

# Conceptual Review Agenda

Schedule for 11/06/17 to 11/06/17

281 Conference Room A

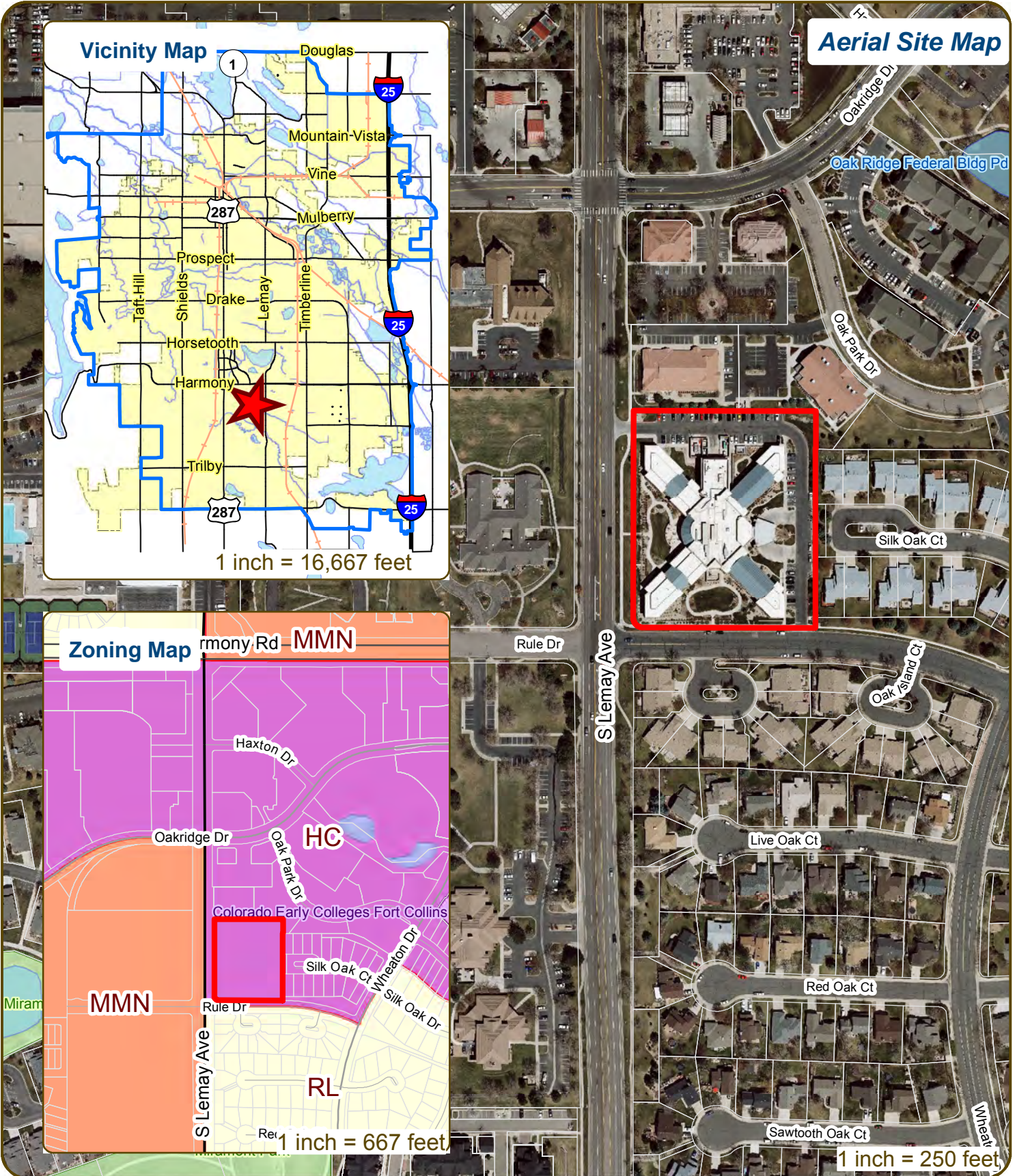
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## Monday, November 6, 2017

Time	Project Name	Applicant Info	Project Description	Planner
9:30	4824 S Lemay Ave CDR170068	Greg DiBona (847) 257-2489 <a href="mailto:gdibona@centerlinesolutions.com">gdibona@centerlinesolutions.com</a>	This is a request to install cellular equipment on the roof of the Lemay Avenue Health & Rehab Facility at 4824 S Lemay Ave (parcel# 8606276001). The proposed equipment would be mounted on the roof at the north end of the building and would project 9 feet above the existing parapet. The equipment would be screened by a 10 foot wall. The proposed project is within the Harmony Corridor (HC) zone district and is subject to Administrative (Type 1) review.	Kai Kleer

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# 4824 S Lemay Ave Cellular Equipment



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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.

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

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 COLLINDALE**  
**SITE ADDRESS: 4824 S. LEMAY AVENUE**  
**FORT COLLINS, CO 80525**  
**LARIMER COUNTY**

**PROJECT DATA**

JURISDICTION: - LARIMER COUNTY  
 PARCEL NUMBER: - 86062-76-001  
 ZONING DESIGNATION: - H-C  
 OCCUPANCY GROUP: - U (ROOFTOP)  
 CONSTRUCTION TYPE: - V-B (ROOFTOP)  
 FULLY SPRINKLERED: - NO (ROOFTOP)  
 NO. OF STORIES: - 3 (ROOFTOP)

**LEGAL DESCRIPTION:**

LOT 1, COLUMBINE EAST LONG TERM CARE, COUNTY OF LARIMER, STATE OF COLORADO.

**GOVERNING CODES IF APPLICABLE:**

2015 IBC, 2015 IFGC, 2015 IMC, 2015 IECC, 2015 IPC, 1997 UAB.

**A.D.A. COMPLIANCE:**

NOT REQUIRED PER IBC 1103.2.9

**ISSUED FOR: ZONING**

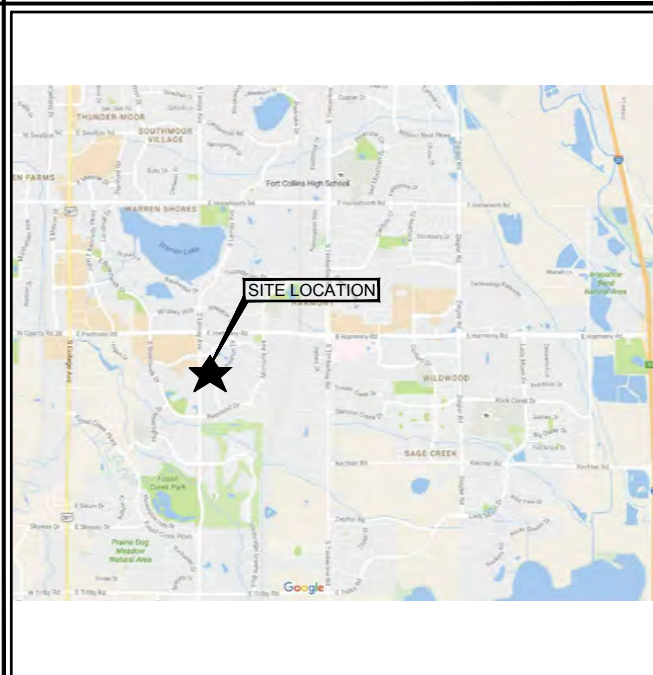
**DRAWING INDEX**

T1	TITLE SHEET
LS1	LAND SURVEY
LS2	LAND SURVEY
Z1	OVERALL SITE PLAN
Z2	ENLARGED SITE PLAN, EQUIPMENT PLAN & ANTENNA DETAIL
Z3	SITE ELEVATIONS
UC1	UTILITY COORDINATION PLAN

**PROJECT DESCRIPTION**

NEW UNOCCUPIED TELECOMMUNICATIONS SITE CONSISTING OF NEW ANTENNAS ON AN EXISTING BUILDING ROOFTOP, WITH NEW VERIZON ANTENNAS BEHIND SCREEN WALLS. WITH A NEW EQUIPMENT PLATFORM BEHIND THE NORTHERN MOST SCREEN WALL.

**VICINITY MAP**



**DRIVING DIRECTIONS TO SITE**

FROM THE VERIZON OFFICE LOCATED AT 3131 S. VAUGHN WAY, AURORA, COLORADO:

DRIVE SOUTH ON S. VAUGHN WAY, TURN LEFT ONTO CO-83 N RAMP TO I-225, MERGE ONTO S. PARKER RD, TAKE I-225 N FOR APPROX. 7.5 MILES, TAKE EXIT 12A ON LEFT FOR I-70 W TOWARDS DENVER, MERGE ONTO I-70, USE THE RIGHT LANE TO TAKE EXIT 274 FOR INTERSTATE 25 TOWARD FORT COLLINS/COLO SPRINGS, KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR I-25 N/ THORNTON/ FT COLLINS. TAKE EXIT 262 FOR CO-392 TOWARD WINDSOR, USE THE LEFT LANES TO TURN LEFT ONTO CO-392/ EAST COUNTY ROAD 32, TURN RIGHT ONTO SOUTH LEMAY AVENUE. SITE IS ON THE RIGHT.

**UTILITIES**

POWER COMPANY:

**IN-HOUSE**

CONTACT: TBD  
 WK: / CELL:

TELCO COMPANY:

**TBD**

CONTACT: TBD  
 WK: / CELL:



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



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

**PROJECT INFORMATION:**

SITE NAME:

**FTC COLLINDALE**  
**4824 S. LEMAY AVENUE**  
**FORT COLLINS, CO 80525**  
 LARIMER COUNTY

REV: DATE: DESCRIPTION: BY:

1	12/16/16	90% ZONING	DL
2	02/13/17	90% ZONING REV A	DL
3	04/19/17	90% ZONING REV B	BB
4	07/14/17	90% ZONING REV C	BB

PLANS PREPARED BY:



16035 TABLE MOUNTAIN PARKWAY  
 GOLDEN, CO 80403  
 303-993-3293  
 WWW.CENTERLINESOLUTIONS.COM

LICENSURE NO:

**PRELIMINARY -  
 NOT FOR  
 CONSTRUCTION**

DRAWN BY: CHK BY: APV BY:

DL	BB	KS
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SHEET TITLE:

**TITLE SHEET**

SHEET NUMBER:

**T1**

**GENERAL CONTRACTOR NOTE**

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

DRAWING SCALES SHOWN ARE ACCURATE WHEN PLOTTED ON 11"X17" SHEET. FOR 24"X36" SHEETS USE APPROPRIATE SCALE FACTOR 2X THAT OF SCALE SHOWN OR CONTACT CENTERLINE SOLUTIONS FOR FURTHER INFORMATION. DIMENSIONS SHOWN TAKE PRECEDENCE.

CALL 811 TWO BUSINESS DAYS BEFORE DIGGING. THE CONTRACTOR SHALL NOTIFY ONE CALL TO LOCATE ALL UNDERGROUND FACILITIES BEFORE DIGGING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO STAY CLEAR OF ALL UNDERGROUND FACILITIES.

THESE DRAWINGS MAY NOT SHOW ALL UNDERGROUND PIPING AND UTILITIES. THE CONTRACTOR SHALL EXERCISE EXTREME CARE DURING ALL EXCAVATION AND OTHER CONSTRUCTION ACTIVITIES.

VERIZON IS RESPONSIBLE FOR ALL UTILITY LOCATES AND UTILITY RELOCATIONS REQUIRED FOR THIS INSTALLATION. VERIZON WILL SCHEDULE AND COORDINATE ALL WORK WITH THE OWNER TO ENSURE NO DISRUPTION TO OWNERS OPERATIONS.

VERIZON SHALL BE ABBREVIATED "VZW" THROUGHOUT.

**PROJECT TEAM**

**PROPERTY OWNER:**  
 OAKVILLE REAL ESTAT LLC  
 CONTACT: CHERYL BENNETT  
 PH: 970.237.1895

**APPLICANT:**  
 VERIZON  
 3131 S. VAUGHN WAY, SUITE 550  
 AURORA, CO 80014

**CONSTRUCTION MANAGER:**  
 VERIZON  
 JASON SHELEDY  
 PH: 970.464.1286

**RF ENGINEER:**  
 VERIZON  
 RAM NANDIRAJU  
 PH. 303.873.2693 M:720.467.0443

**SITE ACQUISITION:**  
 CENTERLINE SOLUTIONS, LLC.  
 MICHELLE WILLIAMS  
 PH: 303.993.3293

**A&E FIRM:**  
 CENTERLINE SOLUTIONS, LLC  
 BRAD BRYANT, PM  
 PH: 303.993.3293 EXT. 1383

**ENGINEER OF RECORD:**  
 CENTERLINE SOLUTIONS, LLC  
 CHRISTOPHER SCOTT, PE.  
 PH: 303.993.3293

**CIVIL SURVEYOR:**  
 DALEY LAND SURVEYING, INC.  
 17011 LINCOLN AVENUE STE. 361  
 PARKER, CO 80134-3144  
 ROB DALEY, PLS  
 PH: 303.953.9841

**APPROVAL BLOCK**

TITLE	SIGNATURE	DATE
OWNER		
ENGINEER		
PROJECT MANAGER		

ACKNOWLEDGEMENT OR "SIGN-OFF" BY PARTIES TO THE CONSTRUCTION DRAWINGS DOES NOT CONSTITUTE ALTERATION OF THE LEASE TERMS.

**TOPOGRAPHIC SURVEY**  
**VERIZON WIRELESS SITE FTC COLLINDALE**  
 SITUATED IN THE NORTHWEST QUARTER OF SECTION 6,  
 TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M.  
 COUNTY OF LARIMER, STATE OF COLORADO

**SURVEYOR'S CERTIFICATE**

I, Robert Daley, do hereby certify only to Centerline Solutions, that on October 21, 2016, a topographic survey was conducted under my supervision using the normal standard of care of Professional Land Surveyors and the map hereon accurately represents said survey, to the best of my knowledge.

This drawing does not represent a Land Survey, Land Survey Plat, Improvement Land Survey Plat or Improvement Location Certificate and any monuments or boundary lines shown are for information only and are not to be relied on.

This survey relied upon First American Title Insurance Company Commitment No.: 5509-2737239 for legal descriptions and easements.

This survey does not constitute a title search by this surveyor or Daley Land Surveying, Inc. of the property shown and described hereon to determine:

1. Ownership of this tract of land.
2. Rights-of-way, easements and encumbrances recorded or unrecorded affecting this tract of land.
3. Compatibility of this description with those of adjacent tracts of land.

Job No. 1203-160  
 For and on behalf of  
 Daley Land Surveying, Inc.  
 17011 Lincoln Ave., #361  
 Parker CO. 80134  
 303 953 9841  
 Robert Daley, PLS 35597

**BASIS OF BEARINGS:**  
 The bearings shown on this survey are referenced to the West Line of Section 6, Township 6 North, Range 68 West of the 6th P.M., bearing North 00°09'38" East, 2644.13 feet (North 00°09'38" East, 2644.13 feet per plat). Monumented as shown hereon.

**COORDINATE SYSTEM AND DATUM:**  
 Horizontal coordinates are referenced to NAD83, Vertical datum is NAVD88 and originates from the local C.O.R.S. network, utilizing the Geoid12A model.

**UTILITIES:**  
 The utilities which are readily visible upon the ground, such as manholes, power and light poles, inlets, etc. were located by field surveys and shown hereon. Sub-surface utilities, if shown, are the result of field surveys of utility location marks provided by others.

**LEGAL DESCRIPTION PARENT TRACT:**

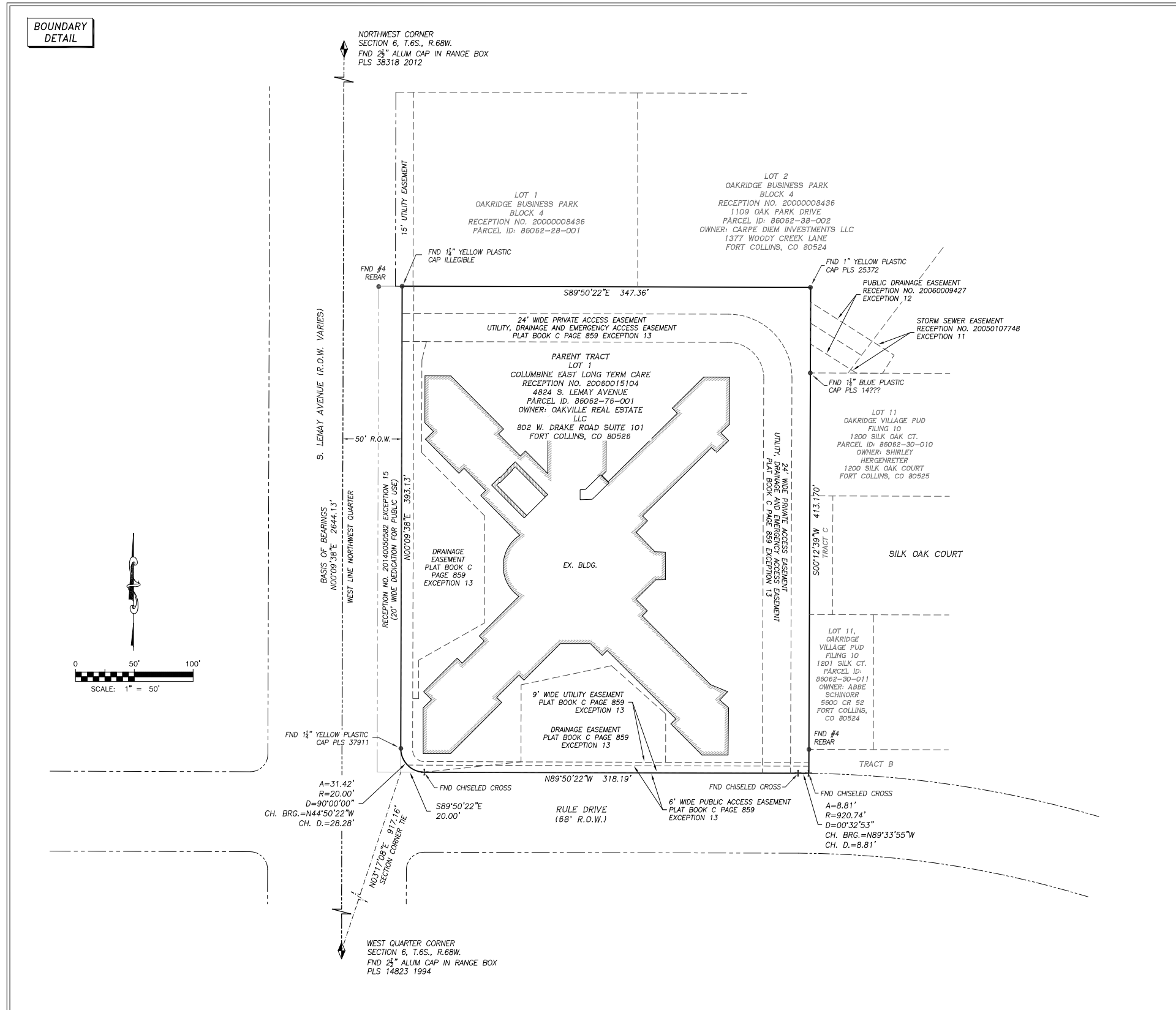
Per Commitment No.: 5509-2737239, Effective Date: August 24, 2016 at 5:00 p.m.,

The land referred to in Schedule A is situated in the County of Larimer, State of Colorado and is described as follows:

Lot 1, Columbine East Long Term Care, County of Larimer, State of Colorado.

**EXCEPTIONS LISTED IN TITLE COMMITMENT:**

- Item 1. Not survey related
- Item 2. Blanket in nature
- Item 3. Shown hereon, if any
- Item 4. Not survey related
- Item 5. Blanket in nature
- Item 6. Not survey related
- Item 7. Not survey related
- Item 8. Blanket in nature
- Item 9. Not survey related
- Item 10. Blanket in nature
- Item 11. Shown hereon
- Item 12. Shown hereon
- Item 13. Shown hereon
- Item 14. Blanket in nature
- Item 15. Shown hereon
- Item 16. Blanket in nature
- Item 17. Not survey related



VERIZON WIRELESS SERVICES  
 3151 S. VAUGHN WAY, SUITE 550  
 AURORA, CO 80014

**PROJECT INFORMATION:**

**SITE NAME:**  
**FTC COLLINDALE**  
**4824 S. LEMAY AVENUE**  
**FT. COLLINS, CO 80525**  
 LARIMER COUNTY

Rev:	Date:	Description:	By:
1	11/16/2016	SURVEY	AV

**PLANS PREPARED BY:**



16035 TABLE MOUNTAIN PARKWAY  
 Golden, CO 80403  
 303-993-3293  
 WWW.CENTERLINESOLUTIONS.COM

**LICENSURE NO.:**



<b>DRAWN BY:</b>	<b>CHK BY:</b>	<b>APV BY:</b>
AVV/RD	RD	RD

Sheet Title:  
**LAND SURVEY**

Sheet Number:  
**LS1**

**TOPOGRAPHIC SURVEY**  
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LICENSURE NO:



DRAWN BY:	CHK BY:	APV BY:
AVV/RD	RD	RD

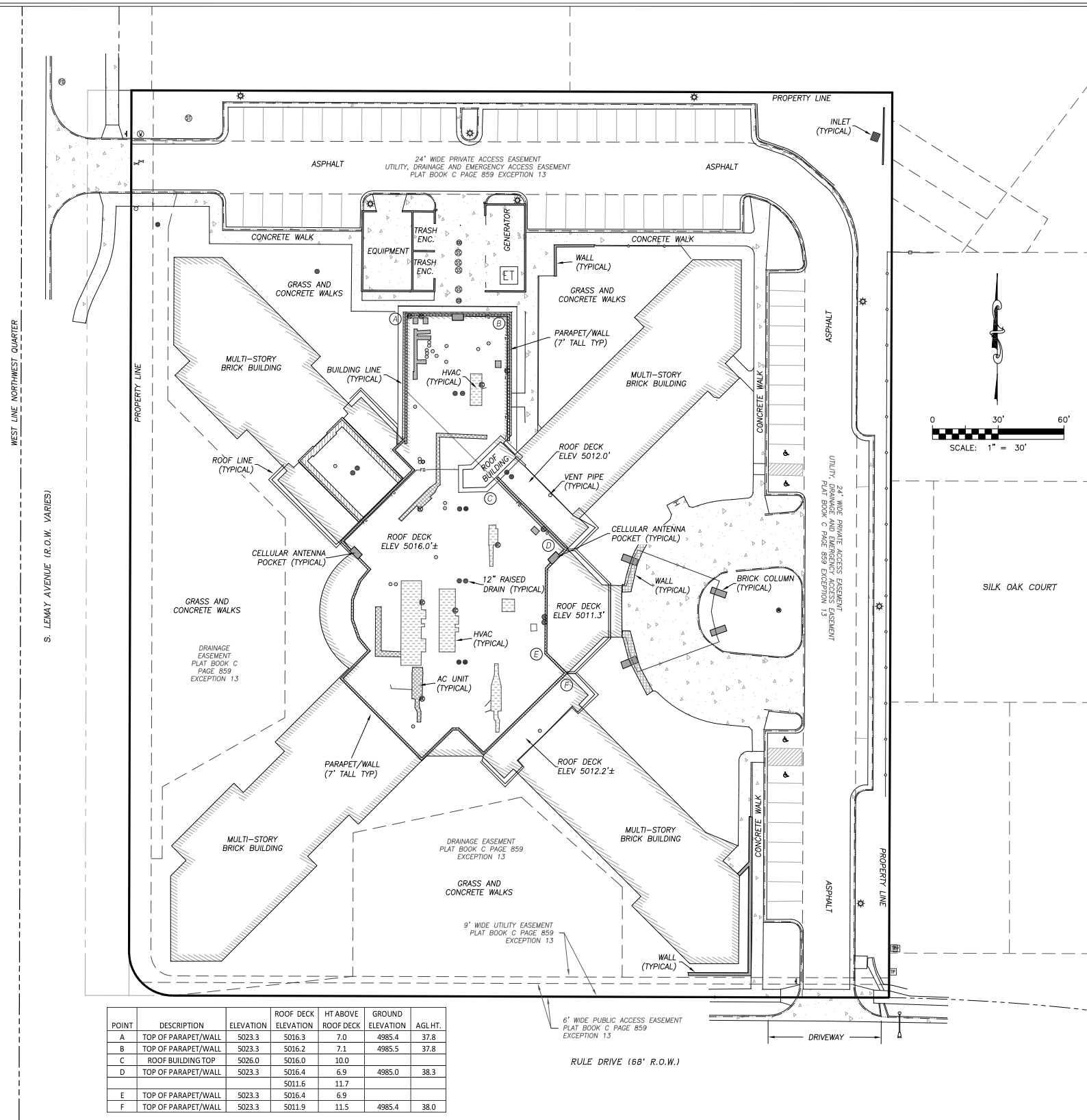
Sheet Title:

**LAND SURVEY**

Sheet Number:

**LS2**

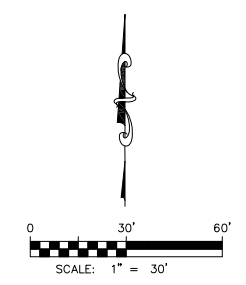
SITE DETAIL AREA



POINT	DESCRIPTION	ELEVATION	ROOF DECK ELEVATION	HT ABOVE ROOF DECK	GROUND ELEVATION	AGLHT.
A	TOP OF PARAPET/WALL	5023.3	5016.3	7.0	4985.4	37.8
B	TOP OF PARAPET/WALL	5023.3	5016.2	7.1	4985.5	37.8
C	ROOF BUILDING TOP	5026.0	5016.0	10.0		
D	TOP OF PARAPET/WALL	5023.3	5016.4	6.9	4985.0	38.3
			5011.6	11.7		
E	TOP OF PARAPET/WALL	5023.3	5016.4	6.9		
F	TOP OF PARAPET/WALL	5023.3	5011.9	11.5	4985.4	38.0

**LEGEND**

- Bollard
- ⊠ Bike Rack
- Bush
- ⊞ Cable TV Box
- ⊕ Clean-out
- ⊞ Electric Box
- ⊞ Electric Connection
- + Elevation
- ⊞ Electric Meter
- ⊞ Electric Manhole
- ⊞ Electric Transformer
- ⊞ Fiber Optic Manhole
- ⊞ Flag Pole
- ⊞ Gas Meter
- ♿ Handicap Parking
- ⊞ Irrigation Control Box
- ⊞ Inlet Grate
- Inlet Grate
- ☀ Light Pole
- ♣ Sign
- ⊞ Sanitary Manhole
- ⊞ Storm Manhole
- ⊞ Telephone Junction Box
- ☸ Coniferous Tree
- Deciduous Tree
- Utility Pad
- Vent Pipe
- \_\_\_\_\_ Building
- \_\_\_\_\_ Sidewalk
- \_\_\_\_\_ Edge of Asphalt
- \_\_\_\_\_ Edge of Concrete
- - - - - Edge of Gravel Road
- \_\_\_\_\_ Flowline
- Chain Link Fence
- ///-///-/// Metal Fence
- Plastic Rail Fence
- Wood Fence
- ~ Hedge Line
- \_\_\_\_\_ Top Back of Curb
- UE-UE-UE- Underground Electric
- FD-FD-FD- Above Roof Fiber Optic
- UG-UG-UG- Underground Gas
- UT-UT-UT- Underground Telephone
- \_\_\_\_\_ Wall



RULE DRIVE (68' R.O.W.)



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3131 S. VAUGHN WAY, SUITE 550  
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4	07/14/17	90% ZONING REV C	BB

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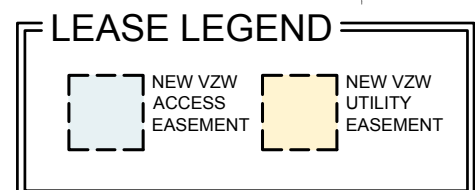
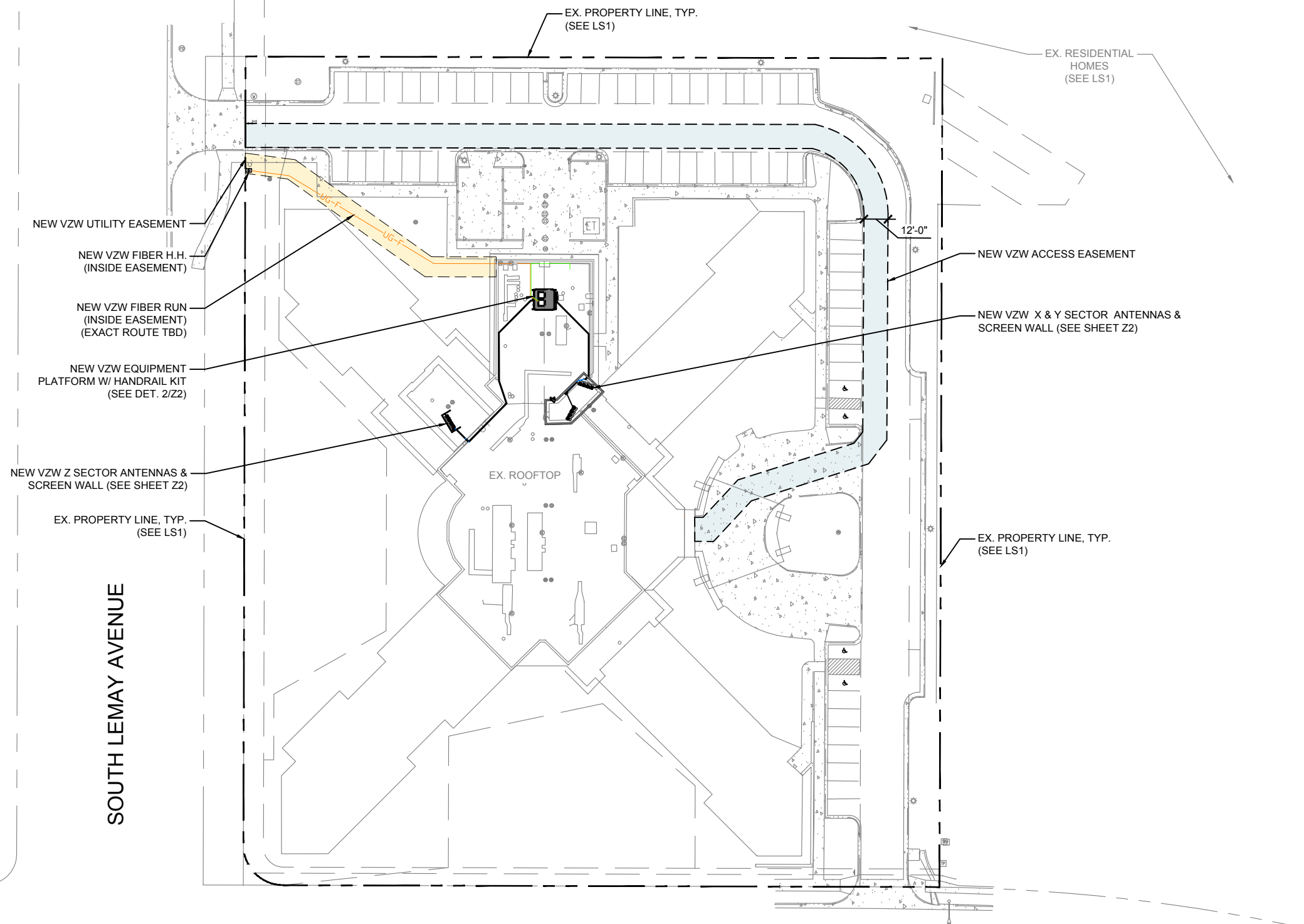
DRAWN BY:	CHK BY:	APV BY:
DL	BB	KS

SHEET TITLE:

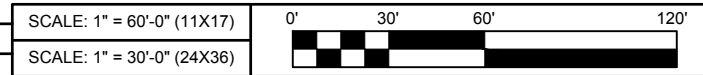
**OVERALL  
SITE  
PLAN**

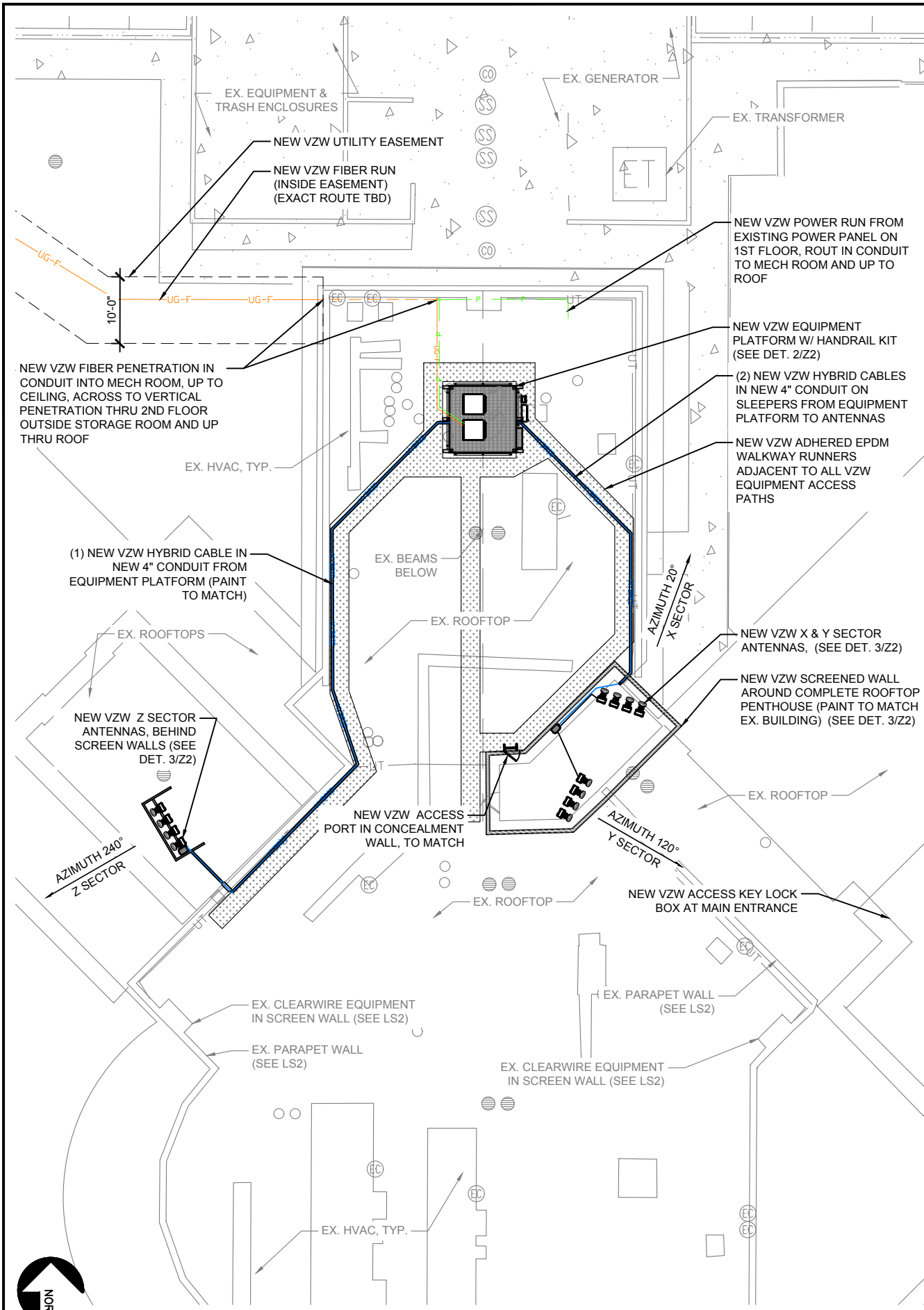
SHEET NUMBER:

**Z1**

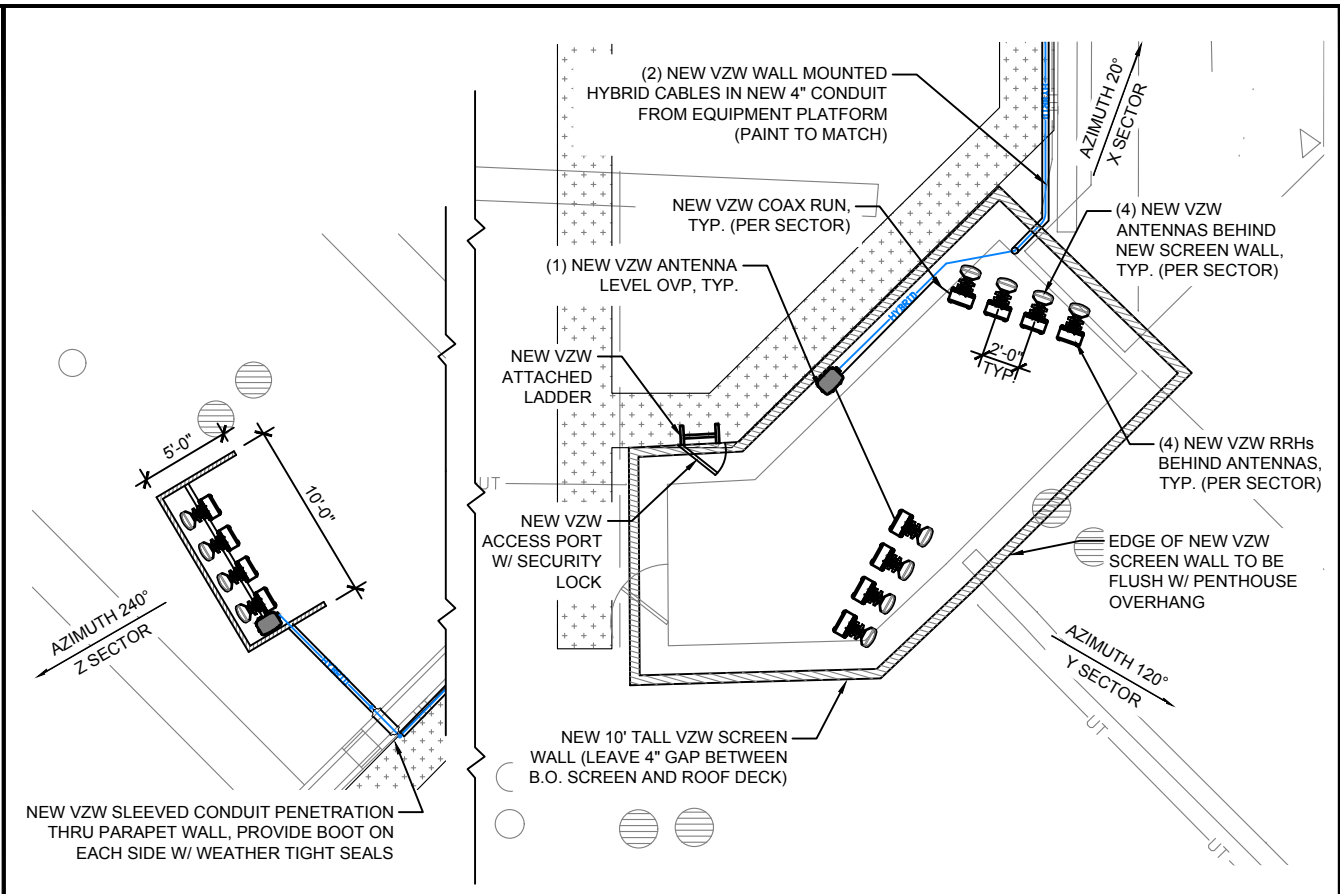


1 OVERALL SITE PLAN  
SCALE: 1" = 60'-0"

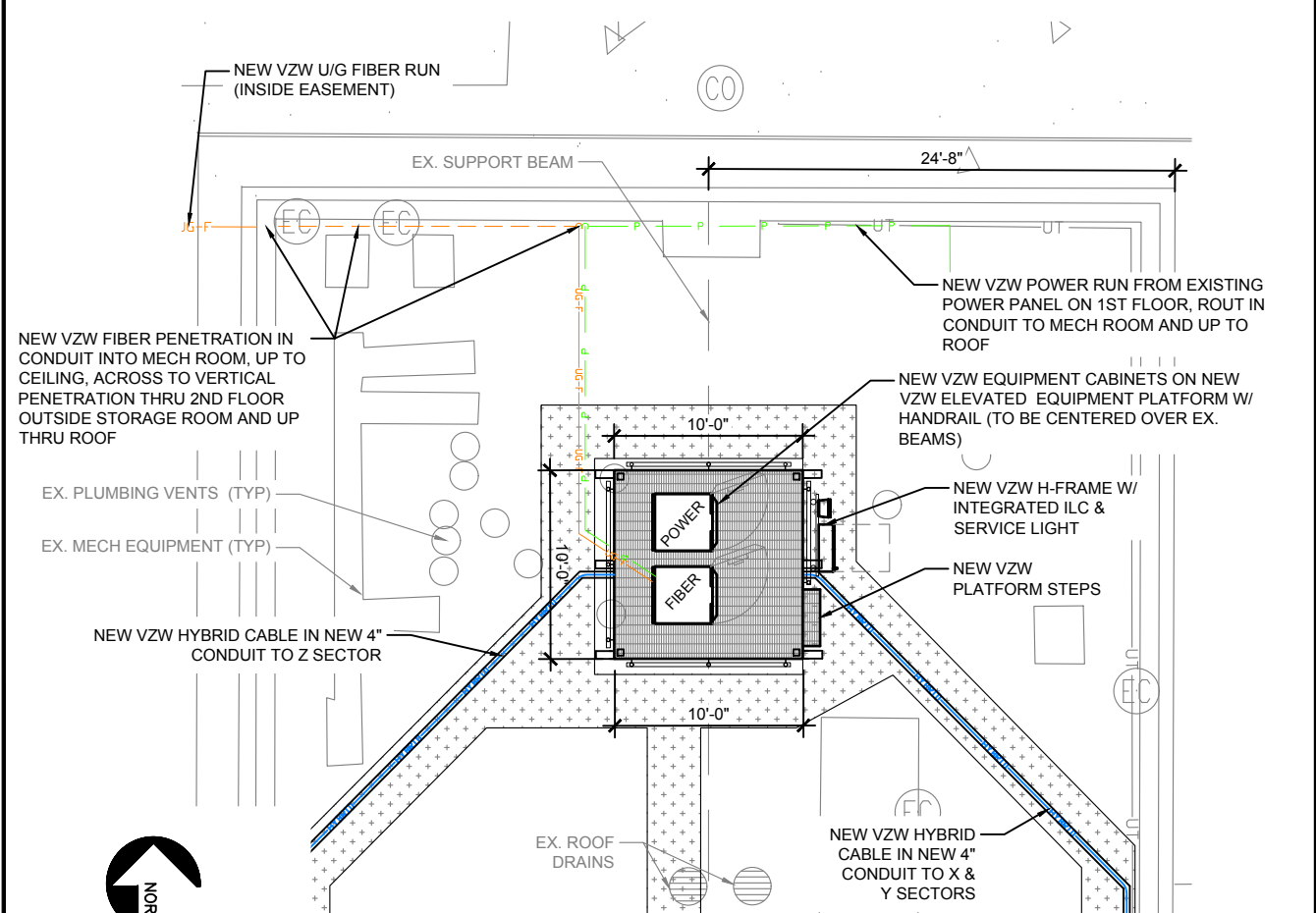




**1 ENLARGED SITE PLAN**  
 SCALE: 1" = 20'-0" (11X17)  
 SCALE: 1" = 10'-0" (24X36)



**3 ANTENNA DETAILS**  
 SCALE: 3/32" = 1'-0"



**2 EQUIPMENT PLAN**  
 SCALE: 1" = 10'-0" (11X17)  
 SCALE: 1" = 5'-0" (24X36)



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LICENSURE NO:  
**PRELIMINARY - NOT FOR CONSTRUCTION**

DRAWN BY: DL  
 CHK BY: BB  
 APV BY: KS

SHEET TITLE:  
**ENLARGED SITE PLAN  
 EQUIPMENT PLAN &  
 ANTENNA DETAIL**

SHEET NUMBER:  
**Z2**





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

PROJECT INFORMATION:

SITE NAME:  
**FTC COLLINDALE**  
4824 S. LEMAY AVENUE  
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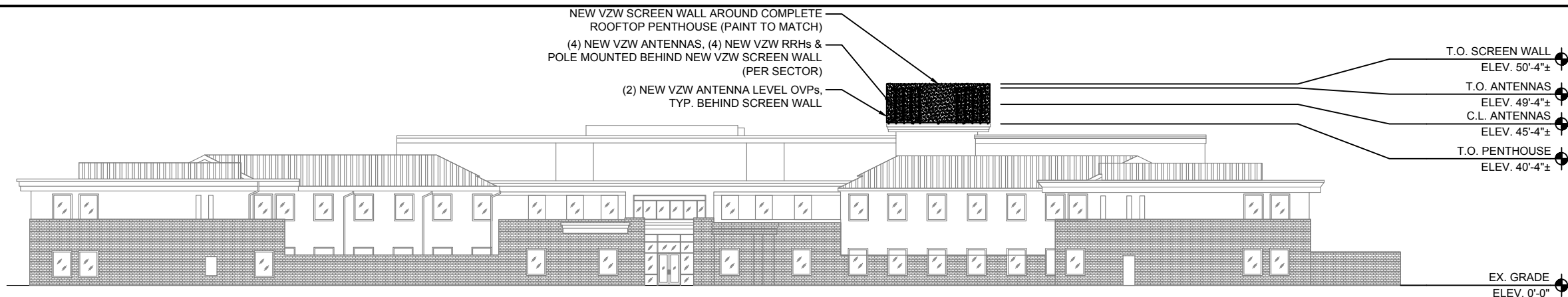
DRAWN BY:	CHK BY:	APV BY:
DL	BB	KS

SHEET TITLE:

**SITE ELEVATIONS**

SHEET NUMBER:

**Z3**

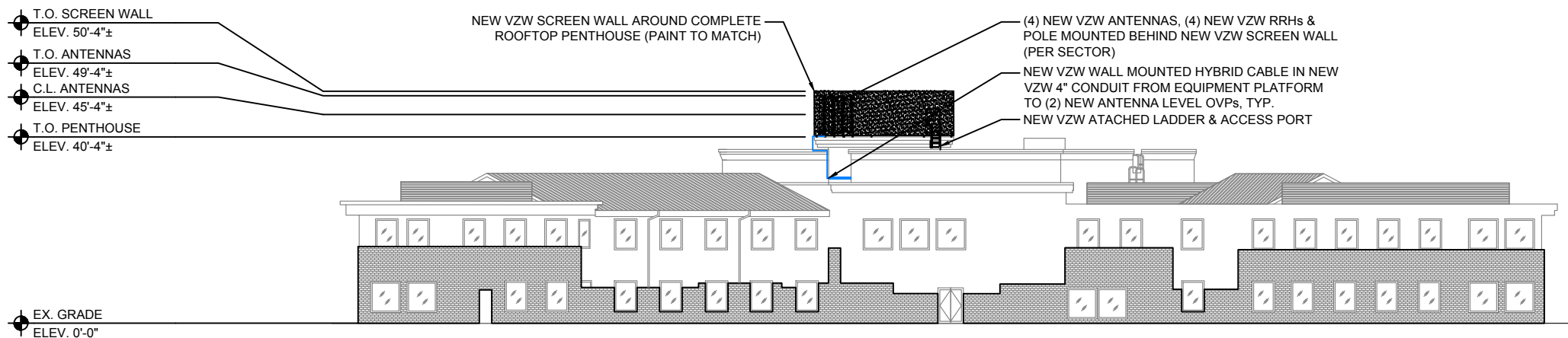
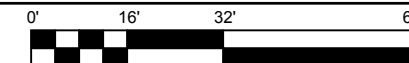


**1 EAST ELEVATION**

SCALE: 1/32" = 1'-0"

SCALE: 1/32" = 1'-0" (11X17)

SCALE: 1/16" = 1'-0" (24X36)

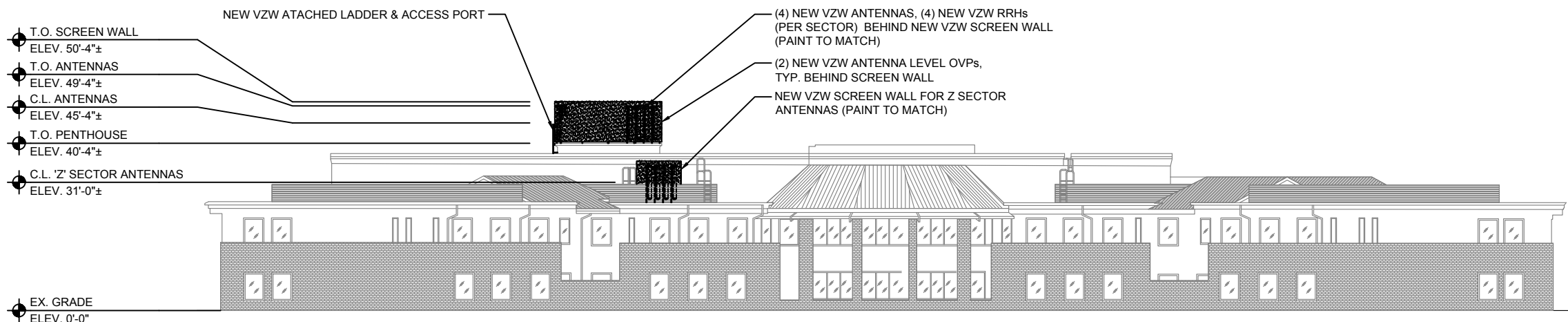
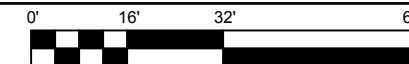


**2 NORTH ELEVATION**

SCALE: 1/32" = 1'-0"

SCALE: 1/32" = 1'-0" (11X17)

SCALE: 1/16" = 1'-0" (24X36)

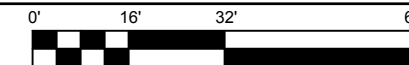


**3 WEST ELEVATION**

SCALE: 1/32" = 1'-0"

SCALE: 1/32" = 1'-0" (11X17)

SCALE: 1/16" = 1'-0" (24X36)





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

PROJECT INFORMATION:

SITE NAME:  
**FTC COLLINDALE**  
4824 S. LEMAY AVENUE  
FORT COLLINS, CO 80525  
LARIMER COUNTY

REV:	DATE:	DESCRIPTION:	BY:
1	12/16/16	90% ZONING	DL
2	02/13/17	90% ZONING REV A	DL
3	04/19/17	90% ZONING REV B	BB
4	07/14/17	90% ZONING REV C	BB

PLANS PREPARED BY:



16035 TABLE MOUNTAIN PARKWAY  
GOLDEN, CO 80403  
303-993-3293  
WWW.CENTERLINESOLUTIONS.COM

LICENSURE NO:

**PRELIMINARY -  
NOT FOR  
CONSTRUCTION**

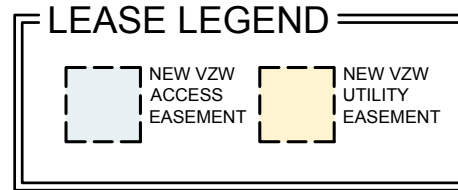
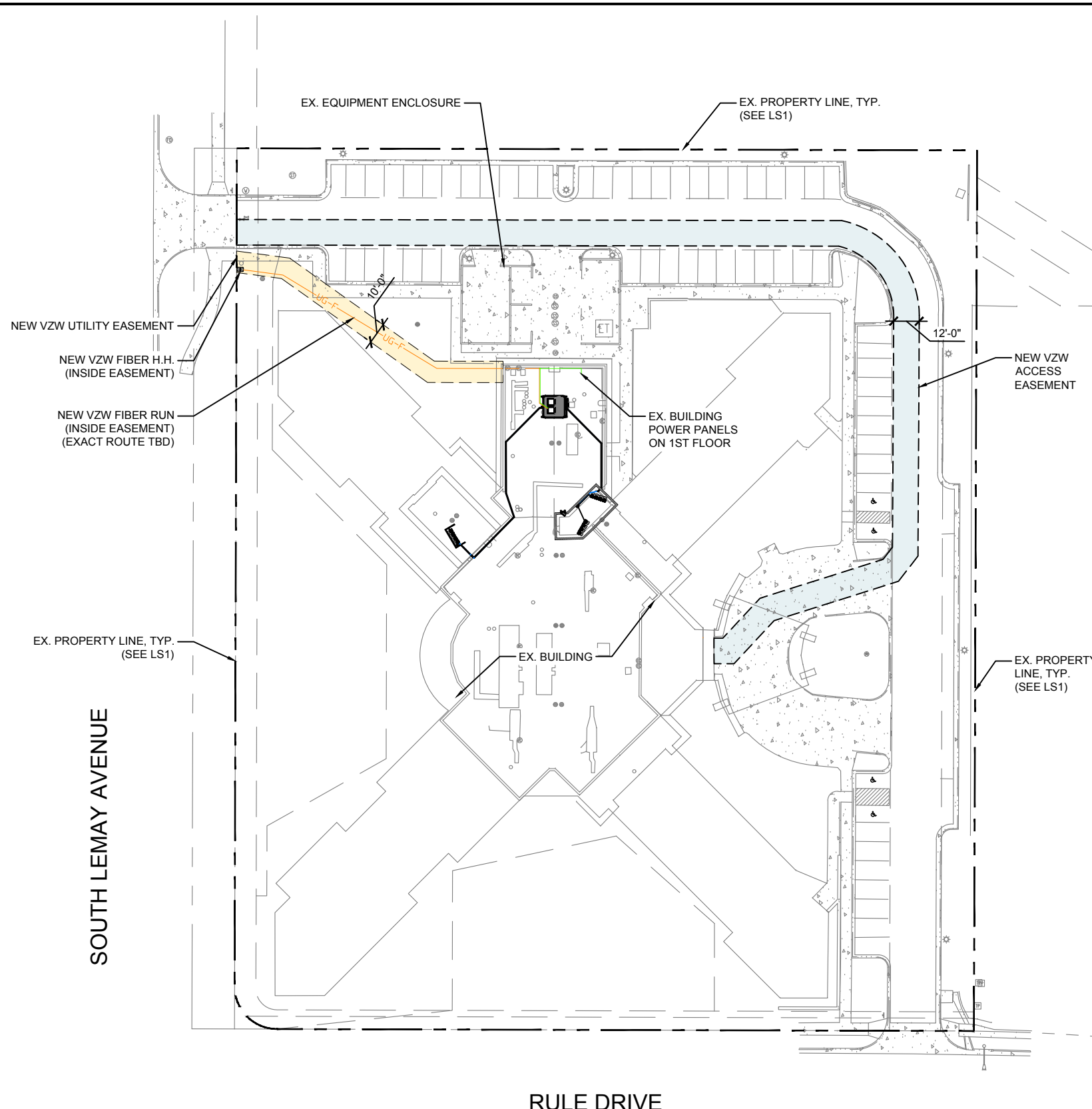
DRAWN BY:	CHK BY:	APV BY:
DL	BB	KS

SHEET TITLE:

**UTILITY  
COORDINATION  
PLAN**

SHEET NUMBER:

**UC1**



1 | UTILITY PLAN  
SCALE: 1" = 60'-0"



2 | SITE SPECIFIC UTILITY NOTES

POWER COORDINATION NOTES:  
CONTACT: TBD  
  
-TBD UPON COORDINATION WITH ELECTRICAL SERVICE PROVIDER.

FIBER COORDINATION NOTES:  
CONTACT: TBD  
  
-TBD UPON COORDINATION WITH FIBER SERVICE PROVIDER.

3 | SITE SPECIFIC UTILITY NOTES



Existing View from the Northwest



New Verizon Wireless Screen Walls



*(This photo simulation is for illustrative purposes only)*





Existing View from the Southwest



New Verizon Wireless Screen Walls



*(This photo simulation is for illustrative purposes only)*

