

Conceptual Review Agenda

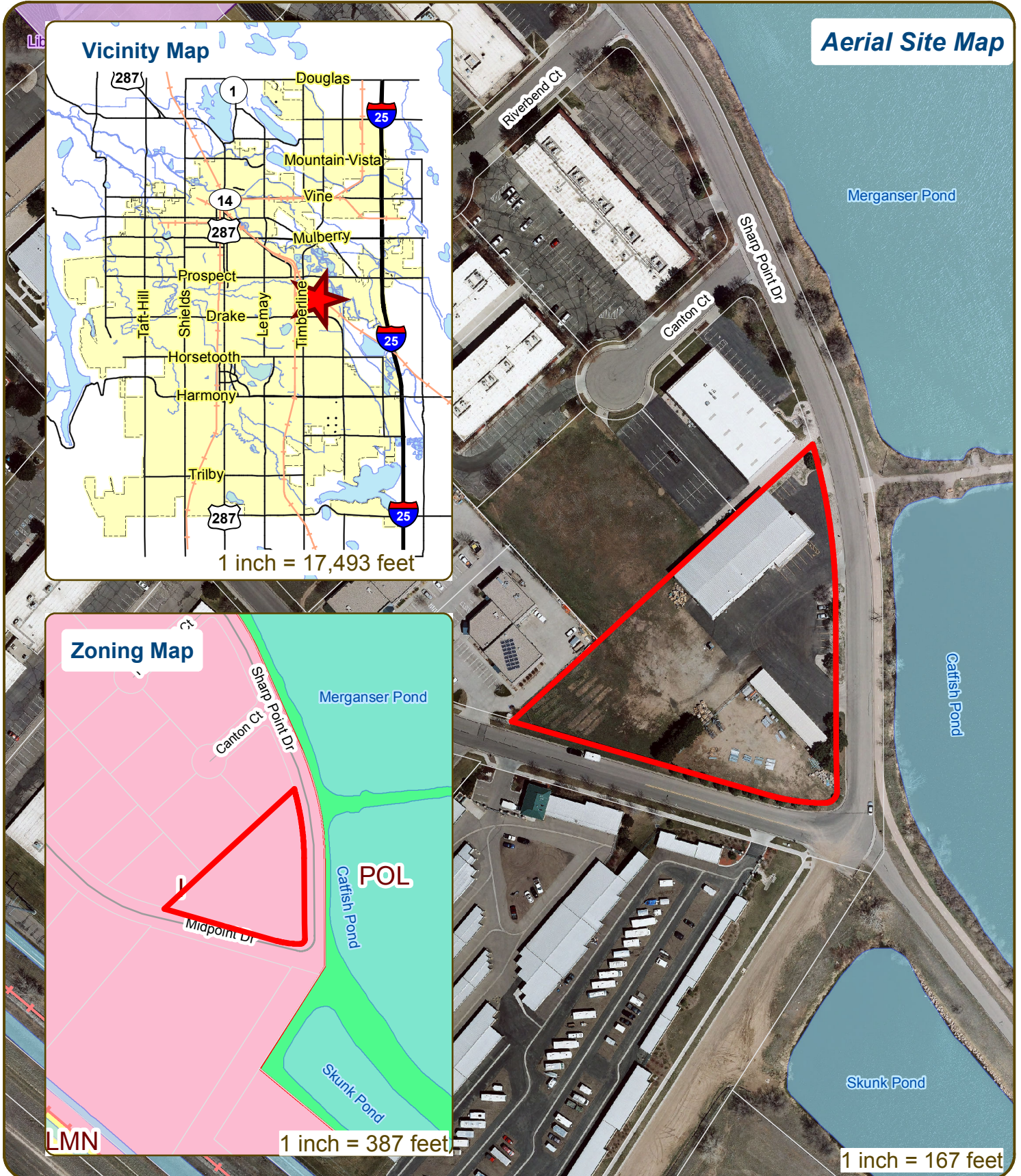
Schedule for 01/23/17 to 01/23/17

281 Conference Room A

Monday, January 23, 2017

| Time | Project Name | Applicant Info | Project Description | Planner |
|-------|---|---|---|---------------|
| 10:15 | 2025 Sharp Point Dr - Wireless Communication Facility | Brendan Thomson 720-460-2090 gayle.yeiser@pinnacleco.net | This is a request to install a monopine wireless communication facility at 2025 Sharp Point Drive, parcel #8720105013. The pole will be approximately 65' tall and surrounded by a 35' x 15' wood-fence enclosure. The plan includes a generator and radio-equipment cabinet at the base of the tower and indicates removal/planting of trees. The site is located in the Industrial (I) zone district. The proposal will be subject to Administrative (Type I) Review. | Jason Holland |
| 11:00 | 2937 Council Tree Dr - Health Club | Alex Hoime (970) 613-1447 ahoime@tait.com | This is a request to construct a fitness center on lots 8 and 9 of Front Range Village (parcels 8732405008 and 8732407009). The building will be two stories and contain 28,000 SF. The proposed site plan shows 133 parking spaces. The site is located in the Harmony Corridor (HC) district. This proposal is subject to a Minor Amendment. | Jason Holland |

2025 Sharp Point Dr Wireless Telecommunications Facility



Aerial Site Map

Vicinity Map
1 inch = 17,493 feet

Zoning Map
1 inch = 387 feet

1 inch = 167 feet

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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.

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) Brendan Thomson, Consultant; Gayle Yeiser, Consultant

Business Name (if applicable) Pinnacle Consulting, Inc.

Your Mailing Address 3 Inverness Drive East #200, Englewood, CO 80112

Phone Number 720-460-2090 Email Address gayle.yeiser@pinnacleco.net

Site Address or Description (parcel # if no address) 2025 Sharp Point Dr., Johnstown, CO 80525

Description of Proposal (attach additional sheets if necessary) Verizon is proposing a Monopine Design telecommunication tower with supporting equipment. The design will camouflage antenna and related equipment.

Proposed Use Wireless Telecommunication Facility Existing Use Communication Equipment Storage

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

Age of any Existing Structures 33 years (Built 1984)

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? [x] Yes [] No If yes, then at what risk is it? Moderate 100/500

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

Increase in Impervious Area 320 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?



January 6, 2017

Clay Frickey
City of Ft. Collins
Planning Department
281 N. College
Ft. Collins, CO 80524

Re: Proposed Verizon Telecommunications Facility at
2025 Sharp Point Drive
Ft. Collins, CO 80525
VZW FTC Parkwood

Dear Mr. Frickey,

On behalf of Verizon Wireless Pinnacle Consulting would like to propose the installation of a stealth telecommunications facility at 2025 Sharp Point Drive located within the Prospect Industrial Park Subdivision. The parcel 8720105013 is zoned Industrial (I). The property is +/- 2.5 acres.

Verizon is proposing a 65' monopine design which will conceal the antennas and supporting radio equipment in order to be the least intrusive to the surrounding neighborhood. With established residences to the west and recreational facilities to the east, the telecommunications facility will benefit the community by offering expanded wireless services and greater access to emergency services. Given a lack of other vertical structures Verizon considers the monopine design will be most compatible with the neighborhood as opposed to collocation on commercial rooftops than any other type of structure.

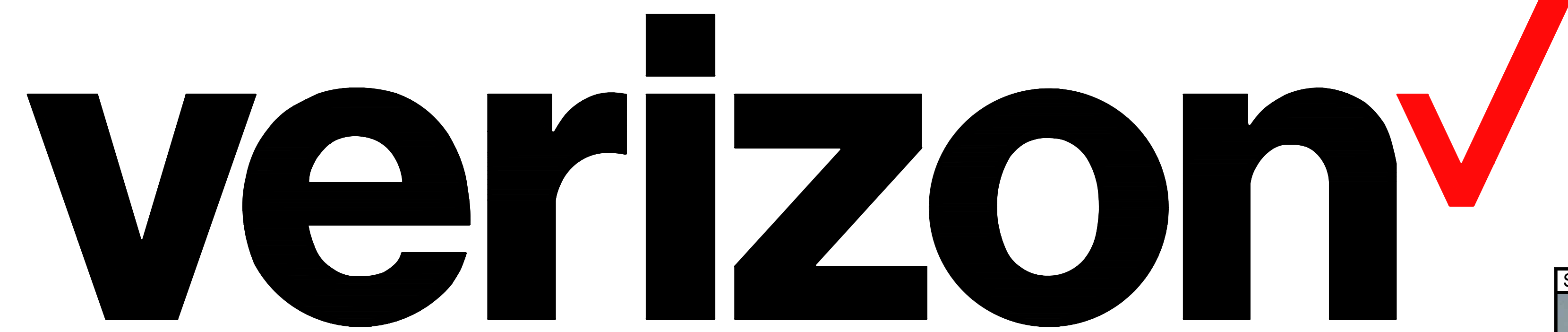
I have included photo simulations to help visualize what the proposed installation will look like.

This will be an unmanned facility that does not require water, gas or septic services. The site will be visited by a Verizon service tech approximately once a month. The project is currently in the 2018 build plan. It will take approximately 90 to 120 days to build the site. With the small footprint of the monopine, the impact to the surrounding vegetation will be negligible.

Please let me know if there is anything else I can provide you with to aid in the zoning process.

Sincerely,

Gayle Yeiser
Pinnacle Consulting, Inc.



FTC PARKWOOD (ALT. 1)

NEW BUILD
SITE #: 397118

2025 SHARP POINT DR., FT. COLLINS, CO 80525
PROJECT #: 20151294205
ZONING DRAWINGS



PREPARED FOR:

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

CONSULTING FIRM

3 INVERNESS DRIVE E STE 200
ENGLEWOOD, CO 80112

| | |
|-------------|-------------|
| PROJECT NO: | 20151294205 |
| DRAWN BY: | CDA |
| CHECKED BY: | KF |

| REV | DATE | DESCRIPTION | BY |
|-----|----------|-------------|-----|
| A | 12/21/16 | 90% ZONING | CDA |
| | | | |
| | | | |
| | | | |
| | | | |

**FOR REVIEW
ONLY NOT
FOR
CONSTRUCTION**

PROJECT INFORMATION
FTC PARKWOOD (ALT. 1)
2025 SHARP POINT DR.,
FT. COLLINS, CO 80525

SHEET TITLE
**PROJECT INFORMATION
AND DATA**

SHEET NUMBER
T1

SITE DIRECTIONS
DEPART 3131 S. VAUGHN WAY (WEST); TURN LEFT AND MERGE ONTO CO-83 N, 0.1 MI; USE THE RIGHT 3 LANES TO TAKE THE INTERSTATE 225 N EXIT, 0.8 MI; MERGE ONTO I-225 S, 3.2 MI; USE THE RIGHT 2 LANES TO TAKE EXIT 1A FOR INTERSTATE 25 N TOWARD DENVER, 0.4 MI; MERGE ONTO I-25 N TOWARD FORT COLLINS, 51.6 MI; TAKE EXIT 265 FOR HARMONY RD, 0.2 MI; CONTINUE ON E. HARMONY RD. TAKE ZIEGLER RD, E DRAKE RD AND S TIMBERLINE RD TO MIDPOINT DR, 5.4 MI; DESTINATION WILL BE ON THE RIGHT.

PROJECT DESCRIPTION
SCOPE OF WORK

- INSTALL NEW MONOPINE WITH (12) NEW PANEL ANTENNAS MOUNTED TO NEW COLLAR MOUNTED T-ARMS. (4) PER SECTOR FOR (3) SECTORS.
- INSTALL (12) NEW RRRH AT ANTENNA LEVEL. (4) PER SECTOR FOR (3) SECTORS.
- INSTALL (2) NEW OVP'S. (1) PER SECTOR FOR (2) SECTORS.
- INSTALL NEW OUTDOOR POWER PLANT CABINET, RADIO EQUIPMENT CABINET AND NEW STAND-BY GENERATOR ON NEW RAISED STEEL PLATFORM.
- INSTALL NEW 35'x15' WOOD FENCE ENCLOSURE.
- REMOVE AND REPLACE EXISTING TREES.
- INSTALL NEW POWER AND FIBER.
- INSTALL 12' X 22' CANOPY

CLIENT
VERIZON WIRELESS
3131 S. VAUGHN WAY#550
AURORA, CO 80014
CONTACT: STACY BELL-BROWER
PHONE: (303) 901-3092

PROPERTY OWNER
BOARD OF LARIMER COUNTY COMMISSIONERS
CONTACT: STEVE BEBELL
PHONE: (970) 624-6961

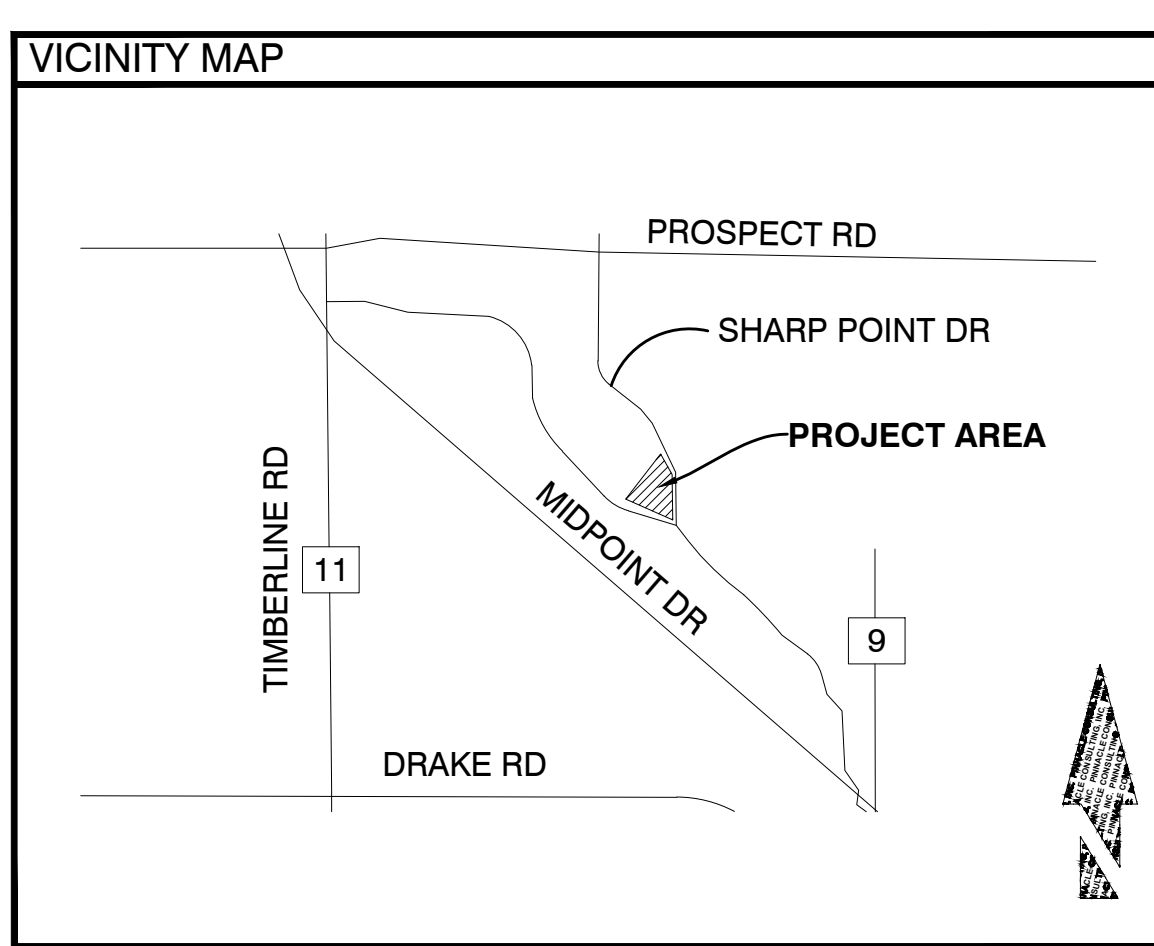
CONSTRUCTION ENGINEER
VERIZON WIRELESS
3131 S. VAUGHN WAY#550
AURORA, CO 80014
CONTACT: JASON SHELLEDY
PHONE: (970) 646-1283

PROJECT DATA

ZONING: I, DEVELOPING INDUSTRIAL
PARCEL #: 08720105013
USE: UNMANNED COMMUNICATIONS/ TELECOMMUNICATIONS FACILITY
NEW LEASE AREA: 525 SQ. FT. (EQUIPMENT AREA)
JURISDICTION: CITY OF FORT COLLINS
BUILDING CODES: 2016 IBC-INTERNATIONAL BUILDING CODE w/2015 AMENDMENTS
2016 IFC-INTERNATIONAL FIRE CODE w/2015 AMENDMENTS
2014 NEC-NATIONAL ELECTRIC CODE

GENERAL NOTES

- THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
- THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
- LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.
- DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
- EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.



SHEET INDEX

| | |
|------|--|
| T1 | PROJECT INFORMATION AND DATA |
| LS-1 | SITE SURVEY |
| L1 | LANDSCAPE PLAN |
| Z1 | SITE PLAN |
| Z2 | EQUIPMENT LAYOUT |
| Z3 | ANTENNA PLAN & SECTOR PLUMBING DIAGRAM |
| Z4 | ELEVATIONS |

RF ENGINEER
VERIZON WIRELESS
3131 S. VAUGHN WAY#550
AURORA, CO 80014
CONTACT: RAM NANDIRAJU
EMAIL: ram.nandiraju@verizonwireless.com

SITE ACQUISITION
PINNACLE CONSULTING INC.
3 INVERNESS DRIVE EAST, STE 200
ENGLEWOOD, CO 80112
CONTACT: BRENDAN THOMSON
PHONE (620) 549-4288

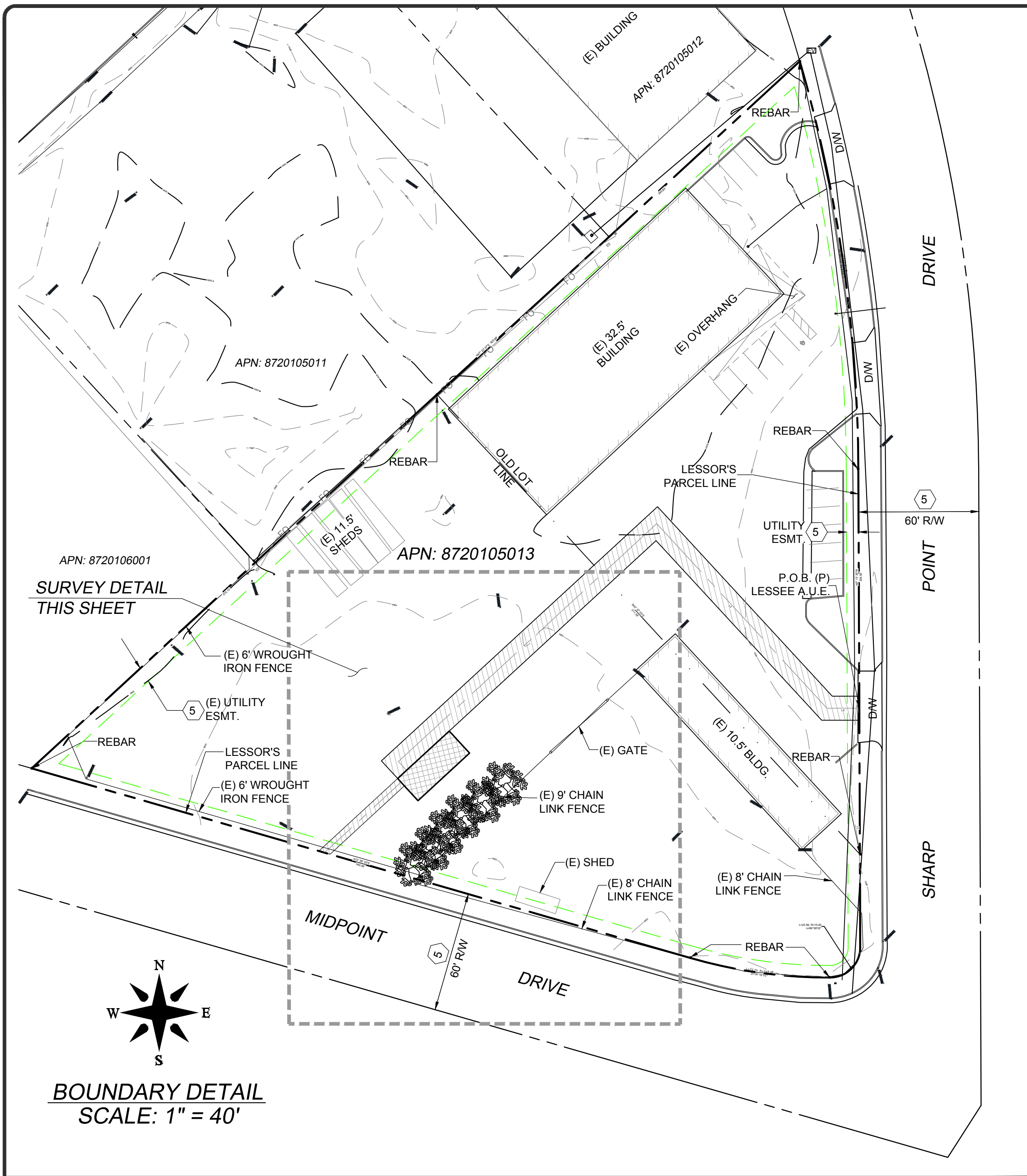
ENGINEER
PINNACLE CONSULTING INC.
3 INVERNESS DRIVE EAST, STE 200
ENGLEWOOD, CO 80112
CONTACT: ROLAND FLATER
PHONE (720) 460-2090

NEW SITE LOCATION

LATITUDE 40° 33' 36.65" N (NAD83)
LONGITUDE 105° 01' 39.97" W (NAD83)
GROUND ELEVATION 4893' (NAVD88)

APPROVALS

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



BOUNDARY DETAIL
SCALE: 1" = 40'

LESSEE ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION
A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF LOTS 13 AND 14, PROSPECT INDUSTRIAL PARK, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE EASTERMOST SOUTHEAST CORNER OF SAID LOT 14 FROM WHICH AN ANGLE POINT ON THE EAST LINE OF SAID LOT 13 BEARS NORTH 0° 13' 25" WEST 238.55 FEET; THENCE NORTH 00° 13' 25" WEST ALONG THE EAST LINE OF LOTS 13 AND 14, 119.25 FEET TO THE POINT OF BEGINNING.

THENCE DEPARTING SAID EAST LINE SOUTH 89° 59' 59" WEST, 16.15 FEET; THENCE NORTH 42° 40' 49" WEST, 140.20 FEET; THENCE SOUTH 47° 22' 42" WEST, 175.24 FEET; THENCE SOUTH 42° 37' 03" EAST, 20.92 FEET TO THE POINT OF TERMINUS.

SIDELINES SHALL BE LENGTHENED OR SHORTENED TO FORM ONE CONTIGUOUS PARCEL.

LESSEE LEASE AREA LEGAL DESCRIPTION

A PORTION OF LOT 14, PROSPECT INDUSTRIAL PARK, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERMOST SOUTHEAST CORNER OF SAID LOT 14 FROM WHICH AN ANGLE POINT ON THE EAST LINE OF SAID LOT 13 OF SAID PLAT BEARS NORTH 0° 13' 25" WEST 238.55 FEET; THENCE NORTH 00° 13' 25" WEST ALONG THE EAST LINE OF LOTS 13 AND 14, 119.25 FEET; THENCE DEPARTING SAID EAST LINE SOUTH 89° 59' 59" WEST, 16.15 FEET; THENCE NORTH 42° 40' 49" WEST, 140.20 FEET; THENCE SOUTH 47° 22' 42" WEST, 175.24 FEET; THENCE SOUTH 42° 37' 03" EAST, 20.92 FEET TO THE POINT OF BEGINNING.

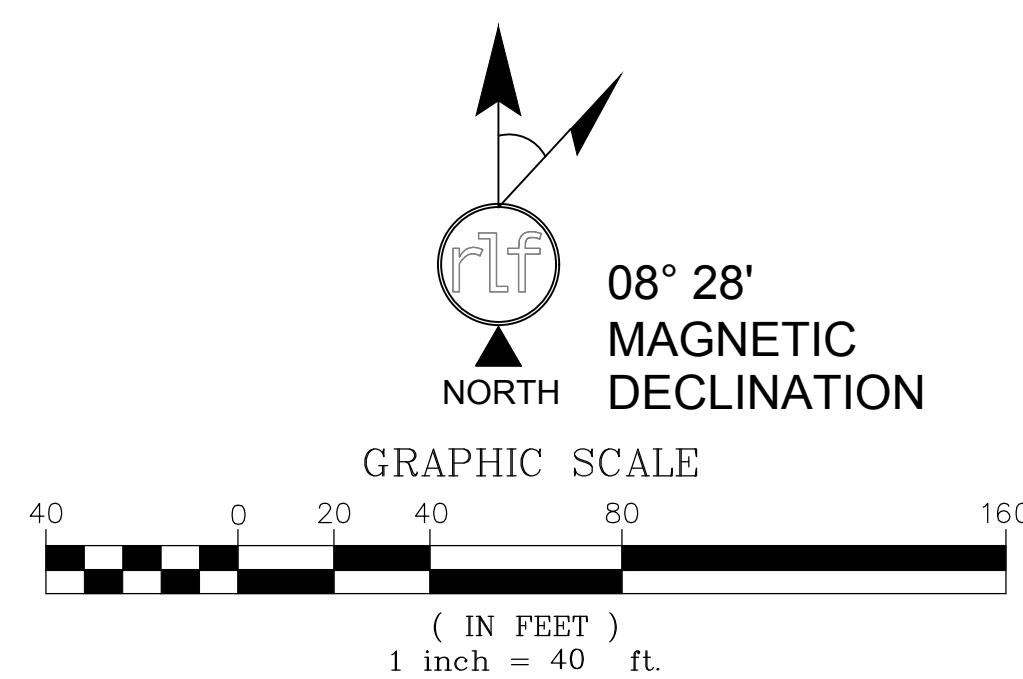
THENCE NORTH 47° 22' 57" EAST, 29.00 FEET; THENCE SOUTH 42° 37' 03" EAST, 15.00 FEET; THENCE SOUTH 47° 22' 57" WEST, 35.00 FEET; THENCE NORTH 42° 37' 03" WEST, 12.50 FEET; THENCE NORTH 42° 37' 03" WEST, 2.50 FEET; THENCE NORTH 47° 22' 57" EAST, 6.00 FEET TO THE POINT OF BEGINNING.

LESSEE UTILITY EASEMENT LEGAL DESCRIPTION
A 5.00 FOOT WIDE STRIP OF LAND BEING PORTION OF LOT 14, PROSPECT INDUSTRIAL PARK, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE EASTERMOST SOUTHEAST CORNER OF SAID LOT 14 FROM WHICH AN ANGLE POINT ON THE EAST LINE OF SAID LOT 13 OF SAID PLAT BEARS NORTH 0° 13' 25" WEST 238.55 FEET; THENCE NORTH 00° 13' 25" WEST ALONG THE EAST LINE OF LOTS 13 AND 14, 119.25 FEET; THENCE DEPARTING SAID EAST LINE SOUTH 89° 59' 59" WEST, 16.15 FEET; THENCE NORTH 42° 40' 49" WEST, 140.20 FEET; THENCE SOUTH 47° 22' 42" WEST, 175.24 FEET; THENCE SOUTH 42° 37' 03" EAST, 20.92 FEET; THENCE NORTH 47° 22' 57" EAST, 29.00 FEET; THENCE SOUTH 42° 37' 03" EAST, 15.00 FEET; THENCE SOUTH 47° 22' 57" WEST, 35.00 FEET; THENCE NORTH 42° 37' 03" WEST, 12.50 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 47° 24' 10" WEST, 51.92 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF MIDPOINT DRIVE ALSO BEING THE POINT OF TERMINUS.

SIDELINES SHALL BE LENGTHENED OR SHORTENED TO FORM ONE CONTIGUOUS PARCEL.



SURVEYOR NOTES

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NO.: ACT2514771 EFFECTIVE DATE: 07/05/2016.
- 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.

PROJECT META DATA

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 09 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 06/08/16.

LESSOR'S LEGAL DESCRIPTION

LOTS 13 AND 14, PROSPECT INDUSTRIAL PARK, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

SCHEDULE B EXCEPTIONS

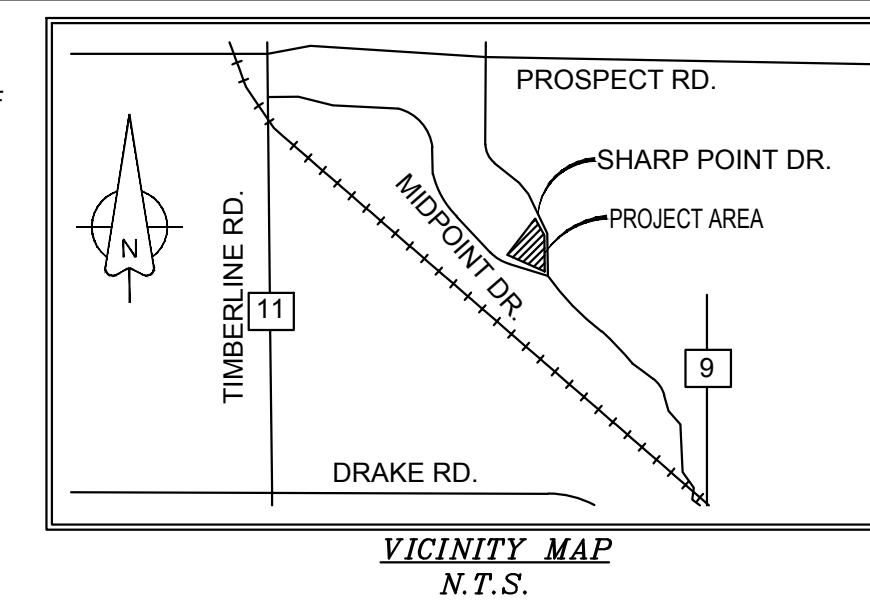
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF PROSPECT INDUSTRIAL PARK RECORDED APRIL 25, 1979 AT RECEPTION NO. 303647.

ITEMS 1 THRU 4, 6, AND 7 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

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. 08069C0992G DATED 05/02/12.

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.



POSITION OF GEODETIC COORDINATES

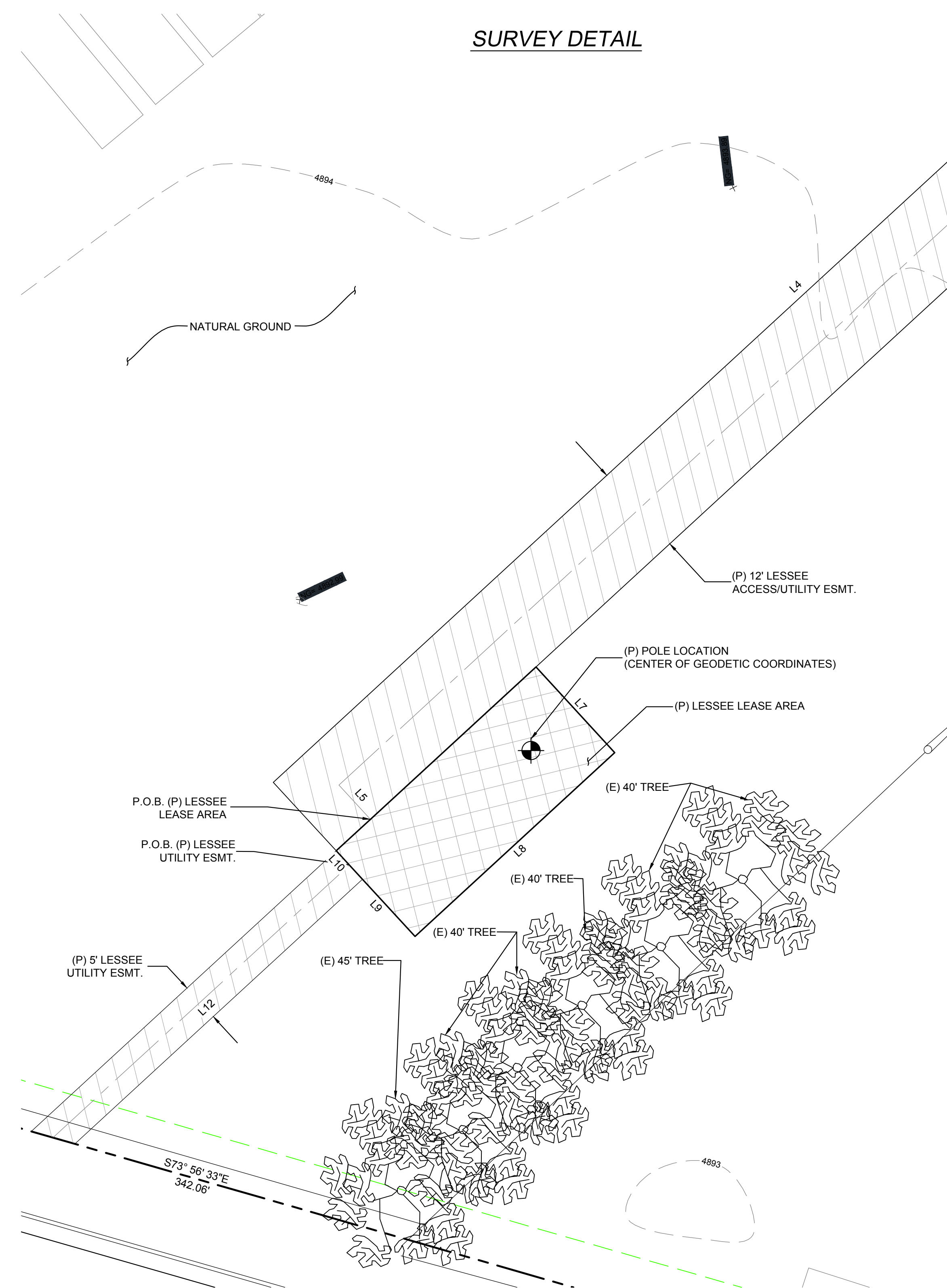
LATITUDE 40° 33' 36.65" NORTH (NAD83)
LONGITUDE 105° 01' 39.97" WEST (NAD83)
ELEVATION @ GROUND= 4893.0 (NAVD88)

| LINE | LENGTH | BEARING |
|------|--------|---------------|
| L1 | 119.25 | N0° 13' 25"W |
| L2 | 16.15 | S89° 59' 59"W |
| L3 | 140.20 | N42° 40' 49"W |
| L4 | 175.24 | S47° 22' 42"W |
| L5 | 20.92 | S42° 37' 03"E |
| L6 | 29.00 | N47° 22' 57"E |
| L7 | 15.00 | S42° 37' 03"E |
| L8 | 35.00 | S47° 22' 57"W |
| L9 | 12.50 | N42° 37' 03"W |
| L10 | 2.50 | N42° 37' 03"W |
| L11 | 6.00 | N47° 22' 57"E |
| L12 | 51.92 | S47° 24' 10"W |

LEGEND

- ⊙ FOUND AS NOTED
- BLDG TOP OF BUILDING
- D/W ACCESS DRIVEWAY
- NG NATURAL GRADE
- PV ASPHALT
- R/W RIGHT OF WAY
- TBC TOP BACK OF CURB
- 449.18 SPOT ELEVATION
- ⊞ ELECTRICAL TRANSFORMER
- ⊞ ELECTRIC VAULT
- ⊞ FIBER VAULT
- ⊞ TELEPHONE PEDESTAL
- ⊞ STREET LIGHT W/ MAST ARM
- ⊞ GAS METER
- ⊞ WATER VALVE
- ⊞ SANITARY SEWER MANHOLE
- ⊞ DECIDUOUS TREE
- ⊞ HANDICAP
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- RIGHT-OF-WAY LINE
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- UGE UGE
- T T
- FO FO
- GAS GAS
- SS SS
- W W

SURVEY DETAIL



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



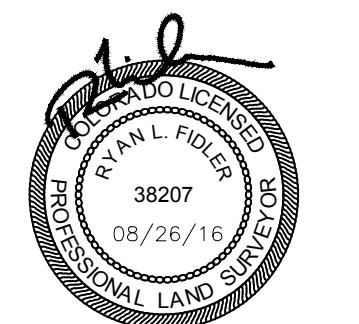
Construction - Project Management - Site Development

3 INVERNESS DRIVE EAST, STE. 200
ENGLEWOOD, CO. 80112

| | |
|-------------|-----|
| FIELD BY: | JTS |
| DRAWN BY: | JTJ |
| CHECKED BY: | RLF |

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|--------------------|
| 3 | 08/26/16 | FINAL AND REVISION |
| 2 | 08/02/16 | REVISION |
| 1 | 07/12/16 | PRELIMINARY |



REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

PROJECT No.
10008328
SITE NAME:
FTC PARKWOOD

SITE ADDRESS:
**2025 SHARP POINT DR.
FORT COLLINS CO, 80524**

SHEET TITLE:
SITE SURVEY

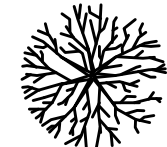
SHEET NO.
LS-1

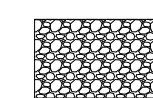
GENERAL LANDSCAPE NOTES:

CONSTRUCTION NOTES:

1. PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNER'S REPRESENTATIVE.
2. THOUGH THE LANDSCAPE CONTRACTOR MAY NOTIFY THE OWNER'S REPRESENTATIVE IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE, FINAL CLARIFICATION SHALL BE BY THE CITY. THE APPROVED SITE DEVELOPMENT PLAN IS THE CONTROLLING DOCUMENT.
3. ALL PLANTING AREAS ARE TO HAVE WEEDS AND COMPETITIVE VEGETATION REMOVED PRIOR TO PREPARATION FOR PLANTING.
4. ALL EXISTING PLANT MATERIALS SHALL BE PROTECTED DURING CONSTRUCTION. DAMAGED MATERIALS SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
5. PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY, PLANS SHALL TAKE PRECEDENCE.
6. ANY PLANT SUBSTITUTION MUST BE APPROVED BY THE CITY. SUBSTITUTIONS ARE NOT PERMITTED UNLESS AUTHORIZED. THE APPROVED SITE DEVELOPMENT PLAN IS THE CONTROLLING DOCUMENT.
7. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
8. ALL SHRUB PLANTING AREAS SHALL BE TOP DRESSED WITH GRAVEL MULCH (TO MATCH EXISTING) OVER DE WITH PRO-5 WEED CONTROL FABRIC, UNLESS NOTED OTHERWISE.

LANDSCAPE LEGEND:

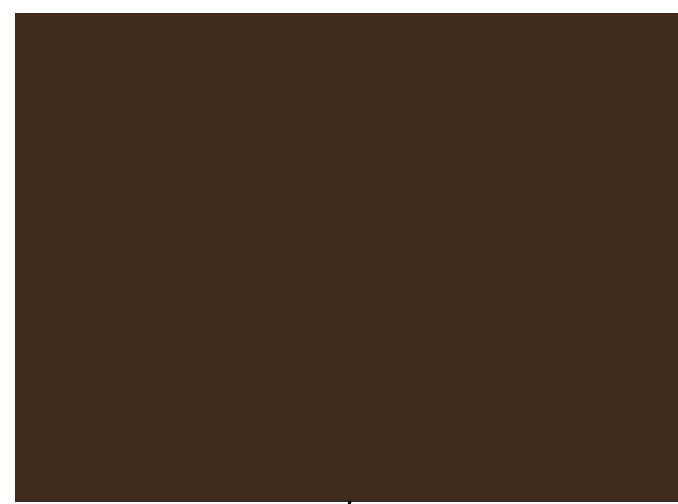
QTY.  FAMILY NAME: PINUS PONDEROSA
 FOLIAGE: GREEN TO YELLOWISH, GREEN NEEDLES
 MATURE HEIGHT: 50 - 60 FEET
 MATURE SPREAD: 10 - 12 FEET
 SOIL: WIDELY ADAPTABLE
 ZONES: 3-7
 MATURE FORM: PYRAMIDIAL
 GROWTH RATE: MEDIUM
 SUN EXPOSURE: FULL SUN
 FALL COLOR: STOUT GREEN
 NEEDLES WITH PINE CONES
 COMMON NAME: PONDEROSA PINE

 GROUND COVERS
 CRUSHED ROCK
 (3-INCH DEPTH OVER DE WITT PRO-5 WEED CONTROL FABRIC) OR EQUAL

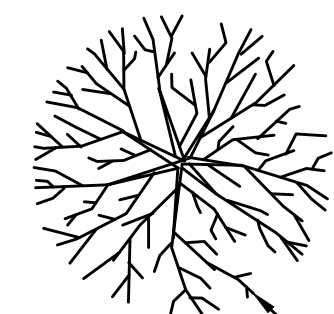
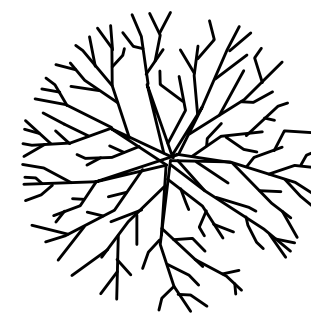
CRUSHED ROCK BASE



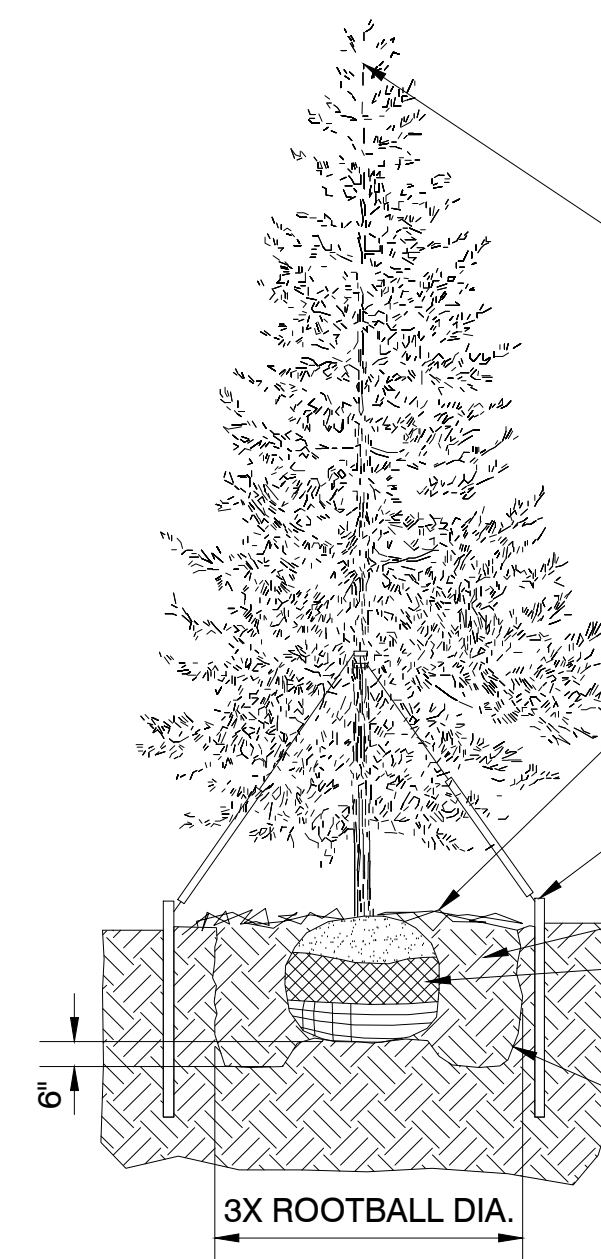
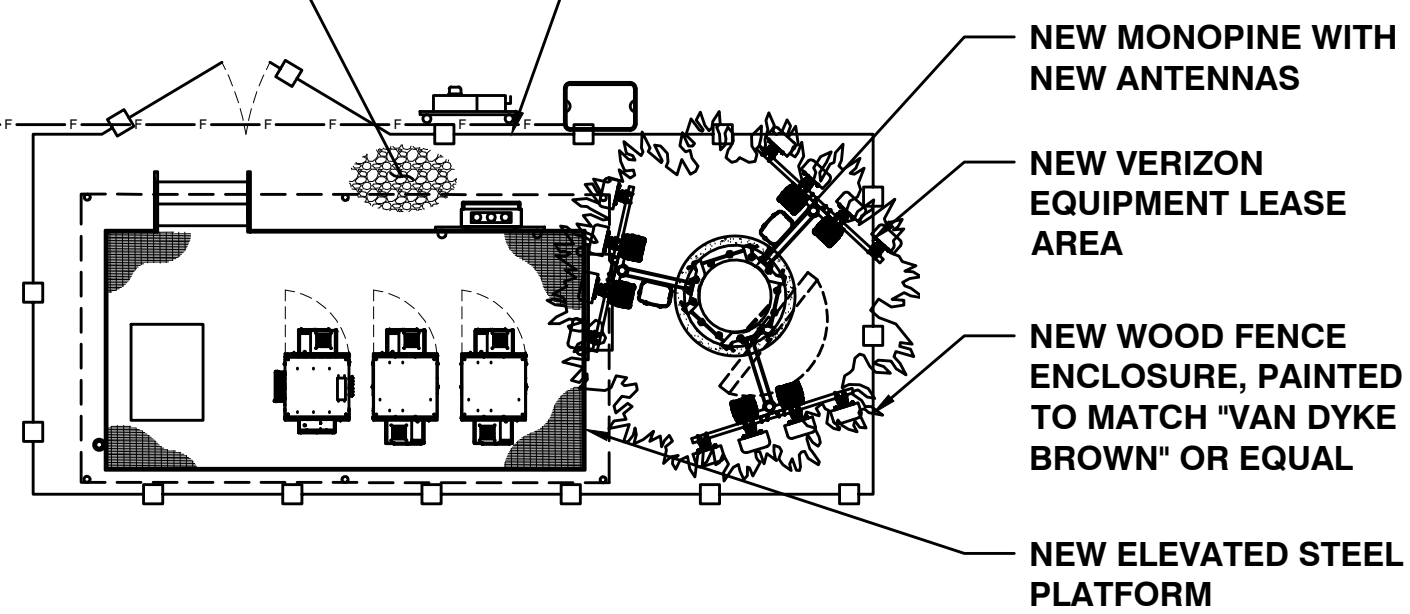
"VAN DYKE BROWN" OR EQUAL



PONDEROSA PINE



(2) NEW PONDEROSA PINE TREES (TYP.)
 SEE 2/ L1 FOR DETAILS



PREPARED FOR:



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

CONSULTING FIRM



3 INVERNESS DRIVE E STE 200
 ENGLEWOOD, CO 80112

PROJECT NO: 20151294205

DRAWN BY: CDA

CHECKED BY: KF

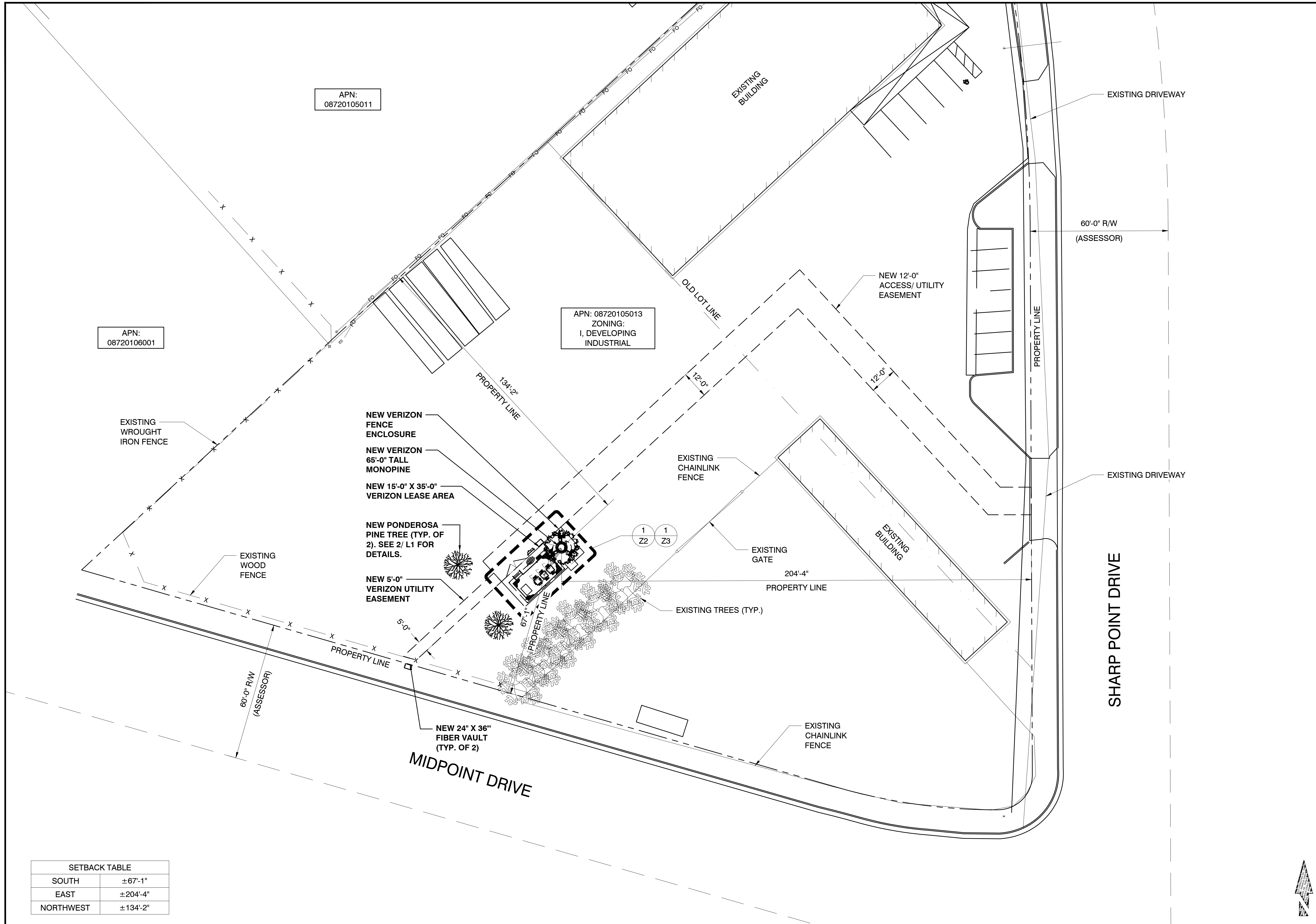
| REV | DATE | DESCRIPTION | BY |
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| A | 12/21/16 | 90% ZONING | CDA |
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**FOR REVIEW
 ONLY NOT
 FOR
 CONSTRUCTION**

PROJECT INFORMATION
FTC PARKWOOD (ALT. 1)
 2025 SHARP POINT DR.,
 FT. COLLINS, CO 80525

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L1



| SETBACK TABLE | |
|---------------|----------|
| SOUTH | ±67'-1" |
| EAST | ±204'-4" |
| NORTHWEST | ±134'-2" |

SITE PLAN

24"x36" SCALE: 1" = 20'
 11"x17" SCALE: 1" = 40'
 20' 10' 0' 20'



PREPARED FOR:

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

CONSULTING FIRM

3 INVERNESS DRIVE E STE 200
 ENGLEWOOD, CO 80112

| | |
|-------------|-------------|
| PROJECT NO: | 20151294205 |
| DRAWN BY: | CDA |
| CHECKED BY: | KF |

| REV | DATE | DESCRIPTION | BY |
|-----|----------|-------------|-----|
| A | 12/21/16 | 90% ZONING | CDA |
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PROJECT INFORMATION
FTC PARKWOOD (ALT. 1)
 2025 SHARP POINT DR.,
 FT. COLLINS, CO 80525

SHEET TITLE
SITE PLAN

SHEET NUMBER
Z1

PREPARED FOR:



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

CONSULTING FIRM



3 INVERNESS DRIVE E STE 200
ENGLEWOOD, CO 80112

PROJECT NO: 20151294205
DRAWN BY: CDA
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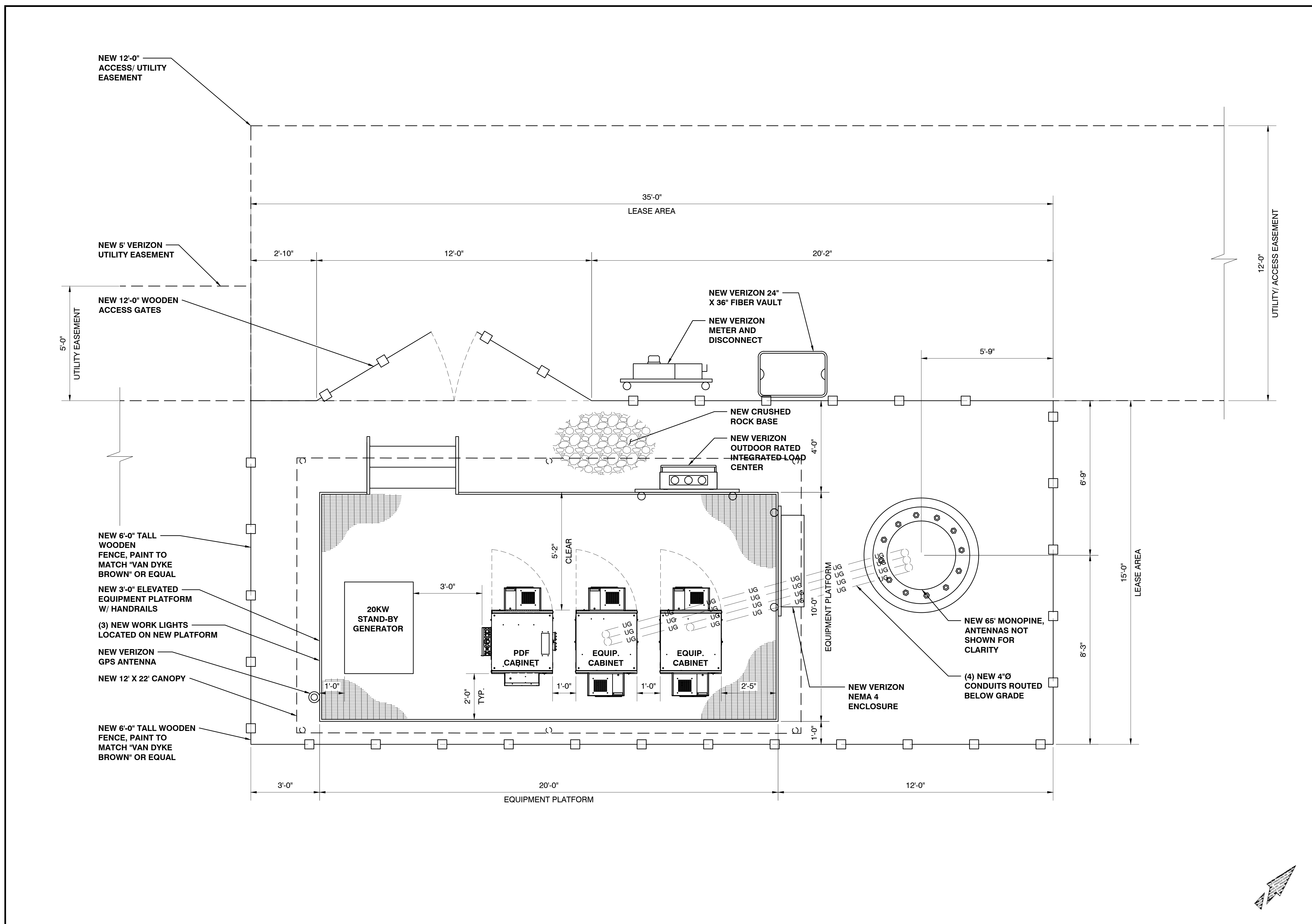
| REV | DATE | DESCRIPTION | BY |
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| A | 12/21/16 | 90% ZONING | CDA |
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PROJECT INFORMATION
FTC PARKWOOD (ALT. 1)
2025 SHARP POINT DR.,
FT. COLLINS, CO 80525

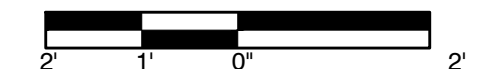
SHEET TITLE
EQUIPMENT LAYOUT

SHEET NUMBER
Z2

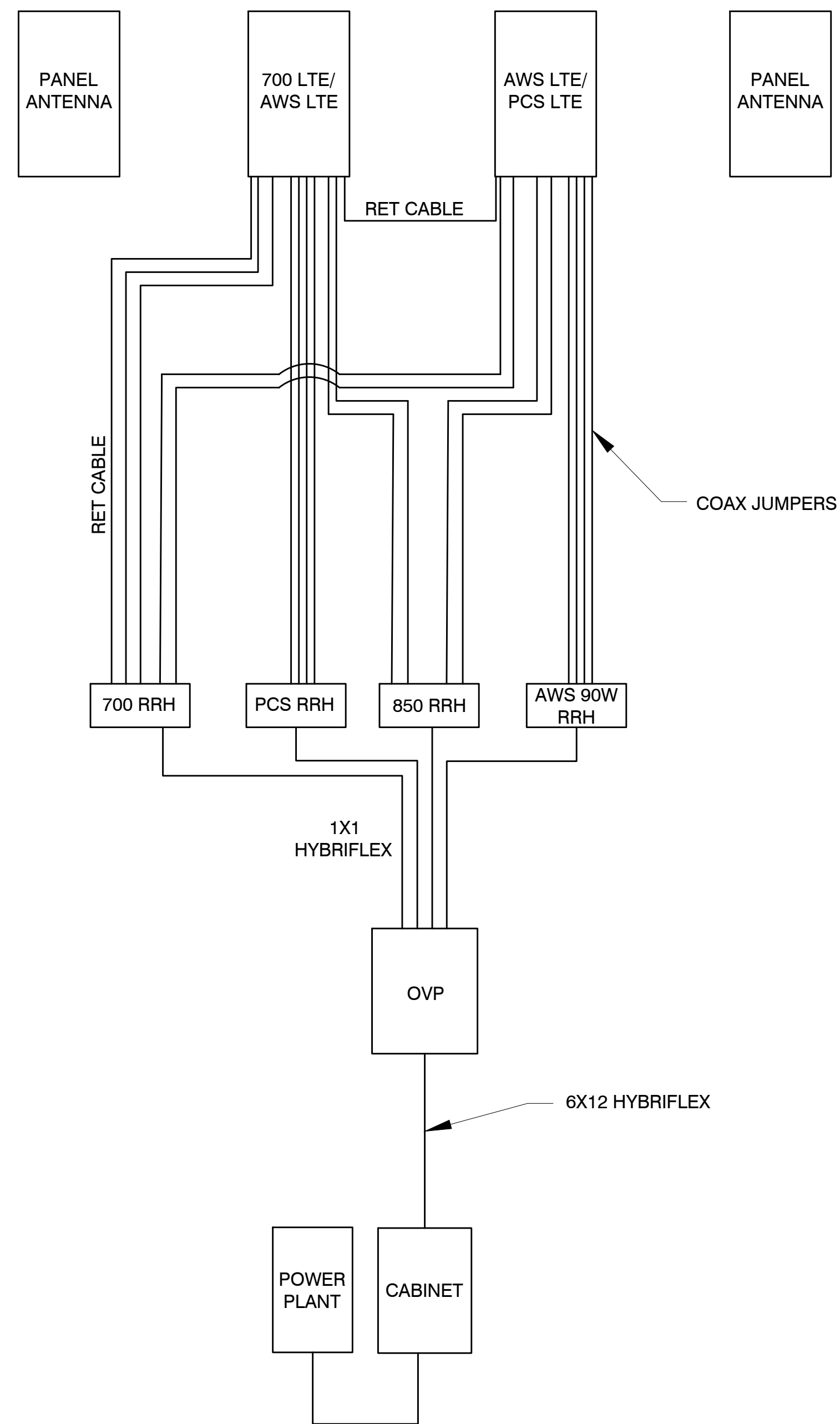


EQUIPMENT LAYOUT

24"x36" SCALE: 1" = 2'
11"x17" SCALE: 1" = 4'



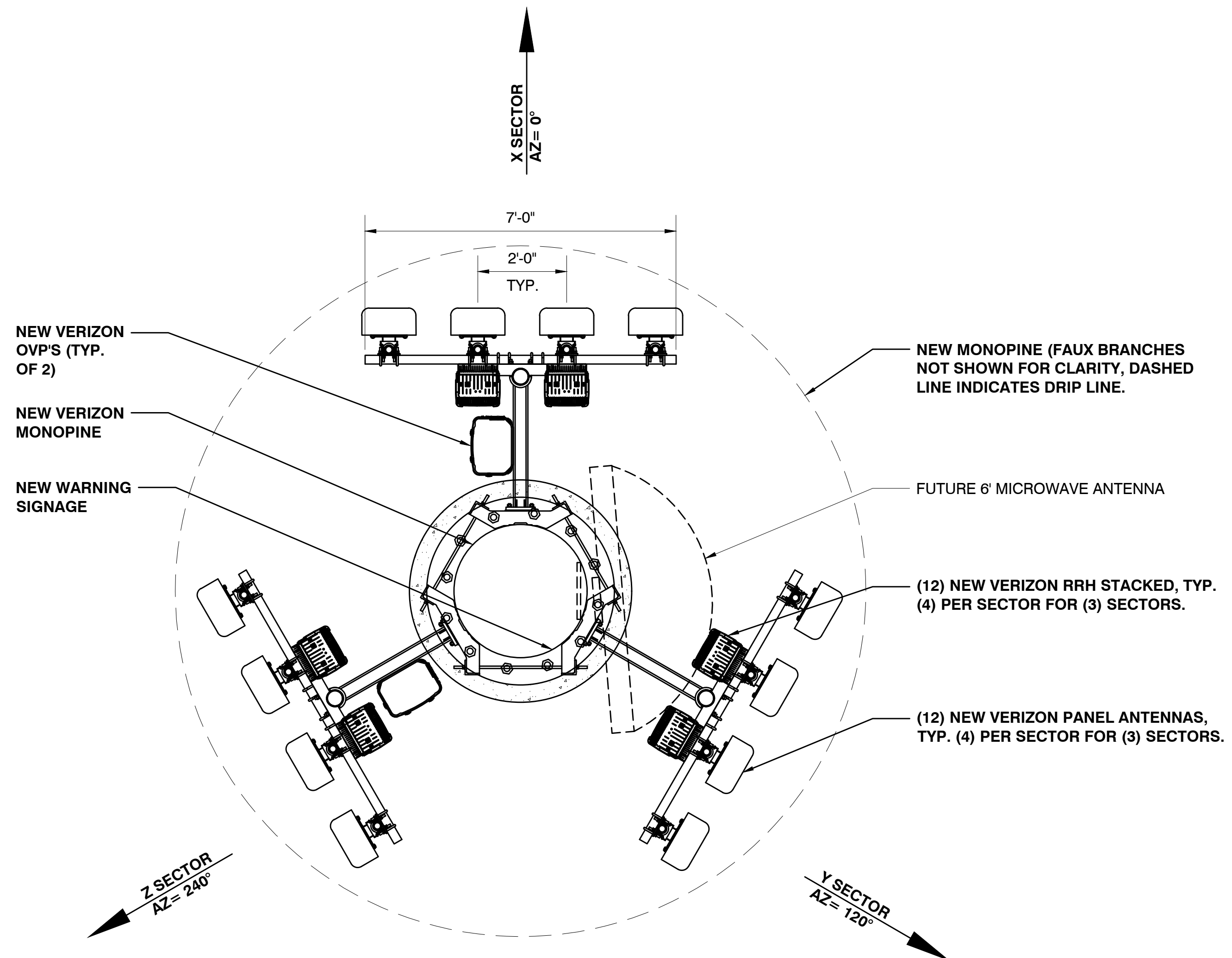
1



NOTE:
PRIME AND PAINT NEW MONOPINE, ANTENNAS AND ANTENNA FRAME SHERWIN WILLIAMS 7041 "VAN DYKE BROWN" OR EQUAL COLOR.

| NEW ANTENNA SCHEDULE | | | | | | | | |
|----------------------|------------|---------|--------------------------|----------|--|----------------|---------------|---------------------------------------|
| SECTOR | RAD CENTER | AZIMUTH | ANTENNA TYPE | QUANTITY | MOUNT TYPE | QUANTITY/ SIZE | LENGTH/ TYPE | NOTES |
| X | 57'-0" | 0° | NEW 6'-0" PANEL ANTENNAS | 4 | NEW COLLAR MOUNTED T-ARM ANTENNA FRAME | (2) 1-1/4"Ø | 75'-0" HYBRID | REFER TO RFDS FOR FINAL CONFIGURATION |
| Y | 57'-0" | 120° | | 4 | | | | |
| Z | 57'-0" | 240° | | 4 | | | | |

ALL EXISTING AZIMUTHS REFERENCE TRUE NORTH. ALL EXISTING AZIMUTHS ARE APPROXIMATE AND BASED ON THE RFDS PROVIDED BY VERIZON WIRELESS



PREPARED FOR:

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

CONSULTING FIRM

3 INVERNESS DRIVE E STE 200
ENGLEWOOD, CO 80112

PROJECT NO: 20151294205
DRAWN BY: CDA
CHECKED BY: KF

| REV | DATE | DESCRIPTION | BY |
|-----|----------|-------------|-----|
| A | 12/21/16 | 90% ZONING | CDA |

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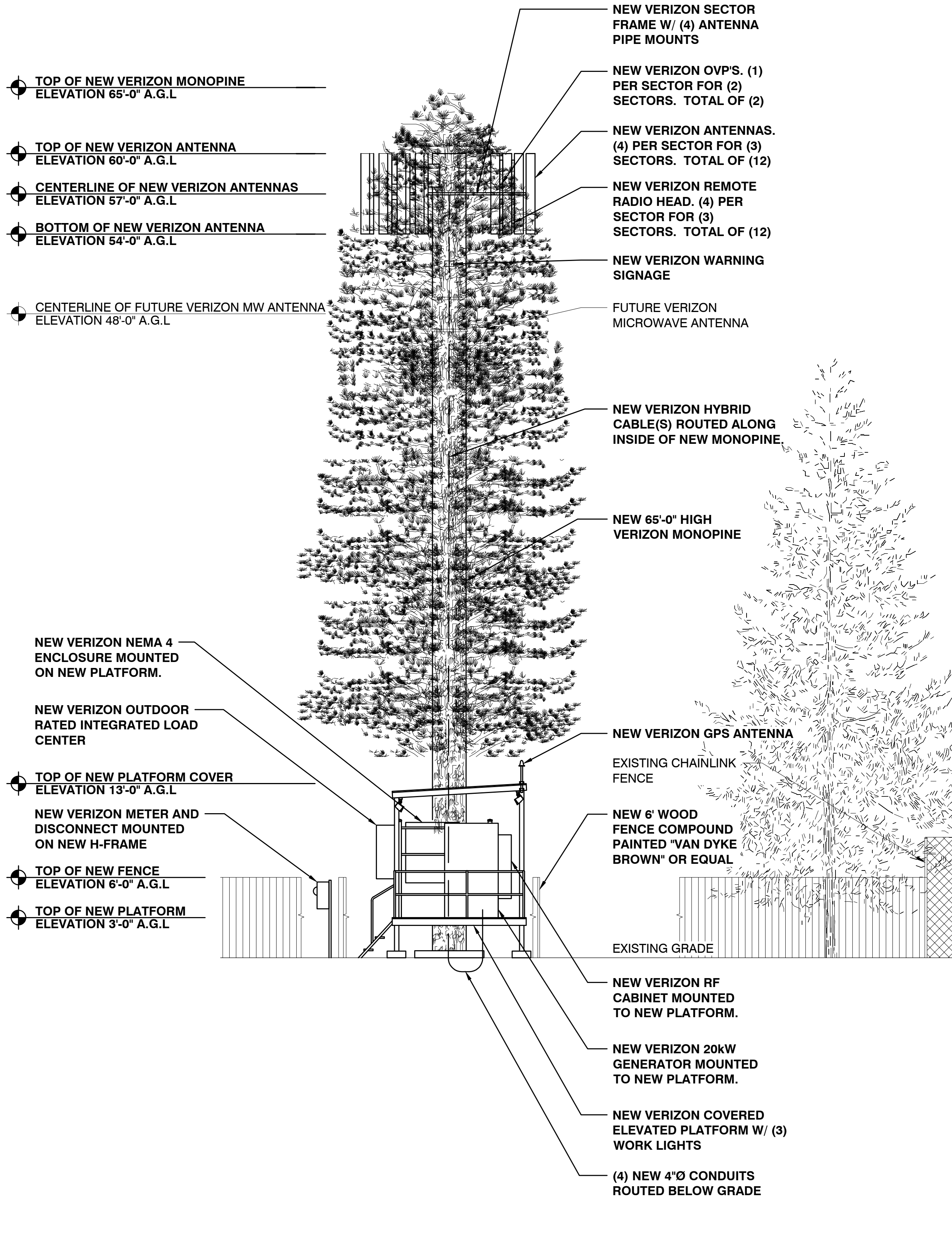
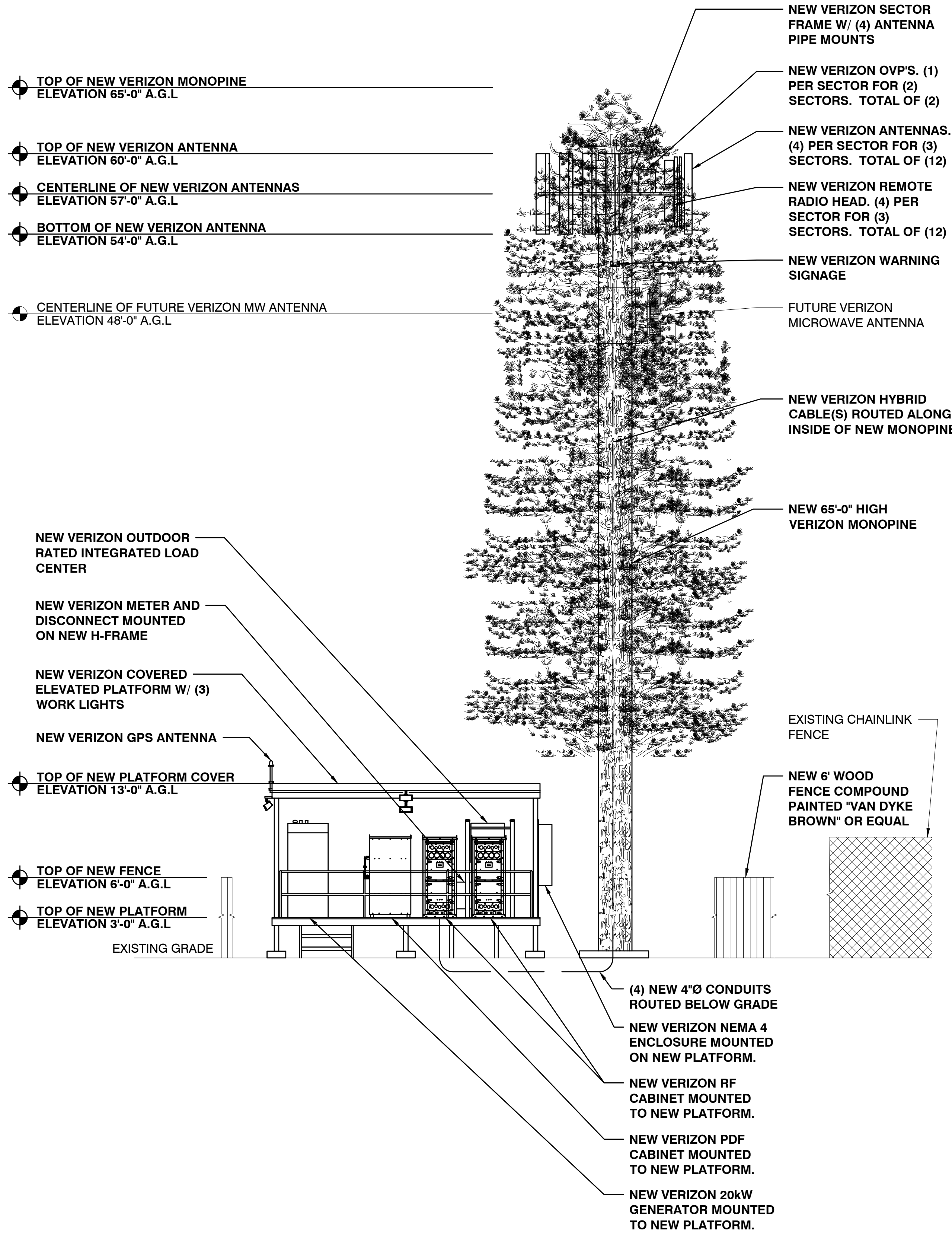
PROJECT INFORMATION
FTC PARKWOOD (ALT. 1)
2025 SHARP POINT DR.,
FT. COLLINS, CO 80525

SHEET TITLE
**ANTENNA PLAN &
SECTOR PLUMBING
DIAGRAM**

SHEET NUMBER
Z3

- *MONOPINE NOTE:
- ANTENNAS TO BE ENCLOSED IN RF FRIENDLY SOCK TO MATCH COLOR OF MONOPINE
 - BRANCH DENSITY (4) BRANCHES PER FOOT. REPLACE BRANCHES AS NEEDED TO MAINTAIN LIKE NEW CONDITION.

- *MONOPINE NOTE:
- ANTENNAS TO BE ENCLOSED IN RF FRIENDLY SOCK TO MATCH COLOR OF MONOPINE
 - BRANCH DENSITY (4) BRANCHES PER FOOT. REPLACE BRANCHES AS NEEDED TO MAINTAIN LIKE NEW CONDITION.



EAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

1

SOUTHEAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

2

PREPARED FOR:

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

CONSULTING FIRM

3 INVERNESS DRIVE E STE 200
ENGLEWOOD, CO 80112

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|-------------|-------------|
| PROJECT NO: | 20151294205 |
| DRAWN BY: | CDA |
| CHECKED BY: | KF |

| REV | DATE | DESCRIPTION | BY |
|-----|----------|-------------|-----|
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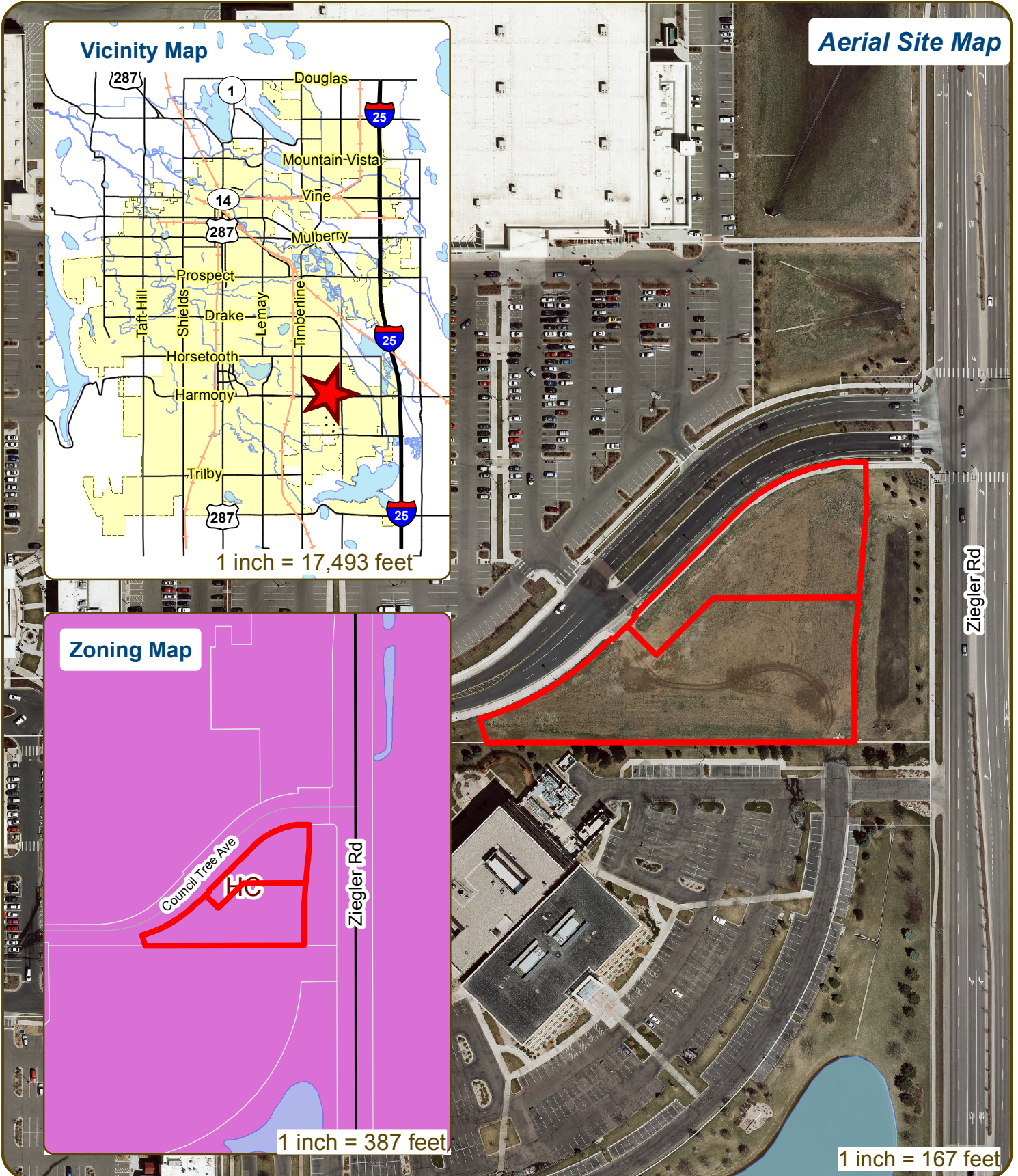
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FOR
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PROJECT INFORMATION
FTC PARKWOOD (ALT. 1)
2025 SHARP POINT DR.,
FT. COLLINS, CO 80525

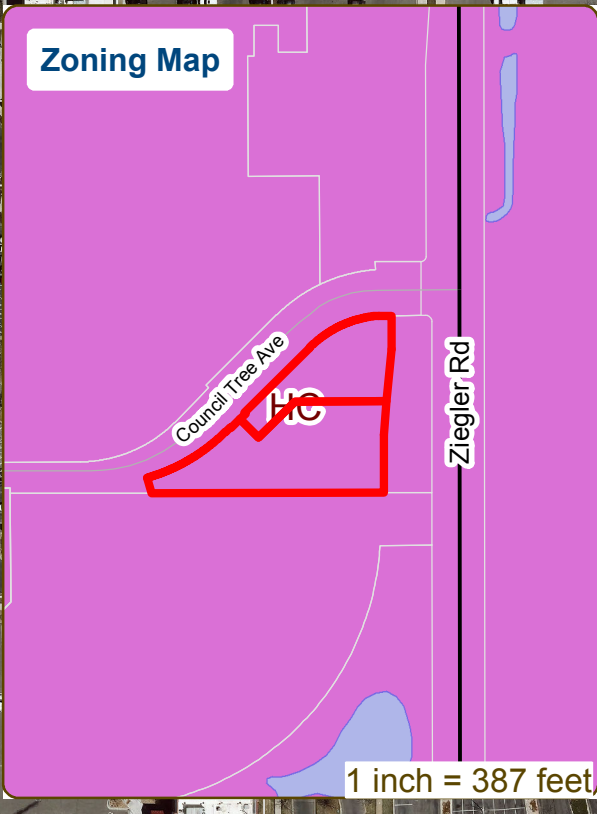
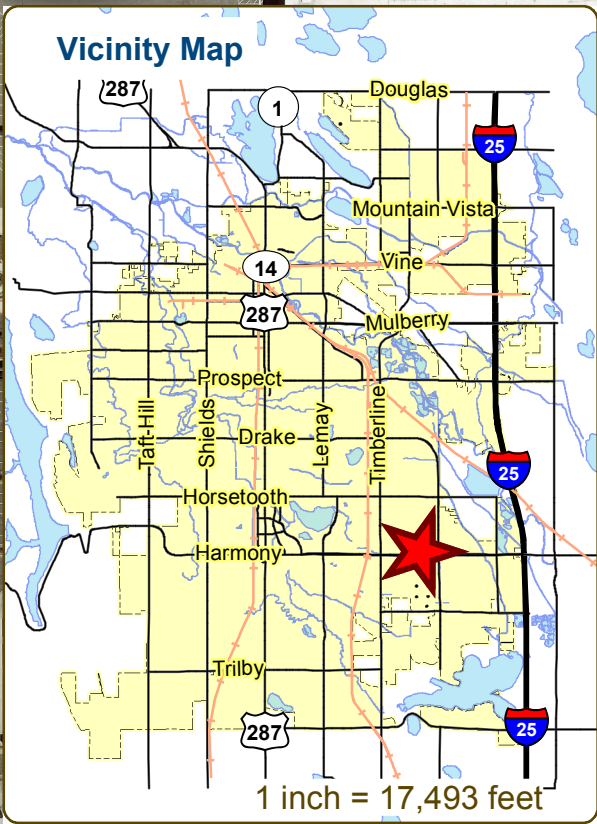
SHEET TITLE
ELEVATIONS

SHEET NUMBER
Z4

2937 Council Tree Dr Two-Story Fitness Center



Aerial Site Map



1 inch = 167 feet

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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.

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) _____

Alex Hoime, PE (Civil Engineering Consultant)

Business Name (if applicable) TAIT and Associates, Inc.

Your Mailing Address 6163 E County Road 16, Loveland Co 50537

Phone Number 970-613-1447 Email Address ahoime@tait.com

Site Address or Description (parcel # if no address) 2937 Council Tree Dr, Fort Collins, CO 80525

Description of Proposal (attach additional sheets if necessary) Development of Lots 8 & 9 of Front RangeVillage. Proposed improvements include parking facilities, pedestrian paths, dry utilities, storm and sewer facilities, and ADA accessible stalls.

Proposed Use Fitness Center Existing Use N/A

Total Building Square Footage 28,000 S.F. Number of Stories 2 Lot Dimensions 458 X 359 (Triangular)

Age of any Existing Structures N/A

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 [x] No If yes, then at what risk is it? _____

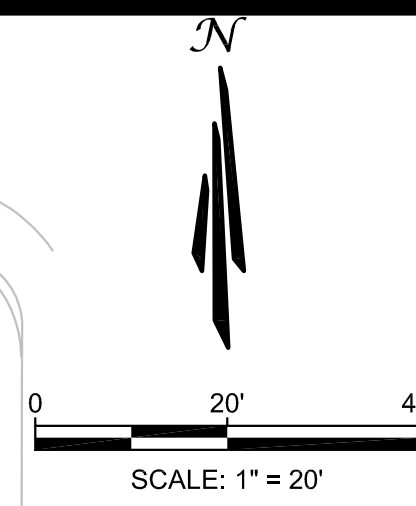
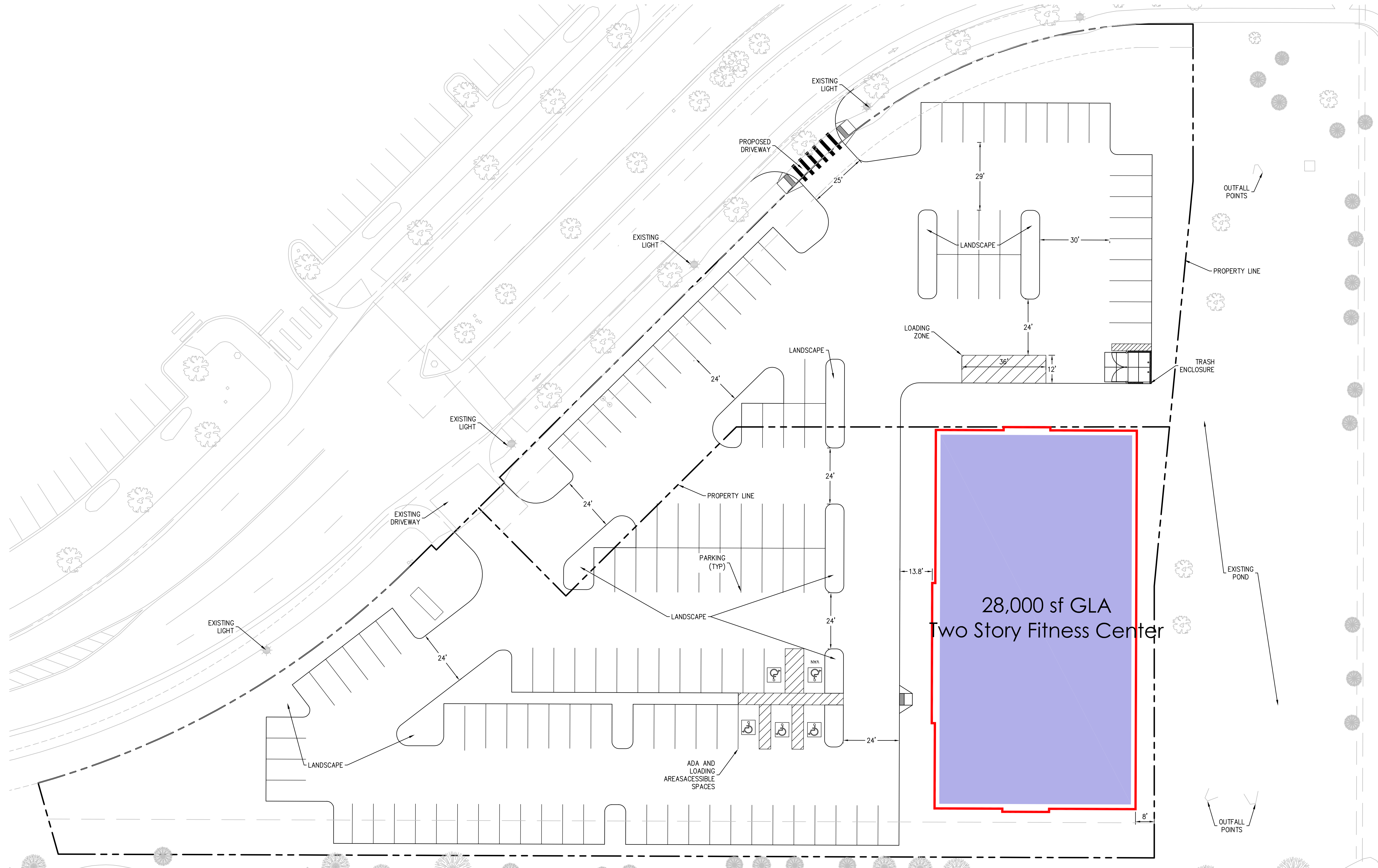
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area 79,170 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?

Jan 09, 2017 - 2:57pm by neasley K:\Drawings\CO\CO13030 Front Range Village - Ft Collins, CO\ENG\Exhibits\Lots 8 & 9 Concept Plan.dwg



| NO. | DESCRIPTION | REVISIONS | BY | DATE |
|-----|-------------|-----------|----|------|
| | | | | |

6188 E. Highway County Road 16
 Fort Collins, CO 80537
 p: 970.613.1147 f: 970.613.1897
 www.tait.com
 1st Floor: Sacramento
 2nd Floor: Denver
 3rd Floor: Fort Collins
 4th Floor: Norman, Oklahoma

TAIT
 Since 1964

CONCEPTUAL SITE PLAN
FRONT RANGE VILLAGE - LOTS 8 & 9
 RAMCO-GERSHENSON
 COUNCIL TREE AVENUE AND ZIEGLER ROAD
 FORT COLLINS, CO 80528

PREPARED UNDER THE SUPERVISION OF
 TAIT & ASSOCIATES, INC.
-PRELIMINARY-
NOT FOR CONSTRUCTION

ALEX HOME
 COLORADO P.E. #41703

DRAWN BY: [blank]
 DATE: 01/09/2017
 CHECKED BY: [blank]
 DATE: [blank]
 REVISION #: [blank]
 DATE: [blank]
 JOB NO.: CO1303C

0

BASIS OF BEARINGS:
 THE BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32 AS BEARING NORTH 89° 26' 04" WEST ACCORDING TO THE FINAL PLAT OF FRONT RANGE VILLAGE.

BENCH MARK:
 PROJECT DATUM: NGVD29 UNADJUSTED (OLD CITY OF FORT COLLINS DATUM)
 BENCHMARK #12-94: ALUMINUM CAP 300' WEST OF CORBETT DRIVE ON TOP OF CONCRETE WALL OF IRRIGATION STRUCTURE, ELEVATION 4950.01 FEET.
 BENCHMARK #6-07: SOUTHEAST CORNER OF HARMONY RD. AND ZIEGLER RD. 50 FEET +/- SOUTH OF THE EDGE OF ASPHALT ON THE WALL ON A CONCRETE IRRIGATION DROP STRUCTURE, ELEVATION 4927.89 FEET.
 IF NAVD 88 DATUM IS REQUIRED FOR ANY PURPOSE, THE FOLLOWING EQUATION SHOULD BE USED: NAVD88 = NGVD UNADJUSTED + 3.20'



MINOR AMENDMENT SUBMITTAL #1 - 1/18/2017