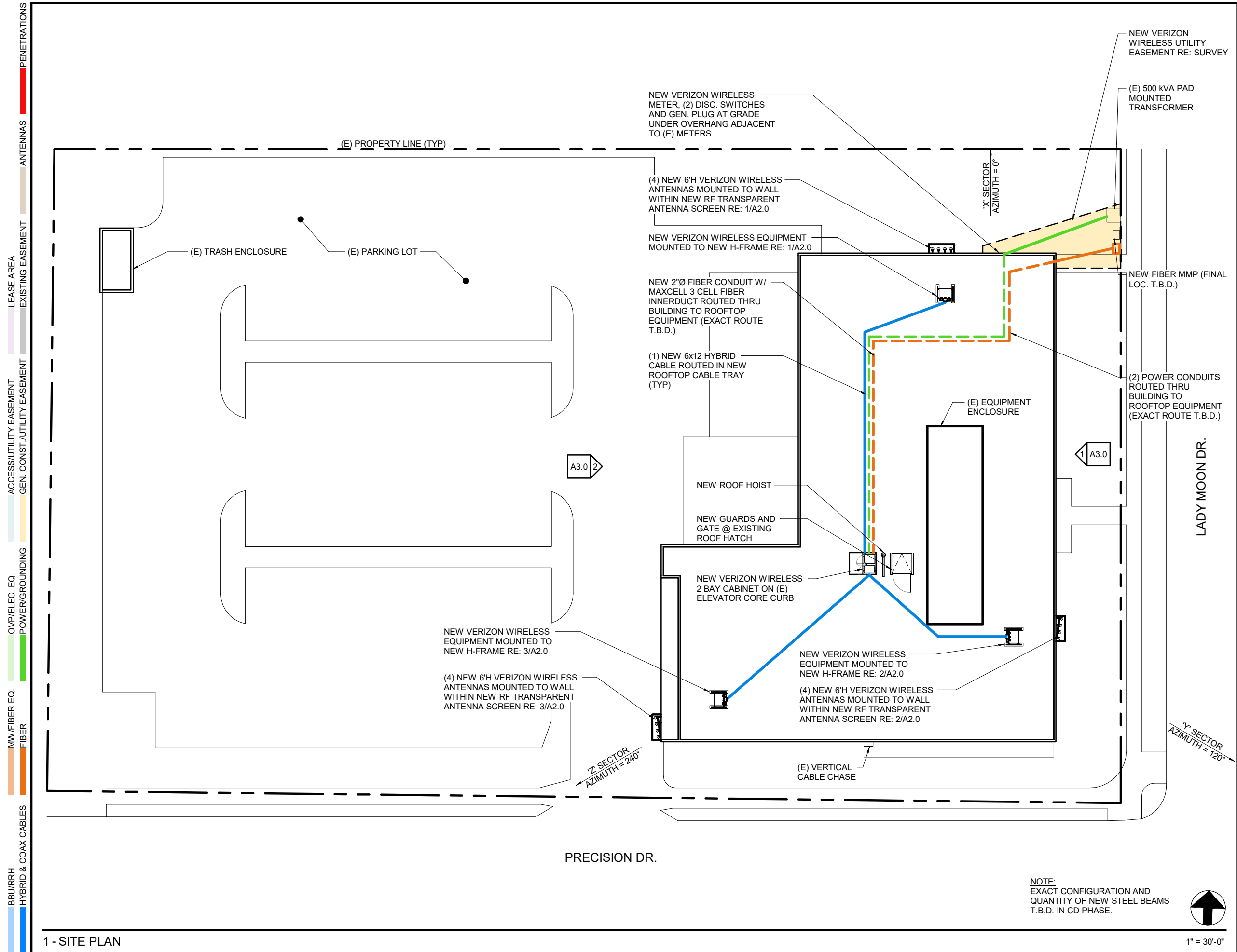
REVISION:

A	05/10/18	CONCEPT	MKC
B	09/06/18	ZD REVIEW	SGP

1st REVIEW SGP 2nd REVIEW SOB

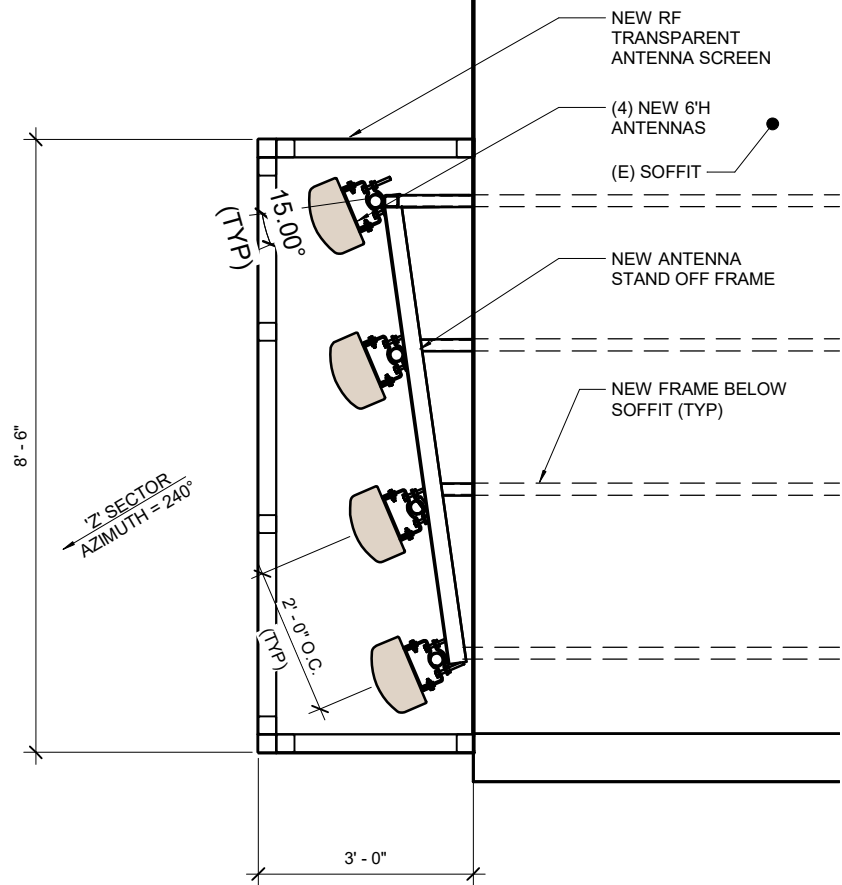
CHARLES STECKLY
ARCHITECTURE
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LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

NOT FOR CONSTRUCTION



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

4 - NOT USED

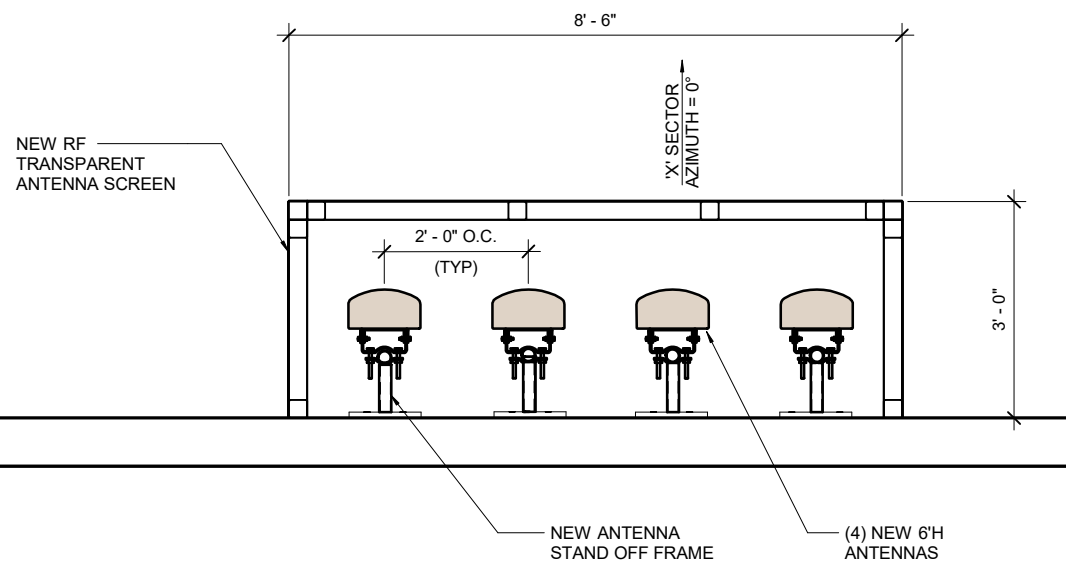


3 - 'Z' SECTOR ANTENNA PLAN

3/8" = 1'-0"



2 - 'Y' SECTOR ANTENNA PLAN

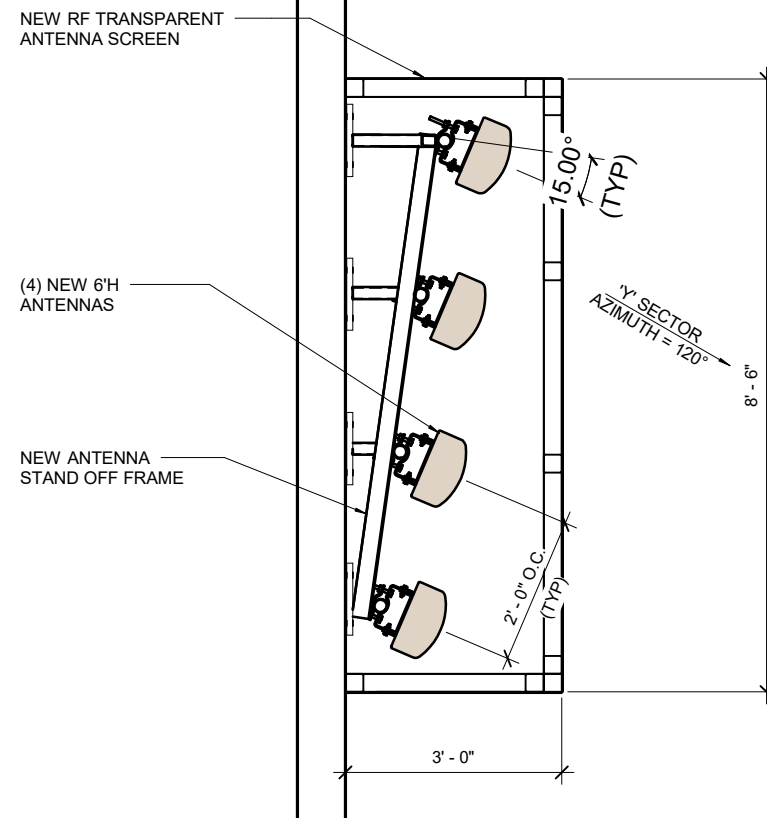


1 - 'X' SECTOR ANTENNA PLAN

3/8" = 1'-0"



NOTE:
NEW ANTENNA SCREEN COLOR & TEXTURE TO
MATCH EXISTING ADJACENT SURFACE.



3/8" = 1'-0"



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

PROJECT INFORMATION

SITE NAME

FTC LADY MOON

3528 PRECISION DR.
FORT COLLINS, CO 80528

CONSULTANT

A	05/10/18	CONCEPT	MKC
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1st REVIEW SGP 2nd REVIEW SOB

**CHARLES
STECKLY**

ARCHITECTURE

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

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ANTENNA PLANS

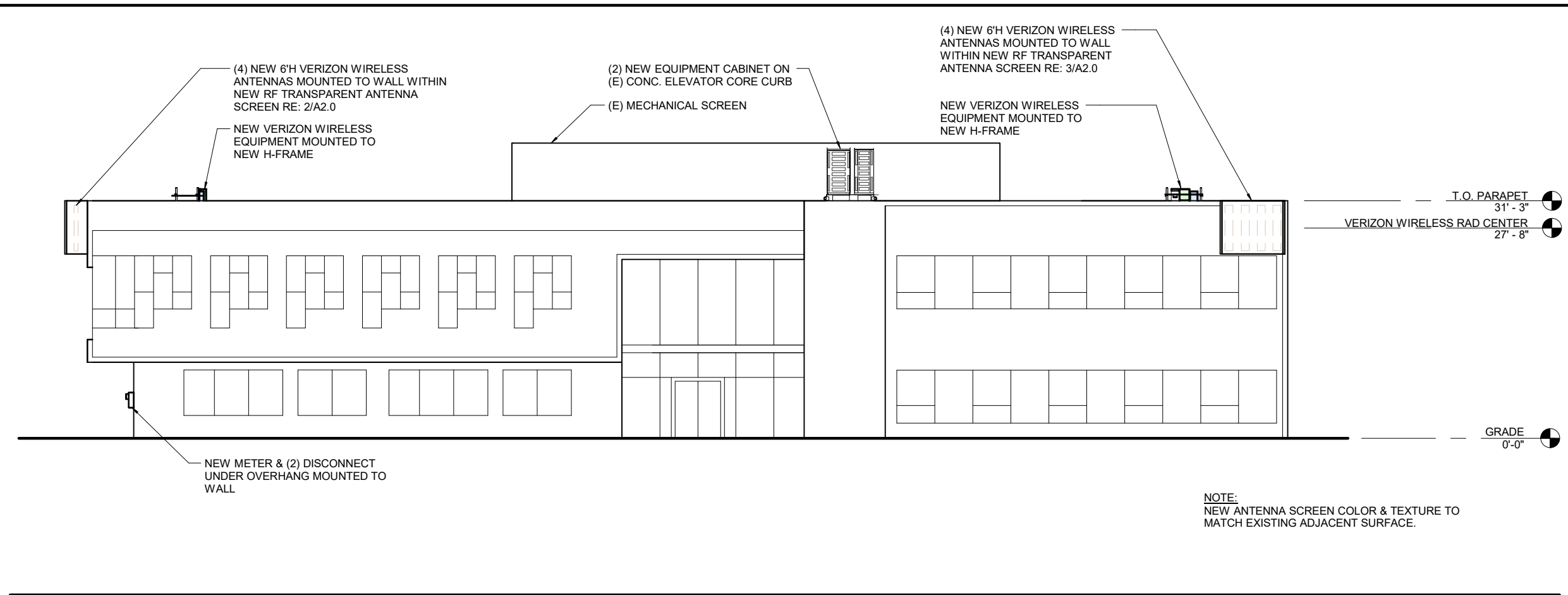
A2.0

A	05/10/18	CONCEPT	MKC
B	09/06/18	ZD REVIEW	SGP

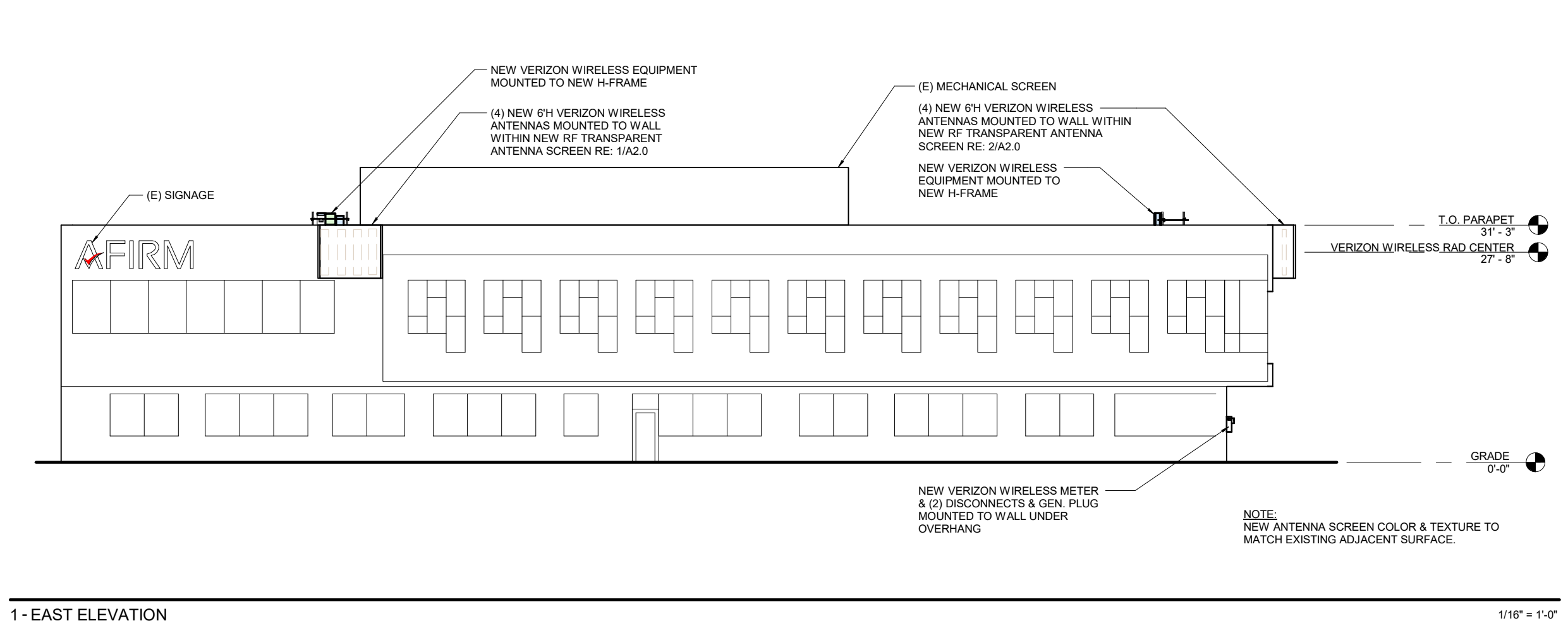
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LEASE AREA
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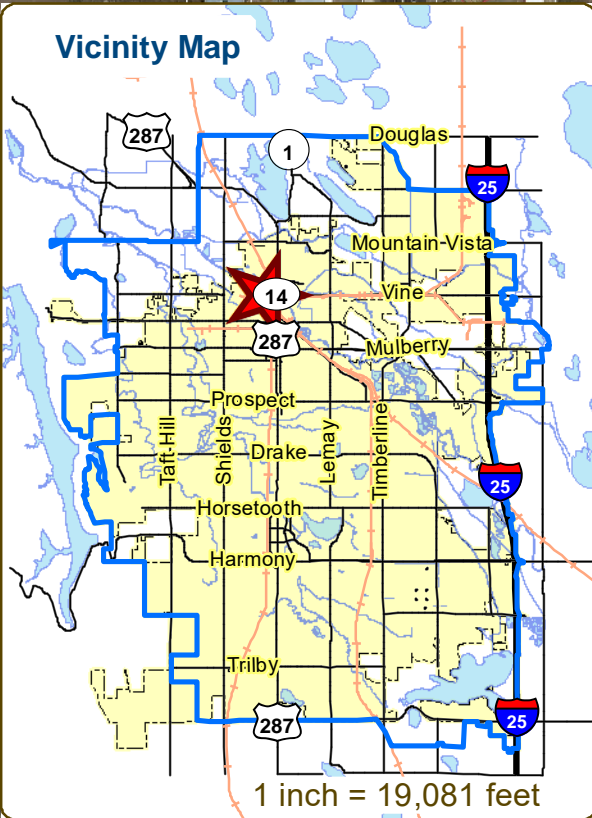
2 - WEST ELEVATION 1/16" = 1'-0"



1 - EAST ELEVATION 1/16" = 1'-0"

Old Town North Mixed Use

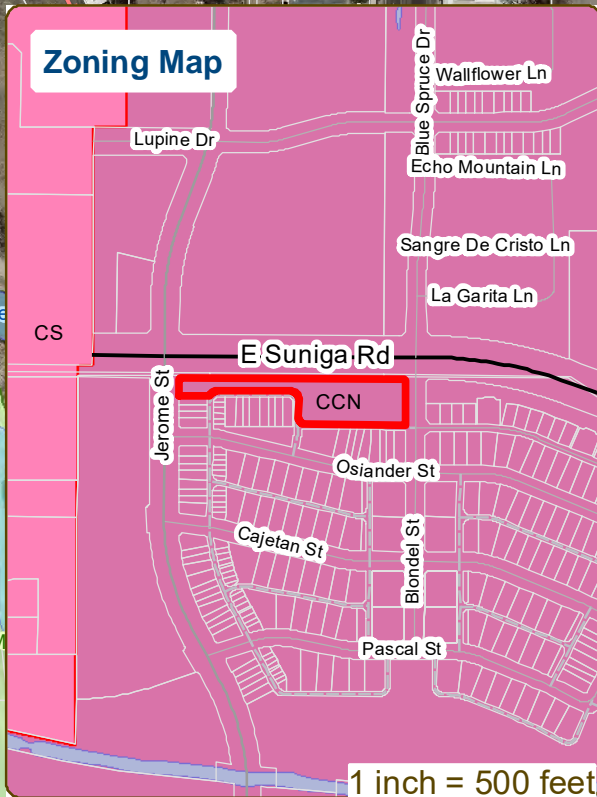
Vicinity Map



Aerial Site Map



Zoning Map



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APPLICATION

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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 or Owner, etc) _____

Jason Kersley, Consultant

Business Name (if applicable) au]workshop

Your Mailing Address 405 Linden Street

Phone Number 970.430.5220 **Email Address** jkersley@auworkshop.co

Site Address or Description (parcel # if no address) Tract F, Old Town North, Fort Collins

Description of Proposal (attach additional sheets if necessary) Subdividing into 17 lots for a mixture of two and three story single family townhomes. The project includes 15 townhomes, 2 for rent apartments, and approximately 1,500 square feet of commercial space. Site features include outdoor patio for the commercial space and a community dog park.

Proposed Use Single family & small mixed use building **Existing Use** None

Total Building Square Footage 35,000 S.F. **Number of Stories** 3 **Lot Dimensions** Varies

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 at what risk is it? _____

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

Increase in Impervious Area 47,000 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?

TRACT F

OLD TOWN NORTH
FORT COLLINS, CO

CONCEPTUAL DEVELOPMENT REVIEW
JANUARY 29, 2019





VICINITY MAP



PRECEDENT IMAGERY



PRECEDENT IMAGERY



PRECEDENT IMAGERY



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CAPACITY STUDY

OLD TOWN NORTH TRACT F

Date:

Dec. 18, 2018

Address:	Tract F Old Town North, Fort Collins	
Zoning	Community Commercial (CC)	
Allowable Height	5 stories	
Proposed height	2 and 3 stories	
Estimated Site Area	53,722 SF	
Building Footprint	TBD SF	
devel. open space/paved areas	TBD SF	does not include improvements in city ROW
Dwelling units provided	17	15 THs and 2 apartments
Dwelling units per acre	14	
Commercial Space prov.	1,500	plus approxiamtely 500 sf outdoor patio.
Assumed Minimum Setbacks:	15 feet	On Suniga Road
	9 feet	On Jerome, Osiander and Blondel Streets
Parking yield		
Garaged spaces	23	
Exter'r uncovered resid. spaces:	9	
Exter'r uncovered guest spaces:	12	includes off street parking around dog/mini park
Commercial space parking	6	provided at 3 spaces/1000 sf including exterior patio
Total off street parking provided:	50	
On street	5	guest/comm. parking provided adj. Jerome Street ROW

Lot Mix

	approx. LOT SF	use	descript.	Areas					total int. garage terr./balcs.		
				garden level	1	2	3	area	area	above grade	
Lot 1	2,005	SF	TH	2 BR		365	645	645	1,655	400	170
Lot 2	2,408		TH	3BR		540	690	690	1,920	450	320
Lot 3	1,467		TH	3BR		540	690	690	1,920	450	320
Lot 4 A	10,712		TH	3BR		540	690	690	1,920	450	320
Lot 4 B	pt. of above		COMM			1,500			1,500		
Lot 4 C	pt. of above		APT A	1BR+D			750		750		60
Lot 4 D	pt. of above		APT B	1BR+D			750		750		60
Lot 5	714		parking						-		
Lot 6	3,221		parking						-		
Lot 7	3,748		TH	3BR	365	650	625		1,640	400	50
Lot 8	2,368		TH	3BR	365	650	625		1,640	240	50
Lot 9	2,372		TH	3BR	365	650	625		1,640	240	50
Lot 10	2,376		TH	3BR	365	650	625		1,640	240	50
Lot 11	3,573		TH	3BR	365	650	625		1,640	400	50
Lot 12	3,583		TH	3BR	365	675	625		1,665	400	50
Lot 13	2,394		TH	3BR	365	675	625		1,665	240	50
Lot 14	2,399		TH	3BR	365	675	625		1,665	240	50
Lot 15	2,403		TH	3BR	365	675	625		1,665	240	50
Lot 16	2,407		TH	3BR	365	675	625		1,665	240	50
Lot 17	5,572		TH	3BR	365	675	625		1,665	400	50
	53,722	SF	APPROX TOTAL TRACT F						28,605	5,030	1,800

num. above very rough



PROPOSED SITE PLAN



3D VIEW FROM SOUTHEAST



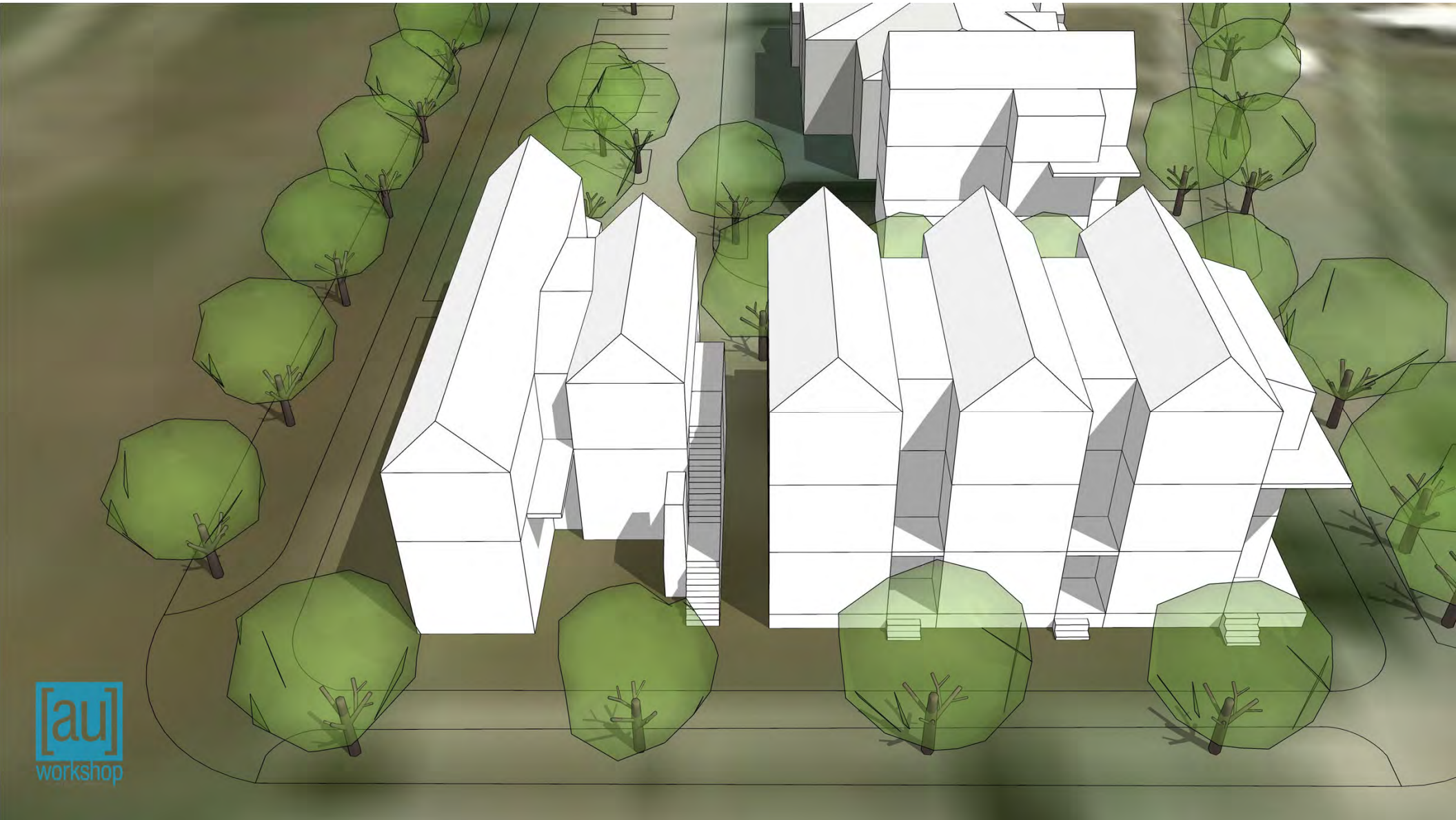
3D VIEW FROM NORTHEAST



3D VIEW FROM NORTHWEST



3D VIEW FROM SOUTHWEST



3D VIEW OF COURTYARD (LEFT-HAND SIDE) AND MEWS (RIGHT-HAND SIDE)



FEEL OF MEWS SPACE



FEEL OF COURTYARD SPACE



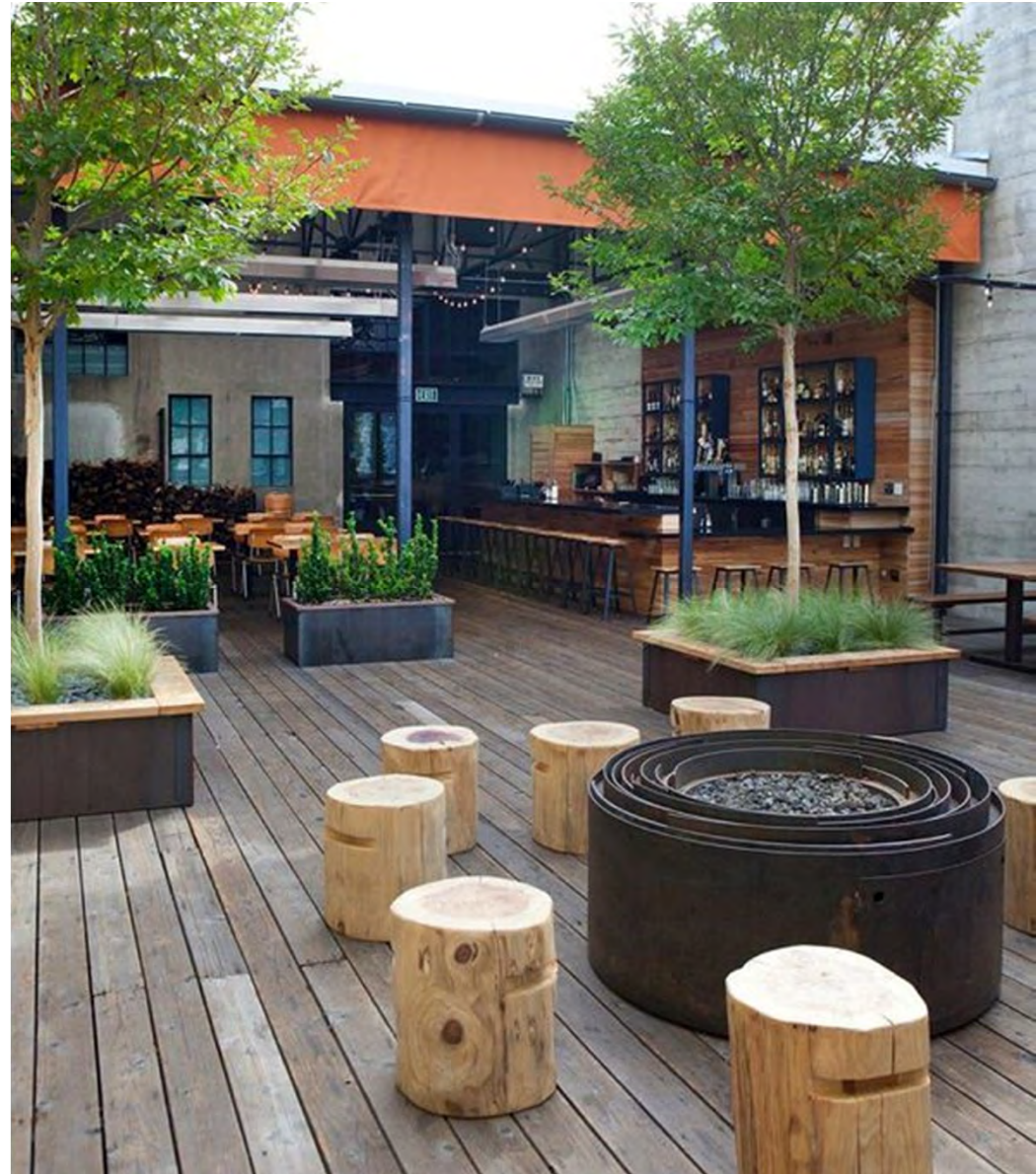
FEEL OF COURTYARD SPACE



FEEL OF COURTYARD SPACE



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