

# Conceptual Review Agenda

Schedule for 10/20/14 to 10/20/14

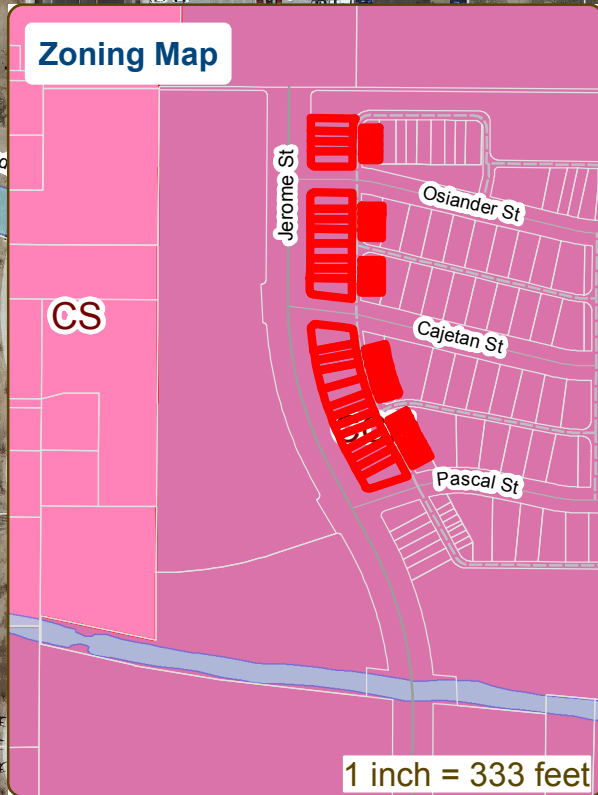
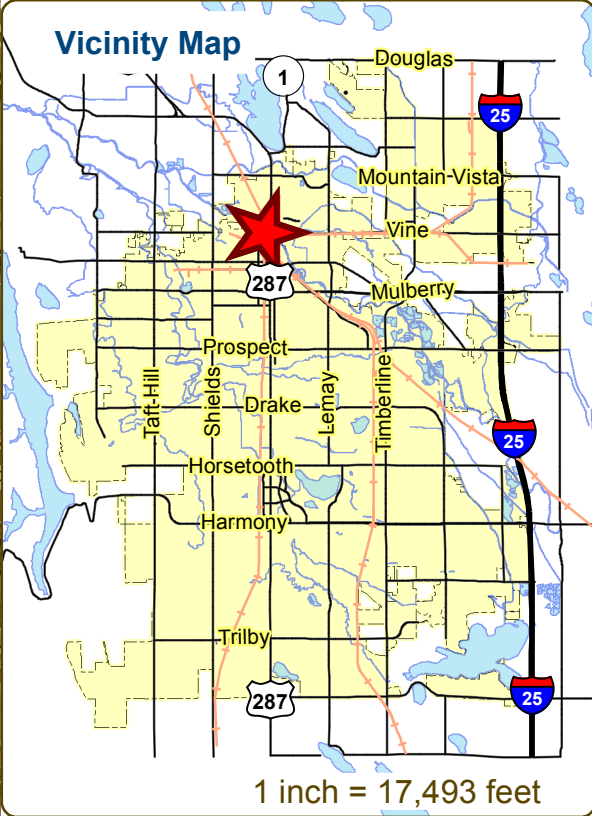
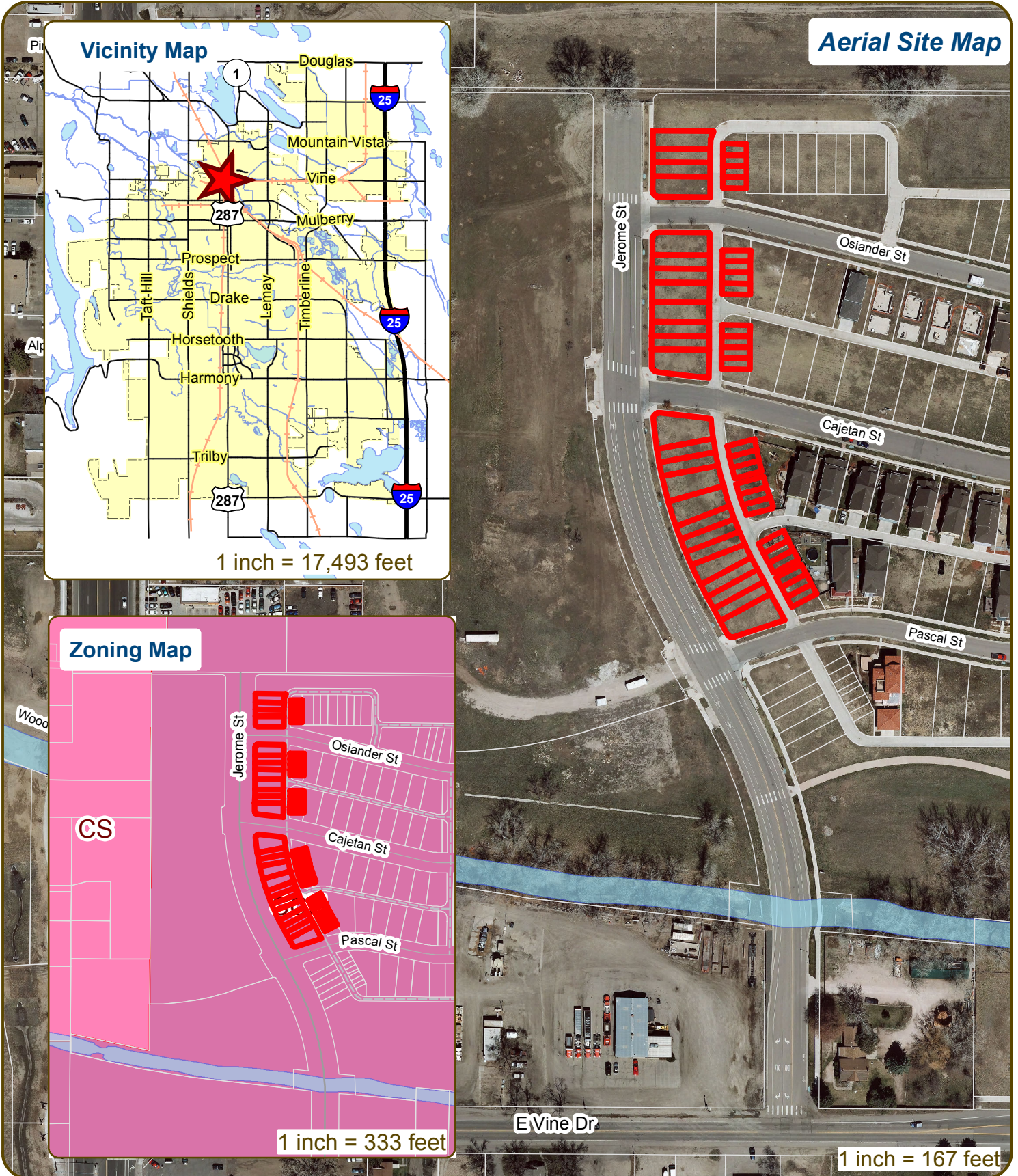
281 Conference Room A

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## Monday, October 20, 2014

Time	Project Name	Applicant Info	Project Description	Planner
10:15	Old Town North - Mixed-Use CDR140080	Brent Balik (970) 226-5334 <a href="mailto:bbalik@shearengineering.com">bbalik@shearengineering.com</a>	This is a request to replat and construct mixed-use buildings on three blocks of Old Town North. The proposal calls for a replat to accommodate a different building type than that approved in the original Old Town North PUD. The proposed buildings will be 3-5 story mixed-use structures with retail on the main level and 2-4 stories of residential above. The parcels are located in the Community Commercial - North College (CCN) zone district. This proposal will be subject to a Major Amendment.	Ted Shepard
11:00	Southridge Golf Course- Wireless Telecommunications Facility CDR140079	Becky Siskowski (858) 243-2900 <a href="mailto:bsiskowski@centerlinesolutions.com">bsiskowski@centerlinesolutions.com</a>	This is a request to construct a monopine at Southridge Golf Course (parcel #8607218902). The monopine will be 85' tall and will be located at the southwest end of the golf course in close proximity to the Paragon Point neighborhood. The parcel is located in the Public Open Lands (POL) zone district). This project will be subject to Administrative (Type I) review.	Rebecca Everette

# Old Town North Mixed-Use



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 FOR FITNESS OF USE 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 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) Brent Balik - Consultant (Shear Engineering Corp) Spencer Douthit - Owner (Managing Member of Rocky Mountain High, LLC)

Business Name (if applicable) Shear Engineering Corporation

Your Mailing Address 4836 S College Ave, Suite 12; Fort Collins, CO 80525

Phone Number (970) 226-5334 Email Address bbalik@shearengineering.com

Site Address or Description (parcel # if no address) Parcels #97013-71-001 thru 004; #97013-72-027 thru 034; #971013-73-023 thru 034 and #97013-74-001 thru 006 adjacent to Jerome Street

Description of Proposal (attach additional sheets if necessary) New Buildings on Lots M1-M4, Block 2; Lots M27-34, Block 3; Lots M23-M34, Block 4 and Lots M1-M6, Block 5, Old Town North

See following Project Narrative

Proposed Use Residential / Retail Existing Use Residential / Retail

Total Building Square Footage(per lot) 5,400 S.F. Number of Stories 3 Lot Dimensions varies, see

Age of any Existing Structures Negligible attached plat

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 None 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?

**Lots M1-M4, Block 2, Lots M27-34, Block 3, Lots M23-M34, Block 4 and  
Lots M1-M6, Block 5, Old Town North**

Fort Collins, Colorado

**PROJECT NARRATIVE**

This is a request to replat the Lots M1-M4, Block 2, Lots M27-34, Block 3, Lots M23-M34, Block 4 and Lots M1-M6, Block 5, Old Town North. The replat is primarily requested to accommodate a different building product than the product proposed by the original developer. Easement redefinition. The M-lots were platted with the original Old Town North. All M-lots are adjacent to Jerome Street.

**1. Existing platted lots:**

- The existing platted lots are noted on Sheets 2 of 10 and 3 of 10 of the final plat for Old Town North as recorded on 06/11/2004. Those sheets are attached for immediate reference. Refer to attached document titled “Lots M31-M34 sample affects on lots” to view affects based on the current building concept.

**2. Zoning:**

- CCN (Community Commercial - North College District)

**3. Proposed use:**

- All buildings on these lots will consist of three (3) to five (5) story buildings including two (2) to four (4) stories of residential living units over low intensity retail space on the main floor. Five (5) stories is the maximum building height permitted in the CCN zoning district. Actual number of units and bedrooms will be dependent on other factors like parking.

**4. Access**

- All streets accessing these lots were platted and built with the original Old Town North project. Jerome Street is a collector street with parking. Publicly dedicated alleys access the units from the back. G-lots were platted across the alleys from the M-lots to provide parking. G-lots were defined specifically for garages, though garages may not necessarily be built.

**5. Parking**

- 2 parking spaces will be provided for every 1000 square feet of low intensity retail use. Parking for residential will meet the requirements of Section 3.2.2 (K) of the City of Fort Collins Code. Parking is provided along Jerome Street. Parking requirements that are not met directly adjacent to the specific M-Lots and with the G-lots will be provided nearby in other parking areas near or adjacent to the M-lots.

## **6. Existing and proposed utilities**

- Water and sewer services to these lots were provided with the original Old Town North project. Generally, each building is serviced by a 1 1/2" water service and a 6" sewer service.

## **7. Fire Protection**

- Fire protection will be provided by the Poudre Fire Authority.

## **8. Drainage and Water Quality:**

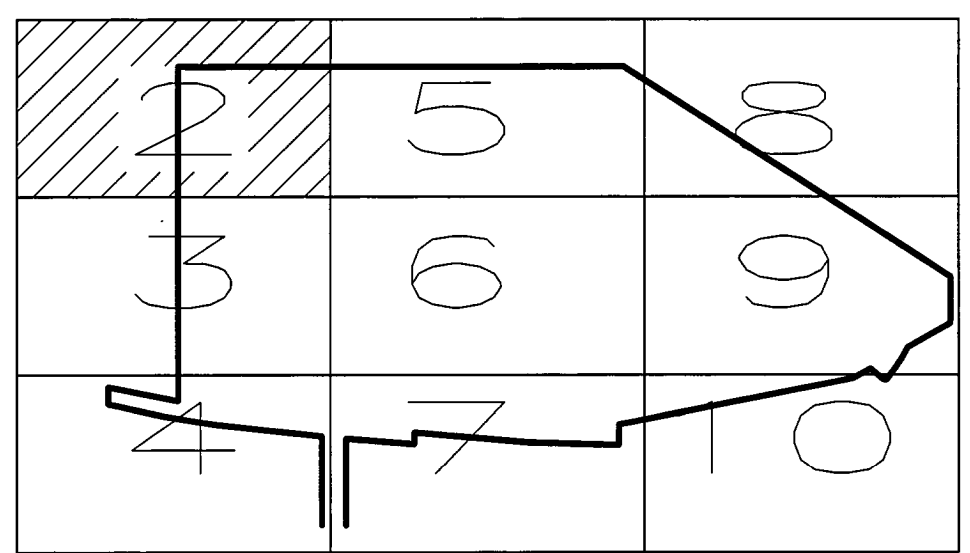
- All M-lots are included in the contributing area used to size the existing Old Town North detention pond water quantity and water quality volumes. Runoff from all of the M-lots is directed southerly to the detention pond.

## **9. Floodplain:**

- The lots are not in the Poudre River floodplain.

## **10. Landscaping**

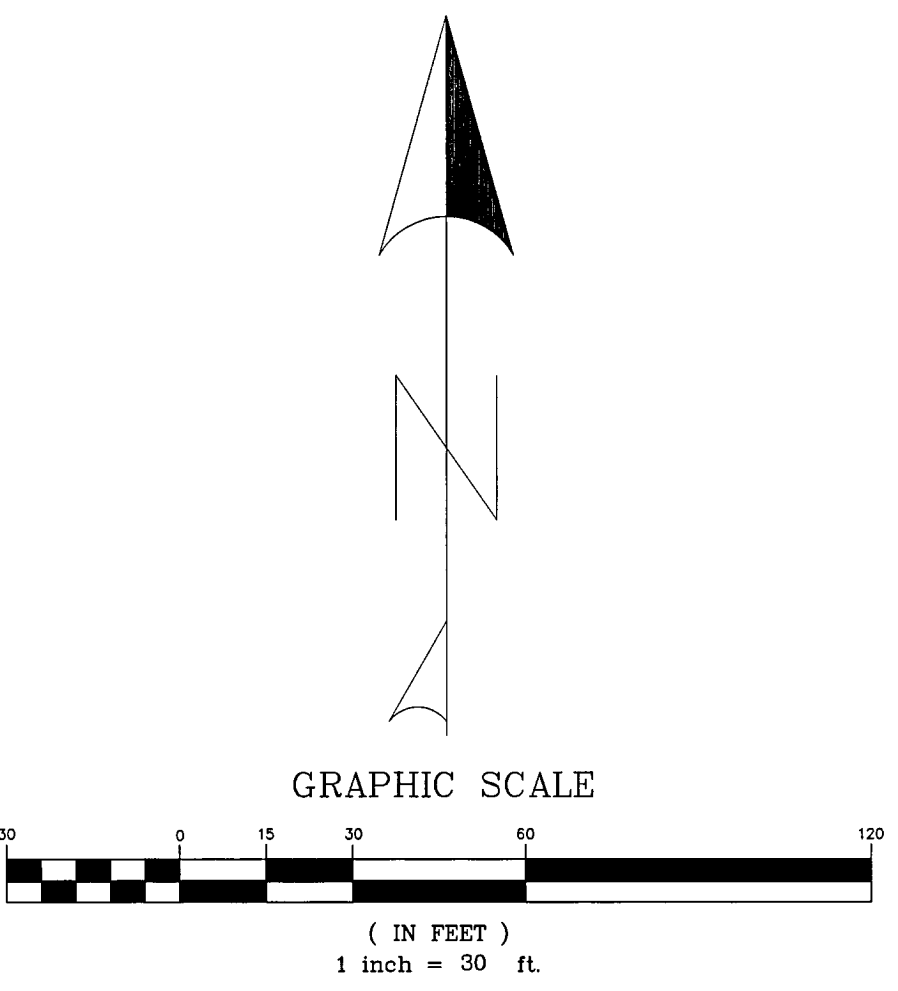
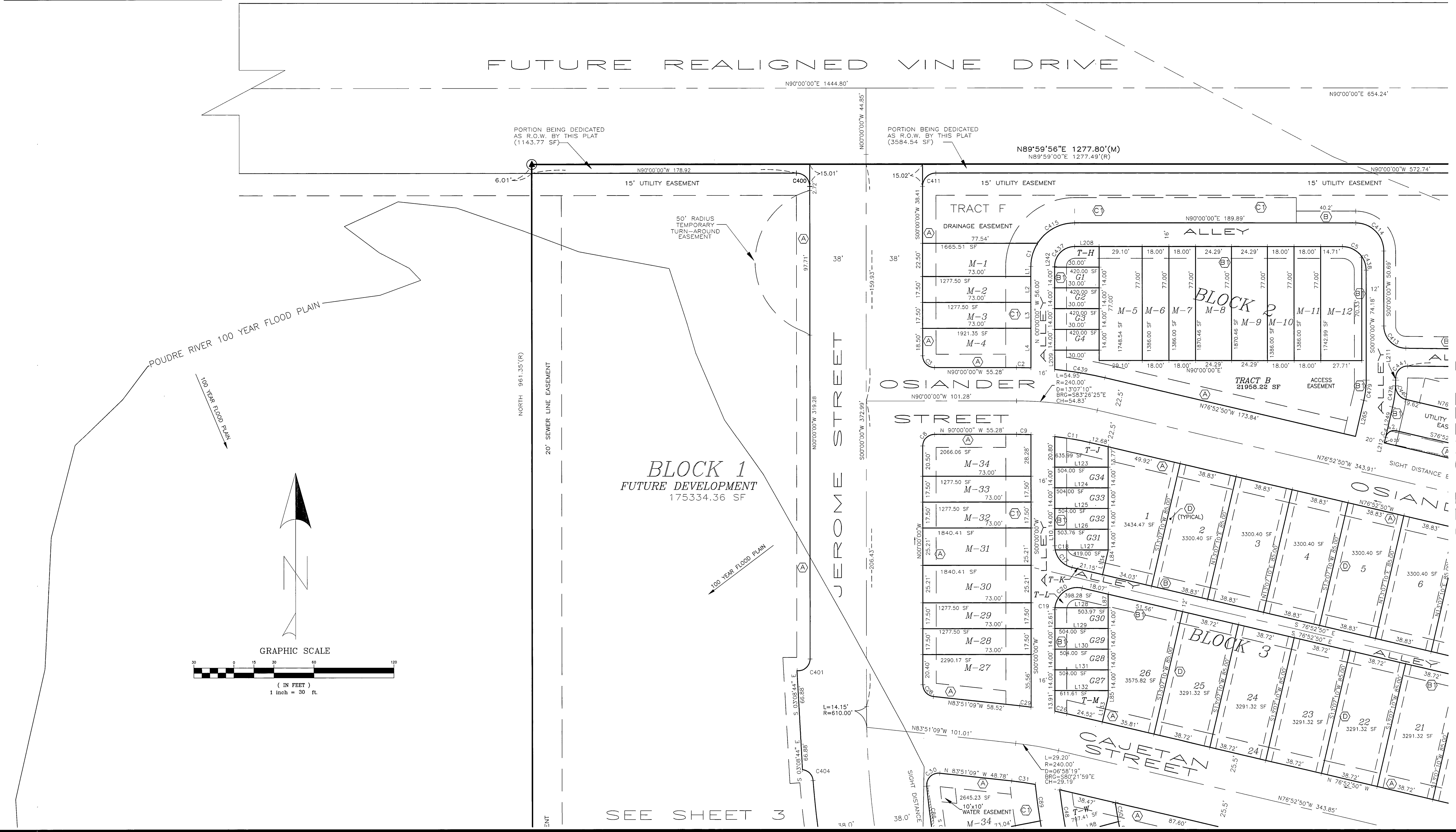
- Landscaping will generally conform to the landscape plan by BHA Design included in the original Old Town North final compliance plan.



FINAL PLAT OF  
**OLD TOWN NORTH**  
 A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE  
 SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 69 WEST  
 OF THE 6th P.M., IN THE CITY OF FORT COLLINS,  
 COUNTY OF LARIMER, STATE OF COLORADO

- LEGEND:**
- Ⓐ 9' UTILITY EASEMENT
  - Ⓑ 8' UTILITY & ACCESS EASEMENT/GARAGE & FENCE SETBACK
  - Ⓒ 8' UTILITY, DRAINAGE & ACCESS EASEMENT/GARAGE & FENCE SETBACK
  - Ⓓ 17' ACCESS & UTILITY EASEMENT
  - Ⓔ 17' ACCESS, DRAINAGE & UTILITY EASEMENT
  - Ⓕ 8' PUBLIC DRAINAGE EASEMENT (DEDICATED BY THIS PLAT) & PRIVATE ACCESS EASEMENT - SEE RECORDED DOCUMENT FOR OWNERSHIP (RECEPTION NO. 2004-0028102) (4' EACH SIDE LOT LINE)

FUTURE REALIGNED VINE DRIVE



**BLOCK 1**  
 FUTURE DEVELOPMENT  
 175334.36 SF

**BLOCK 2**  
 21956.22 SF

SEE SHEET 3

SEE SHEET 5

E:\1597 OLD TOWN NORTH\dwg\1597-OTN\_FINAL.dwg, 06/08/04 10:10:05 AM, BOB

DATE: 5-24-2001    DRAWN: CLC, DJS  
 SCALE: 1" = 30'    CHECKED: RJL  
 FIELD BOOK:    APPROVED: \_\_\_\_\_

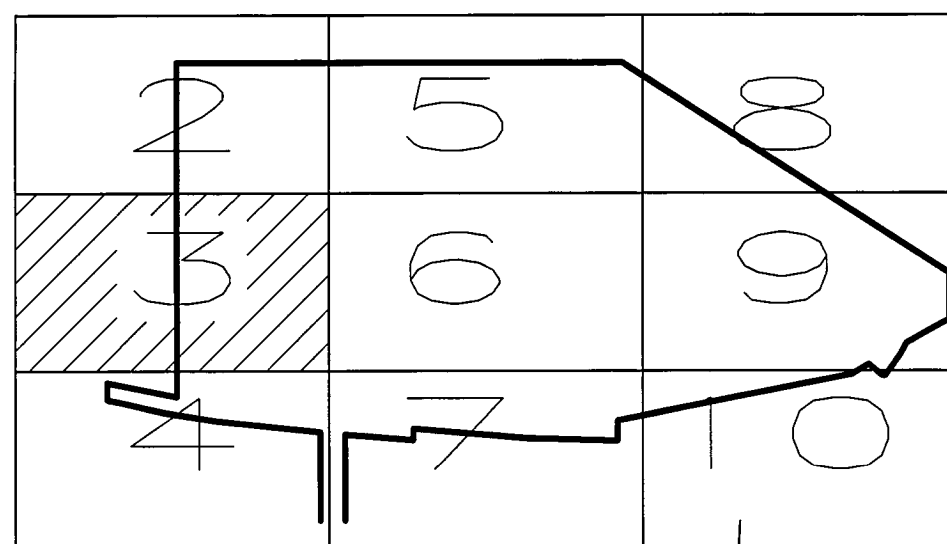
REVISIONS: \_\_\_\_\_

**R.J.L. SURVEYS**  
 113 CAMERON DRIVE, SUITE B    FORT COLLINS, COLORADO 80525  
 (970) 226-3007

CLIENT: Old Town North LLC

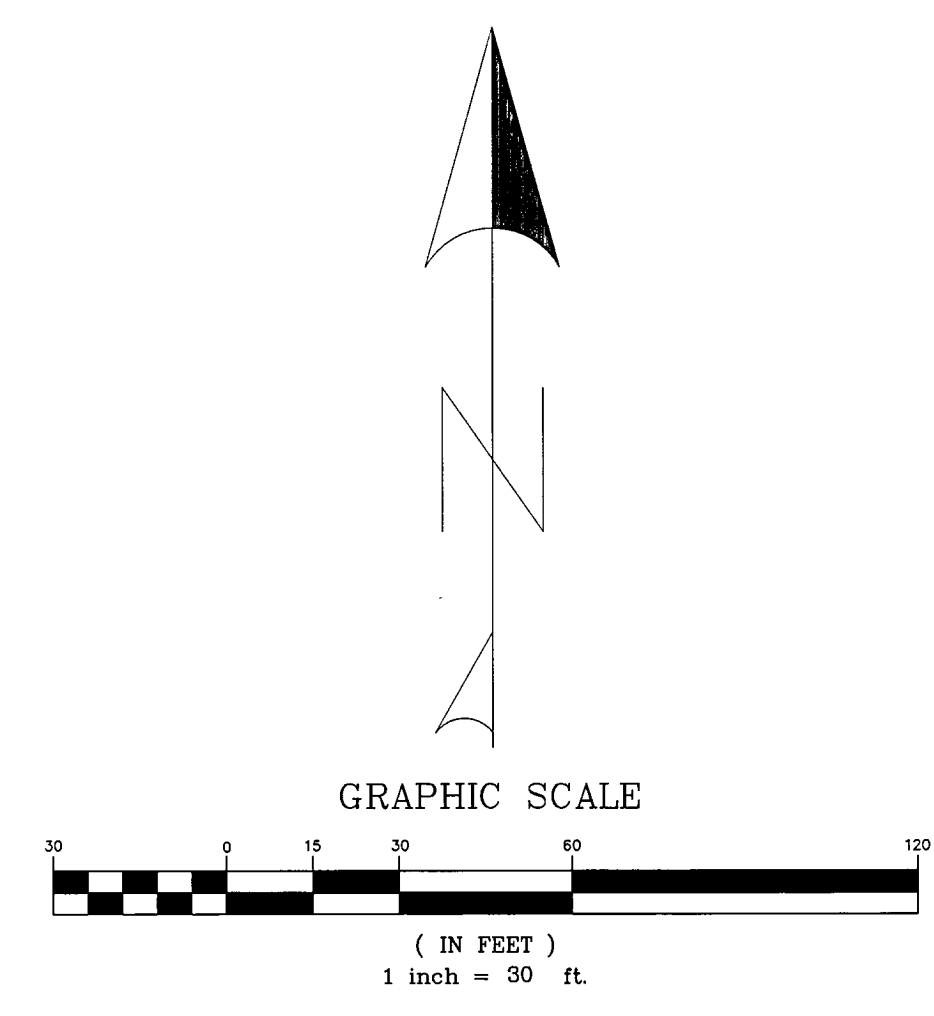
TITLE: Old Town North

SHEET NO.	NO. OF SHEETS	PROJECT NO.
2	10	1597

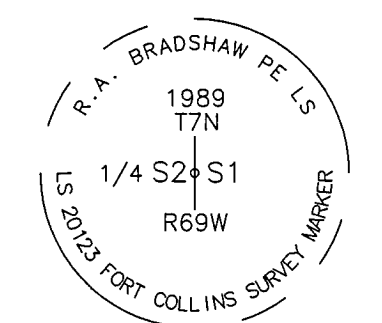


FINAL PLAT OF  
**OLD TOWN NORTH**  
 A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE  
 SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 69 WEST  
 OF THE 6th P.M., IN THE CITY OF FORT COLLINS,  
 COUNTY OF LARIMER, STATE OF COLORADO

- LEGEND:**
- ⊙ 9' UTILITY EASEMENT
  - ⊙ 8' UTILITY & ACCESS EASEMENT/GARAGE & FENCE SETBACK
  - ⊙ 8' UTILITY, DRAINAGE & ACCESS EASEMENT/GARAGE & FENCE SETBACK
  - ⊙ 17' ACCESS & UTILITY EASEMENT
  - ⊙ 17' ACCESS, DRAINAGE & UTILITY EASEMENT
  - ⊙ 8' PUBLIC DRAINAGE EASEMENT (DEDICATED BY THIS PLAT) & PRIVATE ACCESS EASEMENT - SEE RECORDED DOCUMENT FOR OWNERSHIP (RECEPTION NO. 2004-0028102) (4' EACH SIDE LOT LINE)



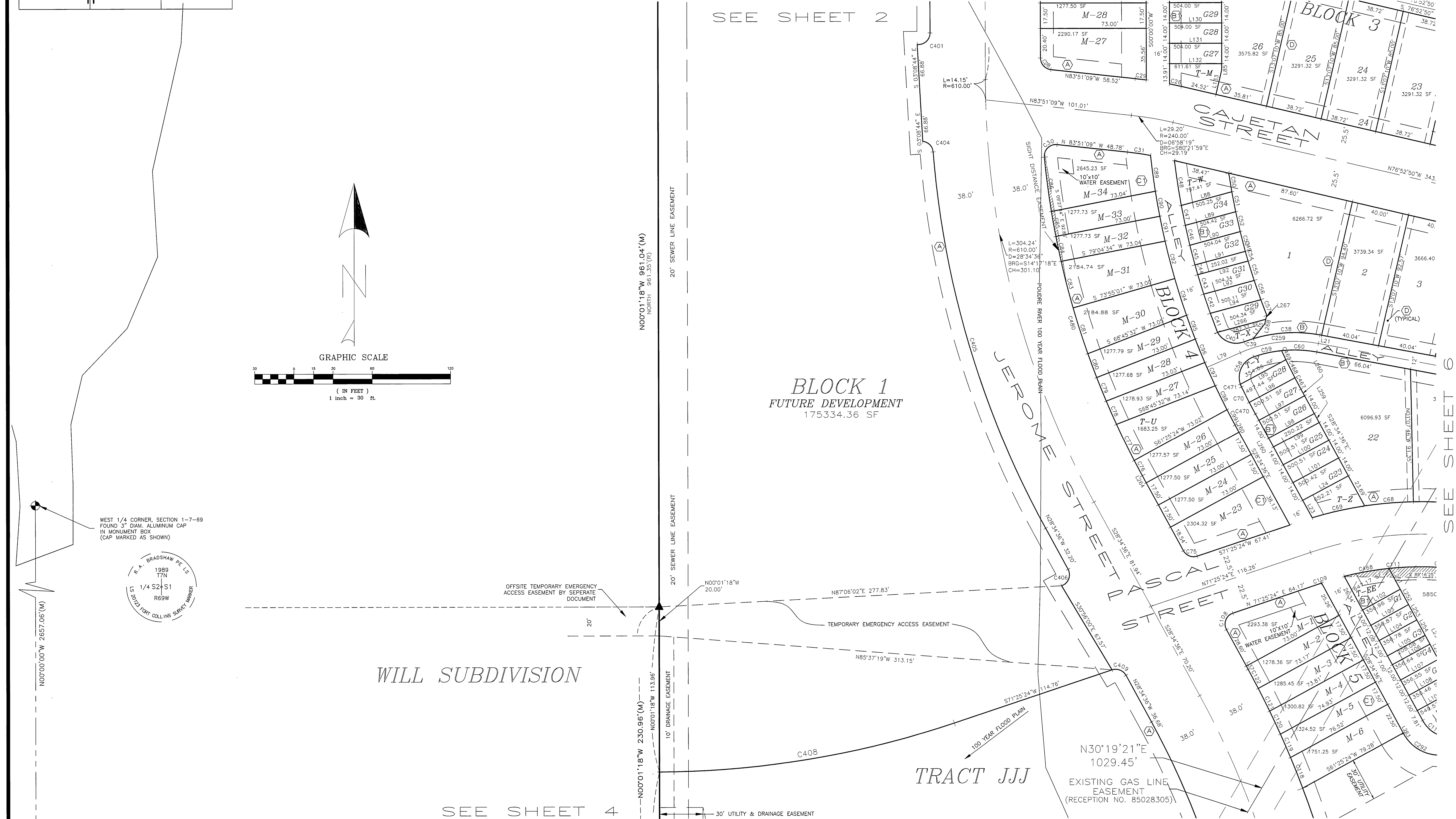
WEST 1/4 CORNER, SECTION 1-7-69  
 FOUND 3" DIAM. ALUMINUM CAP  
 IN MONUMENT BOX  
 (CAP MARKED AS SHOWN)



SEE SHEET 2

**BLOCK 1**  
 FUTURE DEVELOPMENT  
 175334.36 SF

SEE SHEET 4



E:\1597 OLD TOWN NORTH\DWG\1597-OTN\_FINAL.dwg, 06/08/04 11:25:10 AM, BOB

DATE: 5-24-2001	DRAWN: CLC, DJS
SCALE: 1" = 30'	CHECKED: RJL
FIELD BOOK: -	APPROVED: -

REVISIONS:	

**R.J.L. SURVEYS**  
 113 CAMERON DRIVE, SUITE B FORT COLLINS, COLORADO 80525 (970) 226-3007

CLIENT: Old Town North LLC
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TITLE: Old Town North
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SHEET NO. 3	NO. OF SHEETS 10	PROJECT NO. 1597
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RCPIN 95046927

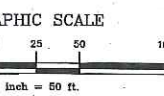
1ST STN MINOR SUBDIVISION RCPIN 95046927

RCPIN 86050431

BROOKS MINOR SUBDIVISION RCPIN 95046927

BROOKS MINOR SUBDIVISION RCPIN 95046927

RCPIN 86060001



NOTE: ALL UTILITIES SHOWN WITHIN PHASE 1 ARE TO BE INSTALLED WITH PHASE 1. OTHER UTILITIES SHOWN ARE FOR REFERENCE ONLY.

- LEGEND:**
- (A) 9' UTILITY EASEMENT
  - (B) 8' UTILITY & ACCESS EASEMENT/GARAGE SETBACK
  - (C) 8' UTILITY, DRAINAGE & ACCESS EASEMENT/GARAGE SETBACK
  - (D) 17' ACCESS & UTILITY EASEMENT
  - (E) 17' DRAINAGE, ACCESS & UTILITY EASEMENT
  - (F) 8' PRIVATE ACCESS EASEMENT
  - (G) 10' X 10' UTILITY EASEMENT

- MASTER UTILITY PLAN NOTES:**
- See Topographic Survey included with this plan set (for reference only) for all existing sanitary sewer line manhole rim and invert data. Topographic Survey prepared by R.L. Surveys Survey dated 10/05/99 (latest revision date 03/27/2000); R.L. Surveys Project No. 159770P0.
  - See Sheet 2 (PROJECT NOTES) for City of Fort Collins Standard General Notes and City of Fort Collins standard Construction Notes.
  - See Sheet 7 for Master Utility Plan Specific Construction Notes.
  - All water mains to be D.I.P. wrapped with polywrap.
  - The minimum cover over water lines is 4.5 feet and the maximum cover is 5.5 feet unless otherwise noted in the plans and approved by the Water Utility.
  - Existing 6" XCEL Energy Gas Line will be relocated.

# RECORD DRAWING

MILAN MINOR SUBD.  
LOT 1

24'-TEMP.-EMERG.-ACCESS-ESMT. 20'-TEMP.-EMERG.-ACCESS-ESMT. TEMP. GRAVEL EMERG. ACCESS ESMT.

LAKE CANAL COMPANY

APPROVED: Rodney Nelson, President Date: \_\_\_\_\_

APPROVED: Alden V. Hill, Secretary Date: \_\_\_\_\_

### City of Fort Collins, Colorado UTILITY PLAN APPROVAL

APPROVED:	CITY ENGINEER	DATE
CHECKED BY:	WATER & WASTEWATER UTILITY	DATE
CHECKED BY:	STORMWATER UTILITY	DATE
CHECKED BY:	PARKS AND RECREATION	DATE
CHECKED BY:	TRAFFIC ENGINEER	DATE
CHECKED BY:		DATE

These plans have been reviewed by the City of Fort Collins for concept only. The review does not imply responsibility by the reviewing department, the City of Fort Collins Engineer, or the City of Fort Collins for accuracy and correctness of the calculations. Furthermore, the review does not imply that quantities of items on the plans are the final quantities required. The review shall not be construed in any way as acceptance of financial responsibility by the City of Fort Collins for additional quantities of items shown that may be required during the construction phase.

12-28-09-09-MC-01010 AM

DATE	BY	DESCRIPTION
12-31-2006	DMC	RECORD DRAWING

Date	Drawn	CSP
Field Book	Checked	B.W.S.
Scale	Approved	B.W.S.

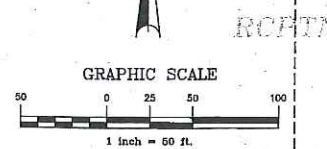
CLIENT: OLD TOWN NORTH LLC

SHEAR ENGINEERING CORPORATION  
4836 SO. COLLEGE AVE, SUITE 12, FORT COLLINS, COLORADO 80525  
PHONE: (970) 226-5334 (970) 226-4451 FAX: (970) 282-0311

TITLE: MASTER UTILITY PLAN  
OLD TOWN NORTH  
FORT COLLINS, COLORADO

PROJECT NO.	1646-01-98
SHEET NO.	8
NO. OF SHEETS	88





NOTE: ALL UTILITIES SHOWN WITHIN PHASE 1 ARE TO BE INSTALLED WITH PHASE 1. OTHER UTILITIES SHOWN ARE FOR REFERENCE ONLY.

**ELCO WATER LINE GENERAL NOTE**

1. There is an existing 14" ELCO water line in Vine Drive which may require modification with this project. Any reconstruction, relocation or repair of the existing ELCO 14" water line shall conform to the East Larimer County (ELCO) Water District Standards and Specifications current at date of execution of the development agreement pertaining to this development. Prior to the commencement of any water line construction, the contractor shall give ELCO forty-eight(48) hours advanced notice.

**MILAN MINOR SUBD.**

LOT 1  
THE SOUTH 24' OF LOT 1 (TEMP. EMERG. ACCESS)  
RECORD NO. 15037340 4,200 S.F.

LOT 2  
THE NORTH 20'-0" OF LOT 2 (TEMP. EMERG. ACCESS)  
RECORD NO. 15037340 4,000 S.F.

**WILL SUBDIVISION**

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- MASTER UTILITY PLAN NOTES:**
- See Topographic Survey included with this plan set (for reference only) for all existing sanitary sewer line manhole rim and invert data. Topographic Survey prepared by R.L. Surveys; Survey dated 10/06/99 (latest revision date 06/27/2000); R.L. Surveys Project No. 159710PD.
  - See Sheet 2 (PROJECT NOTES) for City of Fort Collins Standard General Notes and City of Fort Collins standard Construction Notes.
  - See Sheet 7 for Master Utility Plan Specific Construction Notes.
  - All water mains to be D.I.P. wrapped with polywrap.
  - The minimum cover over water lines is 4.5 feet and the maximum cover is 5.5 feet unless otherwise noted in the plans and approved by the Water Utility.
  - Existing 6" XCELE Energy Gas Line will be relocated.

- LEGEND:**
- (A) 9' UTILITY EASEMENT
  - (B) 6' UTILITY & ACCESS EASEMENT/GARAGE SETBACK
  - (C) 6' UTILITY, DRAINAGE & ACCESS EASEMENT/GARAGE SETBACK
  - (D) 17' ACCESS & UTILITY EASEMENT
  - (E) 17' DRAINAGE, ACCESS & UTILITY EASEMENT
  - (F) 8' PRIVATE ACCESS EASEMENT
  - (G) 10' X 10' UTILITY EASEMENT

**ELCO Water District**  
UTILITY PLAN APPROVAL

APPROVED: *H. Whelan* 6/7/02  
MANAGER DATE

**City of Fort Collins, Colorado**  
UTILITY PLAN APPROVAL

APPROVED: *CAM S. Nair* 3/2/04  
CITY ENGINEER DATE

CHECKED BY: *Roger Buffington* 7/2/02  
PROJECT MANAGER DATE

CHECKED BY: *Shawn Schlotter* 7-1-02  
STORMWATER UTILITY DATE

CHECKED BY: *Conner* 7-16-02  
TREES AND RECREATION DATE

CHECKED BY: *NA* 9/4/02  
TRAFFIC ENGINEER DATE

CHECKED BY: *Shawn Nair* 8-30-02  
DATE

These plans have been reviewed by the City of Fort Collins for conformance with the City of Fort Collins Engineering and Planning Department, the City of Fort Collins Engineer, or the City of Fort Collins Planner. The review does not imply that the City of Fort Collins is responsible for the accuracy and correctness of the calculations. Furthermore, the review does not imply that the City of Fort Collins is responsible for the financial consequences of the construction of the project. The review shall not be construed in any manner as an acceptance of financial responsibility by the City of Fort Collins for additional quantities of items shown that may be required during the construction phase.

**LAKE CANAL COMPANY**

APPROVED: *Rodney Nelson* 6-11-02  
Rodney Nelson, President Date

APPROVED: *Allen V. Hill* 6-11-02  
Allen V. Hill, Secretary Date

**RECORD DRAWING**

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
1-11-2005	DMC	REVISIONS	2/10/05	DMC	REVISED FOR CONSTRUCTION
12-31-2005	DMC	REVISIONS	2/10/05	DMC	RECORD DRAWING
9-26-2007	DMC	REVISIONS	2/10/05	DMC	REVISED LOT 12, BLOCK 5

CLIENT	OLD TOWN NORTH LLC
DESIGNED BY	CSP
CHECKED BY	B.W.S.
DATE	6/11/02
SCALE	1" = 50'

**SHEAR ENGINEERING CORPORATION**  
4836 SO. COLLEGE AVE, SUITE 12, FORT COLLINS, COLORADO 80525  
PHONE: (970) 226-5334 (970) 226-4451 FAX: (970) 282-0311

**MASTER UTILITY PLAN**  
**OLD TOWN NORTH**  
FORT COLLINS, COLORADO

PROJECT NO.	1646-01-98
SHEET NO.	9
NO. OF SHEETS	88

9-26-07 JLM @ 1:55 PM

Lots M31-M34 sample affects on lots

OSIANDER

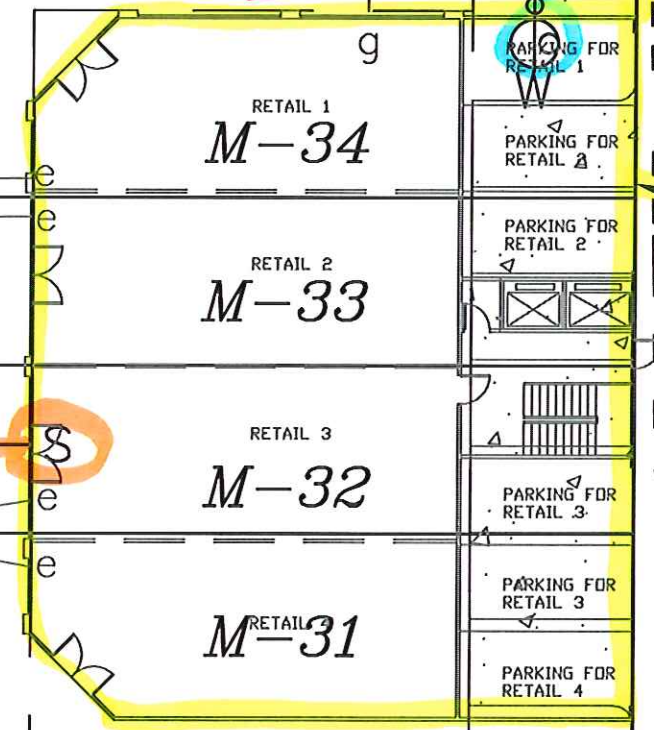
STREET

JEROME STREET

MH A-1

MH E-1

MH E-2



ALLEY X  
(Public)

8' Utility, Drainage Easement

17' Access, Drainage & Utility Easement

- NEW BLDG AFFECTS:
1. LOT PROPERTY LINES
  2. EXTENDS INTO THE WEST SIDE EASEMENT
  3. ONLY ONE EXIST SAN. SEWER SERVICE
  4. EXIST 1 1/2" WATER SERVICE IS IN THE PARKING.

12-31-13 ME  
1" = 20'

MH D-1

T-L

G30

G29

G28

G27

T-M

BLOCK

ALLEY W

26

25

24

23



October 22, 2014

Brent Balik  
Shear Engineering Corporation  
4836 S College Ave  
Suite 12  
Fort Collins, CO 80525

**Re:** Old Town North - Mixed-Use

**Description of project:** This is a request for a Major Amendment and Replat for the existing but undeveloped M Lots (30 single family attached lots divided among six 4-plexes and one 6-plex) and the corresponding G Lots (30 garages) on the east side of Jerome Street. Instead of single family attached dwellings, the proposal would consist of seven mixed-use buildings each featuring non-residential uses on the first floor and multi-family dwellings on the upper floors. The number of stories and height of the buildings and unit count is unknown at this time. The maximum allowable height is five stories. All parcels are located in the Community Commercial - North College (CCN) zone district. The Major Amendment and Replat will be processed in the same manner as the original plan - Planning and Zoning Board (Type Two) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Ted Shepard, at 970-221-6343 or [tshepard@fcgov.com](mailto:tshepard@fcgov.com).

**Comment Summary:**

**Department:** Zoning

**Contact:** Ali van Deutekom, 970-416-2743, [avandeutekom@fcgov.com](mailto:avandeutekom@fcgov.com)

1. The maximum building height is 5 stories
2. 3.2.2(C)(4)(b) Minimum bicycle parking for the retail use is: 1 space/4000 sq.ft. 20% of those being enclosed and 80 % fixed racks. Minimum bicycle parking for the multifamily units are 1 space per bedroom 60% enclosed and 40% fixed racks.
3. If you are only proposing 2 parking spaces per 1000 SF of retail space you are well under the maximum allowable for these use. See table in 3.2.2(K)(2)(a) for more information.
4. One of the retail parking spaces would need to be handicap van-accessible space. LUC 3.2.2(K)(5)
5. LUC 3.2.2(L) Table A and B

Standard 90 degree parking stall is 19'x 9'

A two-way drive aisle is 24'

6. LUC 3.2.5 All development, to the extent reasonably feasible, shall provide adequately sized conveniently located, accessible trash and recycling enclosures.
7. LUC 3.2.1 A landscape plan is required.

**Department: Water-Wastewater Engineering**

**Contact: Shane Boyle, 970.221.6339, [sboyle@fcgov.com](mailto:sboyle@fcgov.com)**

1. Existing water mains and sanitary sewers in this area include 8-inch water mains in Jerome, Osiander, Cajetan, and Pascal, and 8-inch sewer mains in Jerome and Osiander.
2. There are existing water and sewer services to each block of the proposed development that must either be used or disconnected at the main. It is not apparent what size these services are from the Old Town North plans so this will need to be verified by the applicant or applicant's contractor to determine adequate water supply to the proposed buildings.
3. Separate service lines will be needed for each of the buildings and each building will need separate services for the commercial and residential portions of the building. Additional services may be needed in order to satisfy this requirement.
4. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
5. Development fees and water rights will be due at building permit.

**Department: Traffic Operations**

**Contact: Martina Wilkinson, 970-221-6887, [mwilkinson@fcgov.com](mailto:mwilkinson@fcgov.com)**

1. We need some additional information on this proposal - what type and number of dwelling units were previously approved? How many dwelling units and what type are now proposed? Whether a new traffic study is needed is dependent on the difference in these numbers.

**Department: Stormwater Engineering**

**Contact: Shane Boyle, 970.221.6339, [sboyle@fcgov.com](mailto:sboyle@fcgov.com)**

1. A drainage report, erosion control report, and construction plans are required and must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or [jschlam@fcgov.com](mailto:jschlam@fcgov.com).
2. Drainage volume detention and extended water quality detention for this site are provided in the Old Town North detention pond. The development will be required to comply with the percent impervious assumptions from the Old Town North Drainage Report or provide additional detention and water quality

volume for additional percent impervious for the revised site plan.

3. Low Impact Development (LID) requirements are now required for all developing and redeveloping parcels. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or [bhamdan@fcgov.com](mailto:bhamdan@fcgov.com) for more information. There is also more information on the EPA web site at:  
[http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde\\_4605732\\_member\\_219392996](http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996).  
LID design information can be found on the City's web site at:  
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>.
4. The design of this site must conform to the drainage basin design of the Dry Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
5. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at  
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or by contacting Jean Pakech at 221- 6375. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

**Department: Fire Authority**

**Contact: Jim Lynxwiler, 970-416-2869, [jlynxwiler@poudre-fire.org](mailto:jlynxwiler@poudre-fire.org)**

**1. 2012 IFC CODE ADOPTION**

The Poudre Fire Authority and the City of Fort Collins have adopted the 2012 International Fire Code. Building plan reviews shall be subject to the adopted version of the fire code in place at the time of plan review submittal and permit application.

**2. FIRE LANES**

The road infrastructure already exists. The building footprints shall comply with fire access requirements. Fire Lanes shall be provided to within 150' of all portions of the building, as measured by an approved route around the exterior of the building.

**3. AERIAL FIRE APPARATUS ACCESS ROADS - WHERE REQUIRED**

1012 IFC D105.1: Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

**AERIAL FIRE APPARATUS ACCESS ROADS - WIDTH**

2012 IFC D105.2; FCLUC 3.6.2(B)2006; and Local Amendments: Aerial fire apparatus access roads shall have a minimum unobstructed width of 30 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

**AERIAL FIRE APPARATUS ACCESS ROADS - PROXIMITY TO BUILDING**

2012 IFC D105.3: At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one

entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

#### 4. ROOF ACCESS

IFC 504.3: New buildings four or more stories in height shall be provided with a stairway to the roof. Stairway access to the roof shall be in accordance with IFC 1009.12. Such stairways shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof.

#### 5. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy.

> IFC 508.1 and Appendix B: COMMERCIAL REQUIREMENTS: Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building.

> IFC 507.1.1: Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet of the fire department connections.

#### 6. AUTOMATIC FIRE SPRINKLER SYSTEM

Buildings with an automatic fire sprinkler system are reviewed under a separate permit. Please contact Assistant Fire Marshal, Joe Jaramillo with any fire sprinkler related questions at 970-416-2868.

### Department: Environmental Planning

Contact: Lindsay Ex, 970-224-6143, [lex@fcgov.com](mailto:lex@fcgov.com)

1. All Environmental Planning comments were addressed in the original Old Town North project; the re-platting does not affect the site's natural features.
2. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible.

### Department: Engineering Development Review

Contact: Sheri Langenberger, 970-221-6573, [slangenberger@fcgov.com](mailto:slangenberger@fcgov.com)

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The existing driveway will need to be evaluated to determine if the slopes and width will meet ADA requirements or if they need to be reconstructed so that they do.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project.

7. Utility plans will be required (for new utility lines, erosion control, grading) and a Development Agreement will be recorded once the project is finalized.
8. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
9. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
10. Each of the M lots has a Payment in Lieu obligation. That obligation will be carried forward into the new development agreement and the full amount due for all of the lots included in this development agreement will be required prior to the issuance of the first building permit in this development.
11. Will need to review any buildings or parking designs that are on the G lots.
12. Jerome Street is considered a Collector Street and parking is allowed on both sides of the roadway and access is limited. Osiander and Pascal are Narrow Residential Streets and parking is only allowed on one side of the street and driveway access is prohibited. Cajetan is a Local Residential Street and parking is allowed on both sides of the street. For any and all of these street parking maybe limited near the corners or intersections.
13. Street Cut fees will apply for any street cuts within the streets or alleys.

**Department: Electric Engineering**

**Contact: Jim Spaulding, 970-416-2772, [jspaulding@fcgov.com](mailto:jspaulding@fcgov.com)**

1. The installed electric system was designed to accommodate 150 A service for single family units. If the loading of the current system is increased substantially, pad-mounted transformers will be required. Challenges may arise in finding locations that meet our clearance requirements and standards. System modification charges will apply.
2. Special meter requirements regarding fire pump meter wiring is required for buildings 4 stories and taller.
3. Three phase or single phase power is available along Jerome St. Please contact Fort Collins Utilities Electrical Engineering at (970) 221-6700 if you have any questions.

**Planning Services**

**Contact: Ted Shepard, 970-221-6343, [tshepard@fcgov.com](mailto:tshepard@fcgov.com)**

1. With non-residential uses on the first floor and multi-family dwellings on the upper floors, these three buildings will be defined as "Mixed-Use Dwellings." Since the conversion from single family attached to mixed-use dwellings with multi-family structures represents a change of character, the Project Development Plan will be processed as a Major Amendment. A Major Amendment is processed in the same manner as the underlying approved plan, which in the case of Old Town North, means the Amendment is subject to review by the Planning and Zoning Board. For the multi-family component of these multi-story structures, Section 3.8.30, Multi-Family Dwelling Development Standards will apply.
2. The narrative states that the number of units and the number of bedrooms is unknown at this time and that required parking may be needed on adjacent or nearby lots. This statement appears to mean that there will be off-site parking lots that will be acting as a principal use unless the off-site parking is made an integral part of the P.D.P. in which case this parking would be considered accessory. If any part of the off-site parking lot is intended to serve uses not contained within the P.D.P., then as a principal use, an Addition of

Permitted Use would be required. This is because a parking lot as a principal use is a separately defined land use and is not permitted in the C-C-N zone. One possible solution would be to enlarge the site to include the area west of Jerome Street to accommodate the required parking. Or, as another alternative, additional parking could be provided below grade, or at grade by use of a podium structure.

3. The Conceptual Review documents do not include a site plan. Staff is concerned that there may be compatibility issues that are not addressed between the mixed-use buildings and the single family dwellings to the east. For example, the parking on the east side of the alley is shown to be in structures that appear to be on the property line without the benefit of a landscaped setback. Without a site plan, it is difficult to assess this relationship. Please be aware that Section 3.8.30(F)(1) requires that buffer yards along the property line of abutting property containing single and two-family dwellings shall be 25 feet. If this parking is to be contained within a surface parking lot instead of structures, then perimeter and interior landscaping is required. If the 25-foot wide buffer is infeasible due to the distance between the dedicated alley and the east property line, then a Modification of Standard would be required.
4. As proposed, the Major Amendment would include seven buildings. Multi-family projects that contain more than five buildings must have at least three distinctly different building designs. Section 3.8.30(F)(2) provides a detailed explanation as to what is expected in order to comply with this standard. Also, the standard requires that there be no more than two similar buildings placed next to each other along a street. Staff is willing to meet with your project architect on a pre-submittal basis in case there are questions regarding these standards.
5. The project architect should also be aware that there are code requirements that address design details for entrances, roofs, facades and walls, colors and materials.
6. Multi-family development is required to provide access to a public or private park, or a central feature or a gathering place and that at least 90% of the units must be located within a one-quarter mile of such an amenity. If a private park is to be provided, its features must comply with Section 3.8.30(C).
7. The minimum required setback along any of the public streets is nine feet. There are exception provisions to this standard but the nine feet is usually needed for a utility easement for natural gas.
8. Multi-family development is required to provide trash enclosures that are sized to include containers for both trash and recyclable materials. Please refer to Section 3.2.5 for details. Also, our Natural Resources Department has a set of guidelines so that the number and size of containers can be properly specified for the number of bedrooms and units.
9. Bicycle parking is required. For multi-family, there must be a minimum of one bike parking space per bedroom and that 60% of this total must be within a weather protected enclosure. The remaining 40% may be provided by a fixed rack. If the enclosed bike parking spaces are to be provided within dwelling units, then a floor plan will be required that demonstrates a sufficient amount of floor area to accommodate bicycle storage. (Please note that one recent project specified an enlarged elevator so that bikes could be easily transported to the upper floor units.)
10. Old Town North represents a contemporary architectural style not found anywhere else in the City. The applicant is encouraged to consider designing structures that complement the context of the neighborhood in order to provide cohesion and unify the neighborhood. Please be aware that Section 3.5.1 contains a number of standards that address a wide range of compatibility issues.
11. A Landscape Plan and a Lighting Plan will be required. Regarding the Landscape Plan, please note that street trees are required to be planted in the parkway along all public streets at no greater than 40-foot intervals. Buildings are to be designed to feature full-tree stocking in compliance with Section 3.2.1.
12. For any building that exceeds 40 feet in height, a height analysis is required per Section 3.5.1(G). Generally, this analysis focuses on a shadow analysis with an analysis of the shadow impact on neighboring



properties as cast on December 21st at 9:00 A.M. and 3:00 P.M.

13. As we discussed, the Planning and Zoning Board is recommending to City Council that non-residential land uses be assigned a minimum required number of off-street parking spaces. First Reading of this Ordinance is scheduled for November 4th and Second Reading for November 18th. If adopted on Second Reading on November 18th, the effective date of the Ordinance would be November 28, 2014. If a surface parking lot on the west side of Jerome Street becomes part of the Major Amendment and Replat, then please note a minimum of six percent of this lot must be placed into landscaping. In addition, this lot must be setback from Jerome Street (collector roadway) a minimum of 10 feet and along a side property line a minimum of five feet. Perimeter landscaping of a parking lot exceeds the building requirements in that street trees must be placed at intervals not to exceed 25 feet (versus 40-feet). Parking lots along public streets, in general, are discouraged. Instead, parking lots are preferably placed to the side or rear of buildings. If such placement is not possible, then perimeter landscaping should consist of earthen berms, low screen walls, dense plant material or any combination thereof. Large parking lots should be designed to accommodate other uses including farmers markets, food truck rallies, sport courts, carports with solar panels (especially along the street edge), and the like.
14. The proposed development project is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request is required to hold a neighborhood information meeting prior to formal submittal of the proposal. Neighborhood meetings offer an informal way to get feedback from your surrounding neighbors and discover any potential hiccups prior to the formal hearing. Please contact me, at 221-6750, to assist you in setting a date, time, and location. I and possibly other City staff, would be present to facilitate the meeting.
15. Please see the Development Review Guide at [www.fcgov.com/drg](http://www.fcgov.com/drg). This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
16. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
17. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
18. Please see the Submittal Requirements and Checklist at:  
<http://www.fcgov.com/developmentreview/applications.php>.
19. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
20. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

## **Pre-Submittal Meetings for Building Permits**

Pre-Submittal meetings are offered to assist the designer/builder by assuring, early on in the design, that the new commercial or multi-family projects are on track to complying with all of the adopted City codes and Standards listed below. The proposed project should be in the early to mid-design stage for this meeting to be effective and is typically scheduled after the Current Planning conceptual review meeting.

Applicants of new commercial or multi-family projects are advised to call 970-416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

### **Construction shall comply with the following adopted codes as amended:**

*20012 International Building Code (IBC)*

*2012 International Residential Code (IRC)*

*20012 International Energy Conservation Code (IECC)*

*2012 International Mechanical Code (IMC)*

*2012 International Fuel Gas Code (IFGC)*

*2012 International Plumbing Code (IPC) as amended by the State of Colorado*

*2014 National Electrical Code (NEC) as amended by the State of Colorado*

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2009.

Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF.

Frost Depth: 30 inches.

Wind Load: 100- MPH 3 Second Gust Exposure B.

Seismic Design: Category B.

Climate Zone: Zone 5.

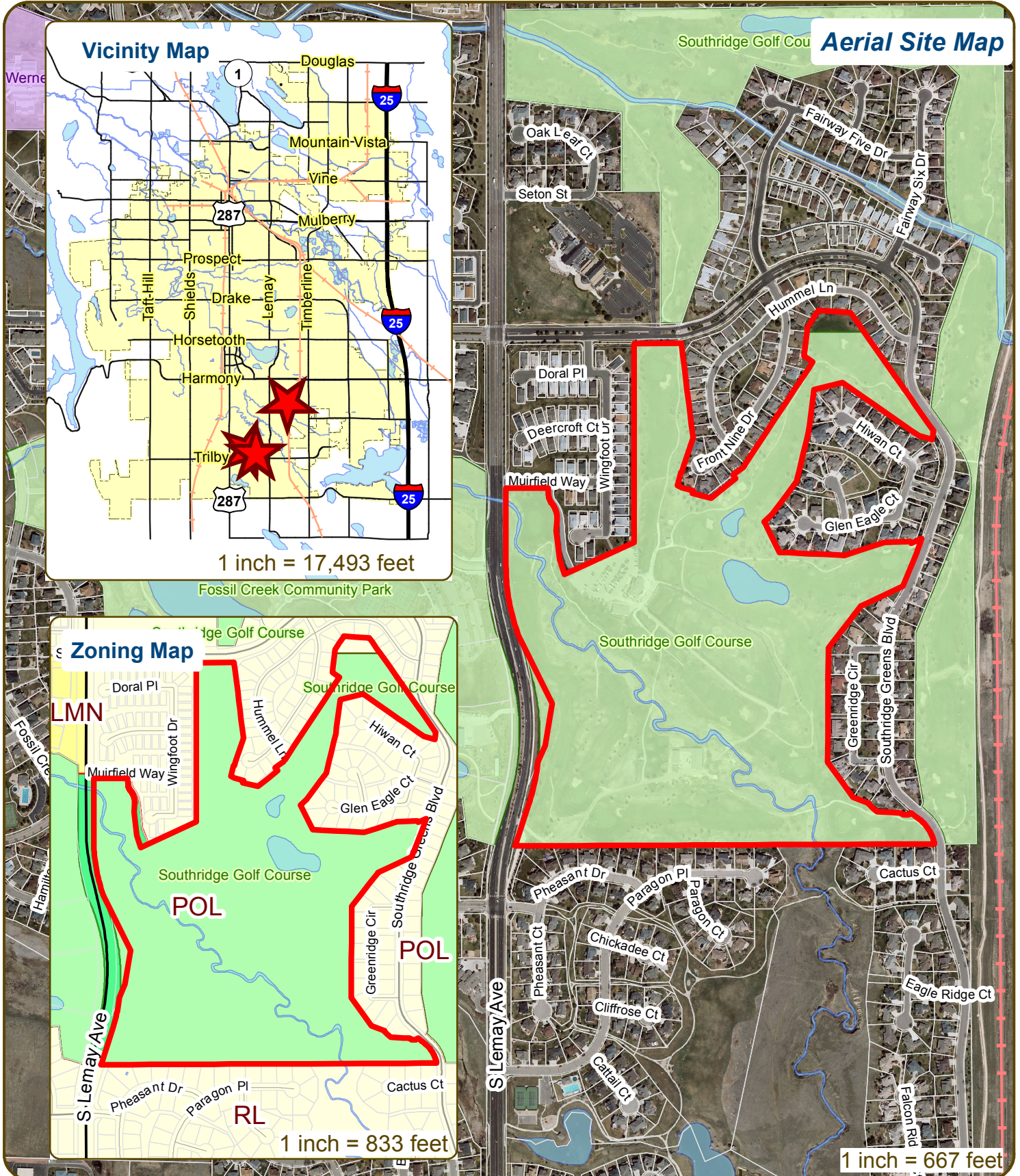
#### Energy Code Use

1. Single Family; Duplex; Townhomes: *2012 IRC* Chapter 11 or *2012 IECC* Chapter 4.
2. Multi-family and Condominiums 3 stories max: *2012 IECC* Chapter 4 Residential Provisions.
3. Commercial and Multi-family 4 stories and taller: *2012 IECC* Chapter 4 Commercial Provisions.

Fort Collins Green Code Amendments effective starting 2/17/2014. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

City of Fort Collins  
Building Services  
Plan Review  
970-416-2341

# Southridge Golf Course Wireless Telecommunications Facility



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 FOR FITNESS OF USE 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 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) Consultant for Verizon

Wireless - Becky Siskowski (Centerline Solutions)

Business Name (if applicable)

Your Mailing Address

Phone Number 858-243-2900 Email Address bsiskowski@centerlinesolutions.com

Site Address or Description (parcel # if no address) 5750 S Lemay Ave. Fort Collins, 80525

Description of Proposal (attach additional sheets if necessary) Propose to install an 85' monopine and a 7'x11' prefab shelter within a 60'x40' lease area. Equipment included are: 12 antennas, 12 RRHs, 2 OVPs and 2 hybriflex fiber cables.

Proposed Use Wireless Telecom Facility Existing Use Public Golf Course

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

Age of any Existing Structures No info available

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?



*Atecs, Our Professional Services Division*  
**MC2, Our Construction Division**  
16360 Table Mountain Pkwy  
Golden, CO 80403  
P: 303-993-3293 / F: 303-993-3019

October 6, 2014

City of Ft. Collins  
Attn: Wes Lamarque

**RE: Verizon Wireless  
FTC Brittany  
5750 S. Lemay Ave.  
Drainage Letter**

Attn: Mr. Lamarque,

The proposed Verizon Wireless Tower and Equipment area at the above referenced site will not have an adverse effect on the drainage patterns of the existing site. The proposed equipment and tower will be located in a grassed area on the property. The grass will be removed and replaced with a 10'x25' concrete slab, 30'x40' crushed rock area and will approximately match the existing grade as shown in the site plan. The increased permeability of the crushed rock compared to the grass will reduce or eliminate any change in water runoff in the area as a result of the shelter placement.

The construction of this site will not adversely affect the flow across this parcel.

Please contact us with any questions.

Sincerely,

A blue ink handwritten signature, appearing to be "Christopher Scott", written over a circular professional engineer seal.

Christopher Scott, PE





Site Name: **FTC BRITTANY**  
 Site Address: **5750 S. LEMAY AVE**  
**FORT COLLINS, CO 80525**

**PROJECT DATA**

JURISDICTION: - CITY OF FORT COLLINS  
 PARCEL NUMBER: - 86072-18-902  
 ZONING DESIGNATION: - PUBLIC OPEN LANDS  
 OCCUPANCY GROUP: - U (SHELTER)  
 CONSTRUCTION TYPE: - V-B (SHELTER)  
 FULLY SPRINKLERED: - NO (SHELTER)  
 NO. OF STORIES: - ONE (SHELTER)

**LEGAL DESCRIPTION:**

TRACT B, SOUTHRIDGE GOLF COURSE, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, EXCEPT THAT PORTION SET FORTH IN REPLAT OF A PORTION OF TRACT B, SOUTHRIDGE GOLF COURSE, RECORDED JUNE 20, 2002 AT RECEPTION NO. 20020066390.

GOVERNING CODES IF APPLICABLE:  
 2012 IBC, 2012 IFC, 2012 IMC, 2012 IECC, 2011 NEC.

A.D.A. COMPLIANCE:  
 NOT REQUIRED PER IBC 1103.2.9

**CO-LOCATION STATEMENT:**

"VERIZON WIRELESS SERVICES SHALL COOPERATE WITH OTHER COMPANIES AND ENTITIES TO ACHIEVE CO-LOCATION OF OTHER ANTENNAS ON THE PERMITTED STRUCTURE."

**PROJECT DESCRIPTION**

NEW "NON-INHABITABLE" TELECOMMUNICATIONS SITE CONSISTING OF NEW ANTENNAS ON A NEW VERIZON WIRELESS MONOPINE WITH NEW EQUIPMENT SHELTER AT THE BASE, W/ A WOOD FENCE SCREENING SHELTER & EQUIPMENT TO THE SOUTH.

**ISSUED FOR: ZONING**

**DRAWING INDEX**

T1	TITLE SHEET
LS1	LAND SURVEY
Z1	OVERALL AERIAL SITE PLAN & EXISTING CONDITIONS PHOTOS
Z2.1	ENLARGED SITE PLAN, EQUIPMENT PLAN & ANTENNA DETAIL
Z2.2	CITY OF FORT COLLINS REQUIREMENTS
Z3	SOUTH ELEVATION & FENCE DETAIL
Z4	EAST ELEVATION



**PROJECT INFORMATION:**

SITE NAME:  
**FTC BRITTANY**  
**5750 S. LEMAY AVE**  
**FORT COLLINS, CO 80525**  
 LARIMER COUNTY

Rev:	Date:	Description:	By:
1	9/22/14	90% ZONING.	TC
2	10/9/14	90% ZONING REV A	TC

**PLANS PREPARED BY:**

**CENTERLINE SOLUTIONS**  
*Advancing Wireless Networks*  
 16360 TABLE MOUNTAIN PARKWAY  
 Golden, CO 80403  
 303-993-3293  
 WWW.CENTERLINESOLUTIONS.COM

**LICENSURE NO:**

DRAWN BY:	CHK BY:	APV BY:
TC	KR	KS

**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.

THESE DRAWINGS ARE ONLY TO SCALE WHEN PLOTTED ON 24X36 SHEET. USE GRAPHIC SCALE WHEN PLOTTED ON 11X17 SHEET.

CALL BEFORE YOU DIG. COLORADO LAW REQUIRES 2 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE- 811 OR 1-800-922-1987.

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

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

VERIZON WIRELESS SHALL BE ABBREVIATED "VZW" THROUGHOUT.

**PROJECT TEAM**

**PROPERTY OWNER:**  
 CITY OF FT. COLLINS, PARK & REC  
 CONTACT: BILL WHIRTY  
 PHONE: 970.221.6305

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

**CONSTRUCTION MANAGER:**  
 CHAD WEBER: 303.503.6700  
 VERIZON WIRELESS  
 3131 S. VAUGHN WAY, SUITE 550  
 AURORA, CO 80014

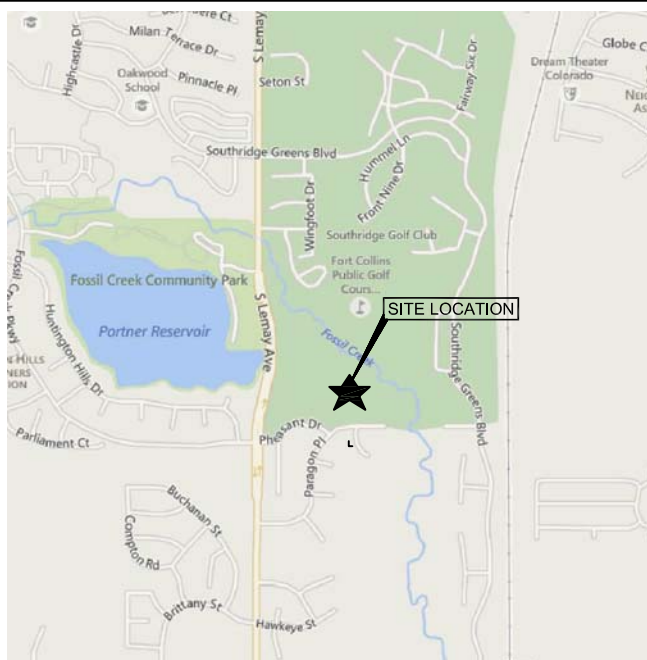
**RF ENGINEER:**  
 KWASI ADDO-DONKOH  
 VERIZON WIRELESS  
 PH. 303.579.0002

**SITE ACQUISITION FIRM:**  
 CENTERLINE SOLUTIONS  
 16360 TABLE MOUNTAIN PARKWAY  
 GOLDEN, CO 80403  
 BECKY SISKOWSKI: 858.243.2900

**A&E FIRM:**  
 CENTERLINE SOLUTIONS  
 16360 TABLE MOUNTAIN PARKWAY  
 GOLDEN, CO 80403  
 KHRISTOPHER SCOTT, PE.  
 303.993.3293 ext. 417

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

**VICINITY MAP**



**DRIVING DIRECTIONS TO SITE**

FROM DENVER TAKE I-25 NORTH TO FORT COLLINS. TAKE THE WINDSOR/FORT COLLINS EXIT 392 AND GO WEST. CONTINUE TO LEMAY AND TURN RIGHT. WHEN YOU COME UPON THE GOLF COURSE ON THE RIGHT, TAKE THE DRIVEWAY LEADING TO THE MAINTENANCE FACILITY (WHERE THE NETS BEGIN).

**UTILITIES**

**POWER COMPANY:**  
  
 CONTACT: TBD

**TELCO COMPANY:**  
  
 CONTACT: TBD  
 WK: / CELL:



**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.

**SURVEYOR'S CERTIFICATE**

I, Robert Daley, do hereby certify only to Centerline Solutions, that on September 12, 2014, 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 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. 1203-030  
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 the Northwest Quarter of Section 7, T.6N., R.68W. as shown on the plat of Southridge Golf Course, assumed to bear North 00°02'43" East, 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 Title Commitment File No. FCC25125352, Dated September 2, 2014, by Land Title Guarantee Company, TRACT B, SOUTHRIDGE GOLF COURSE, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, EXCEPT THAT PORTION SET FORTH IN REPLAT OF A PORTION OF TRACT B, SOUTHRIDGE GOLF COURSE, RECORDED JUNE 20, 2002 AT RECEPTION NO. 20020066390.

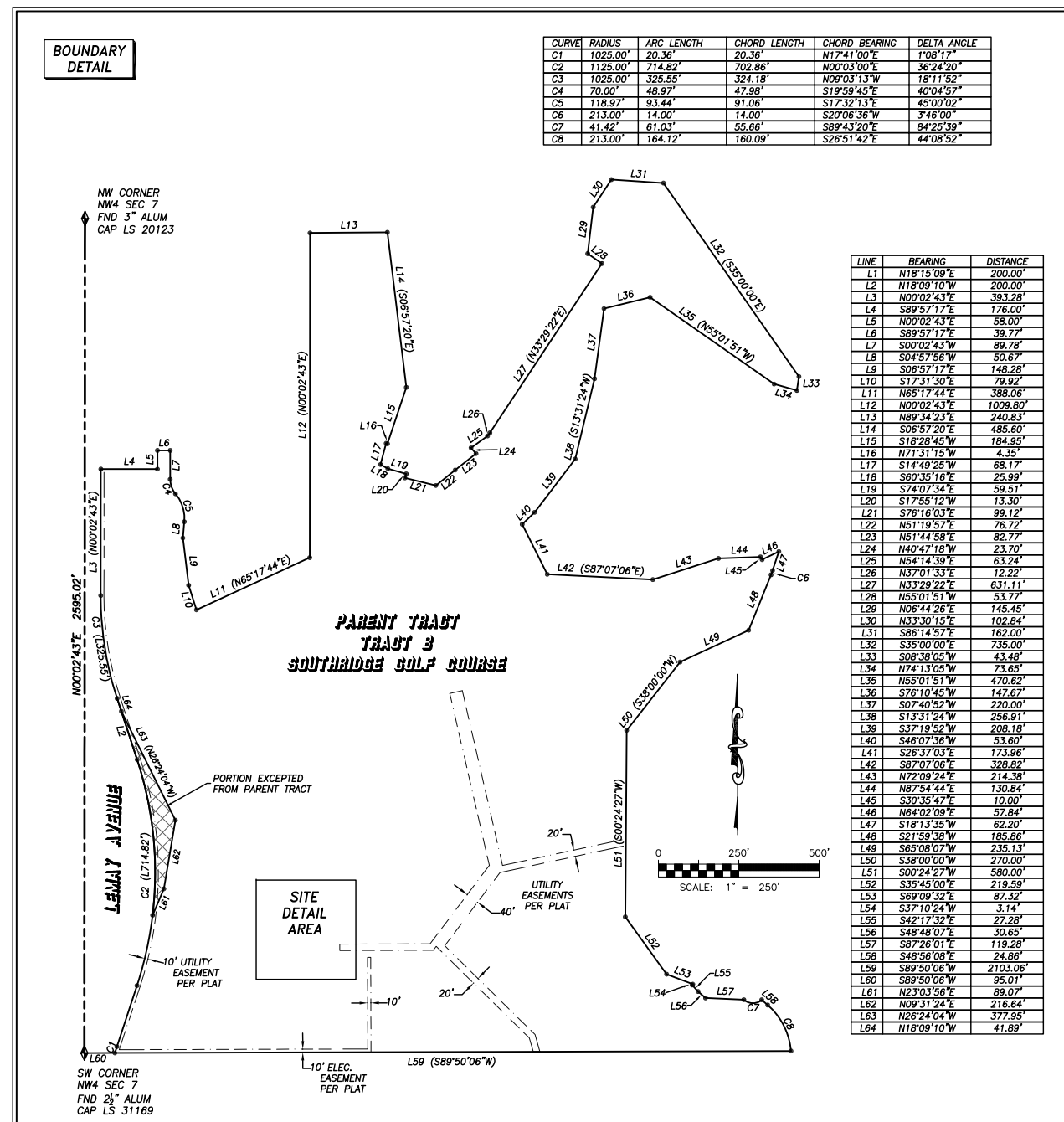
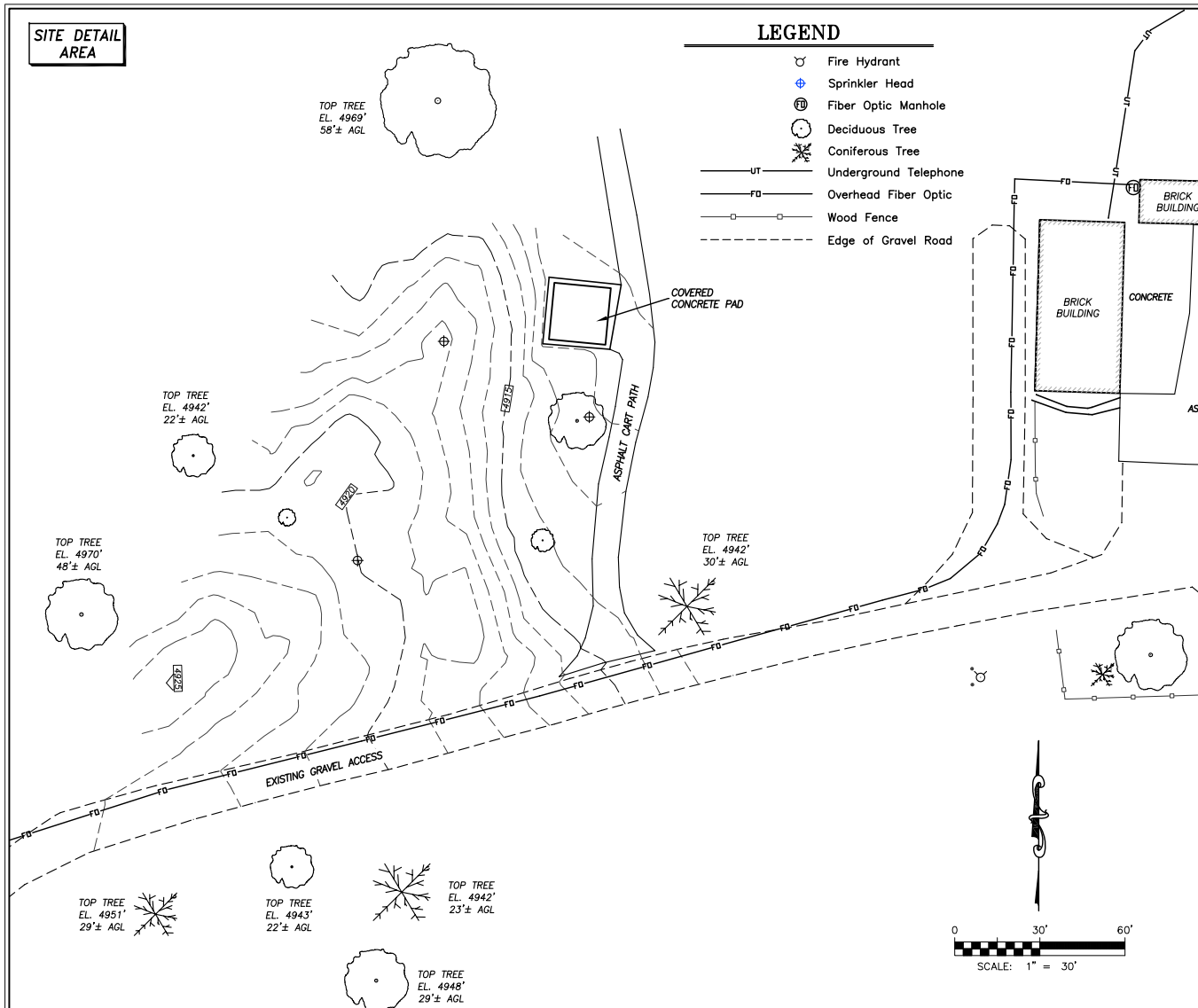
# TOPOGRAPHIC SURVEY

## VERIZON WIRELESS SITE FTC – BRITTANY

### SITUATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF LARIMER, STATE OF COLORADO

**EXCEPTIONS LISTED IN TITLE REPORT:**

- Item 1. Not survey related
- Item 2. Not survey related
- Item 3. Not survey related
- Item 4. Does not affect proposed location
- Item 5. Not survey related
- Item 6. Not survey related
- Item 7. Not survey related
- Item 8. Not survey related
- Item 9. Blanket in nature
- Item 10. Right-of-Way vacation – Does not affect proposed location
- Item 11. Easement vacation—Does not affect proposed location
- Item 12. Not survey related
- Item 13. Blanket in nature



PROJECT INFORMATION:  
SITE NAME:  
**FTC BRITTANY**  
5750 S. LEMAY AVE  
FORT COLLINS, CO 80525  
LARIMER COUNTY

Rev:	Date:	Description:	By:
1	9/17/14	SURVEY	RD

PLANS PREPARED BY:

16360 TABLE MOUNTAIN PARKWAY  
Golden, CO 80403  
303-993-3293  
WWW.CENTERLINESOLUTIONS.COM

LICENSURE NO:

DRAWN BY:	CHK BY:	APV BY:
SE	RD	RD

Sheet Title:  
**LAND SURVEY**

Sheet Number:  
**LS1**



1 OVERALL AERIAL SITE PLAN

SCALE: 1" = 70'-0"



2 EXISTING SITE CONDITIONS - FIBER CONDUIT

SCALE: NTS



3 EXISTING SITE CONDITIONS - VIEW OF SITE LOOKING TO THE WEST

SCALE: NTS



4 EXISTING SITE CONDITIONS - VIEW OF SITE FROM SOUTH (RESIDENTIAL BORDER)

SCALE: NTS



PROJECT INFORMATION:

SITE NAME:  
**FTC BRITTANY**  
 5750 S. LEMAY AVE  
 FORT COLLINS, CO 80525  
 LARIMER COUNTY

Rev:	Date:	Description:	By:
1	9/22/14	90% ZONING.	TC
2	10/9/14	90% ZONING REV A	TC

PLANS PREPARED BY:

**CENTERLINE SOLUTIONS**  
*Advancing Wireless Networks*  
 16360 TABLE MOUNTAIN PARKWAY  
 Golden, CO 80403  
 303-993-3293  
 WWW.CENTERLINESOLUTIONS.COM

LICENSURE NO:

DRAWN BY:	CHK BY:	APV BY:
TC	KR	KS

Sheet Title:  
**OVERALL AERIAL  
 SITE PLAN &  
 PHOTOS**

Sheet Number:

**Z1**



PROJECT INFORMATION:

SITE NAME:  
**FTC BRITTANY**  
 5750 S. LEMAY AVE  
 FORT COLLINS, CO 80525  
 LARIMER COUNTY

Rev:	Date:	Description:	By:
1	9/22/14	90% ZONING.	TC
2	10/9/14	90% ZONING REV A	TC

PLANS PREPARED BY:

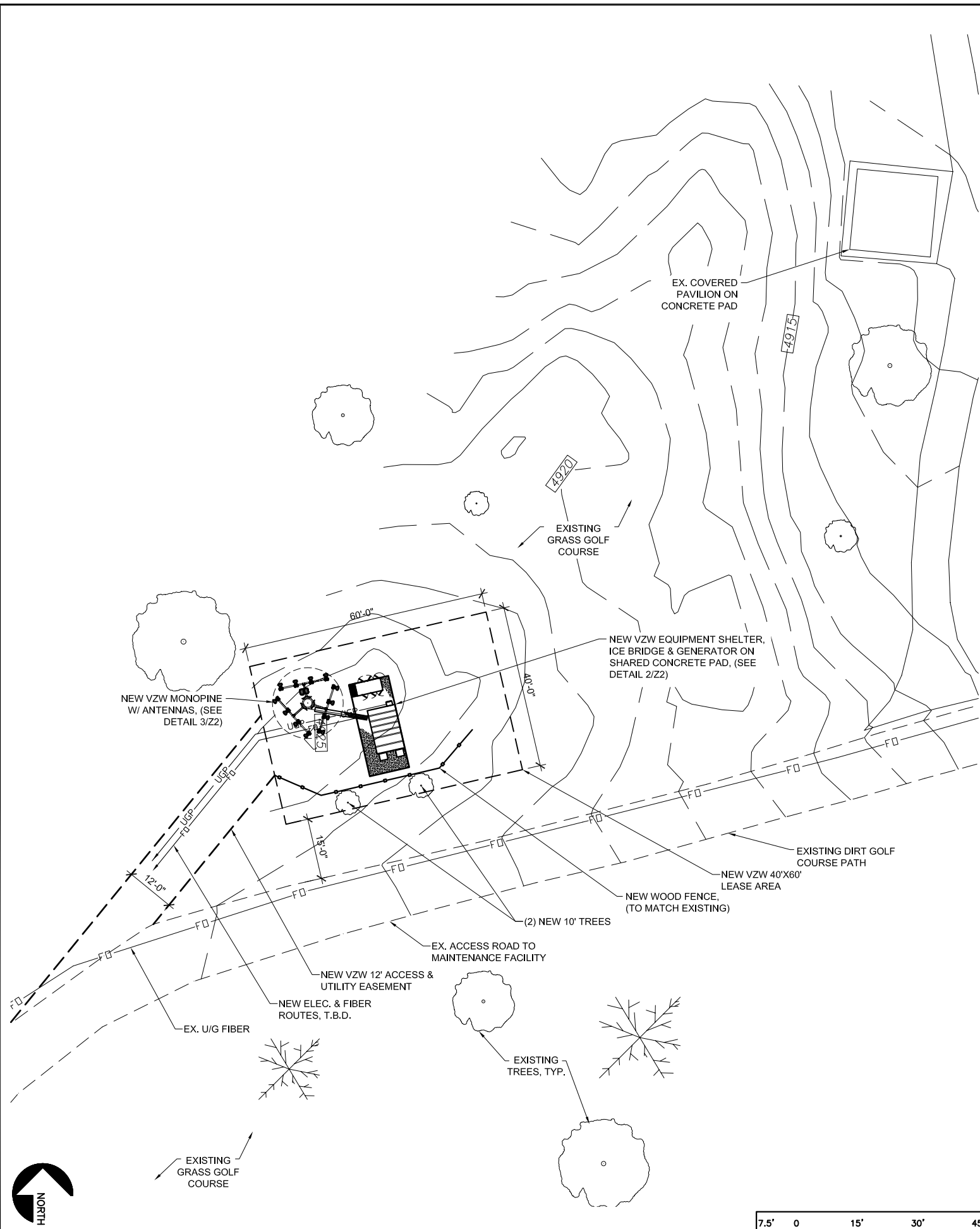
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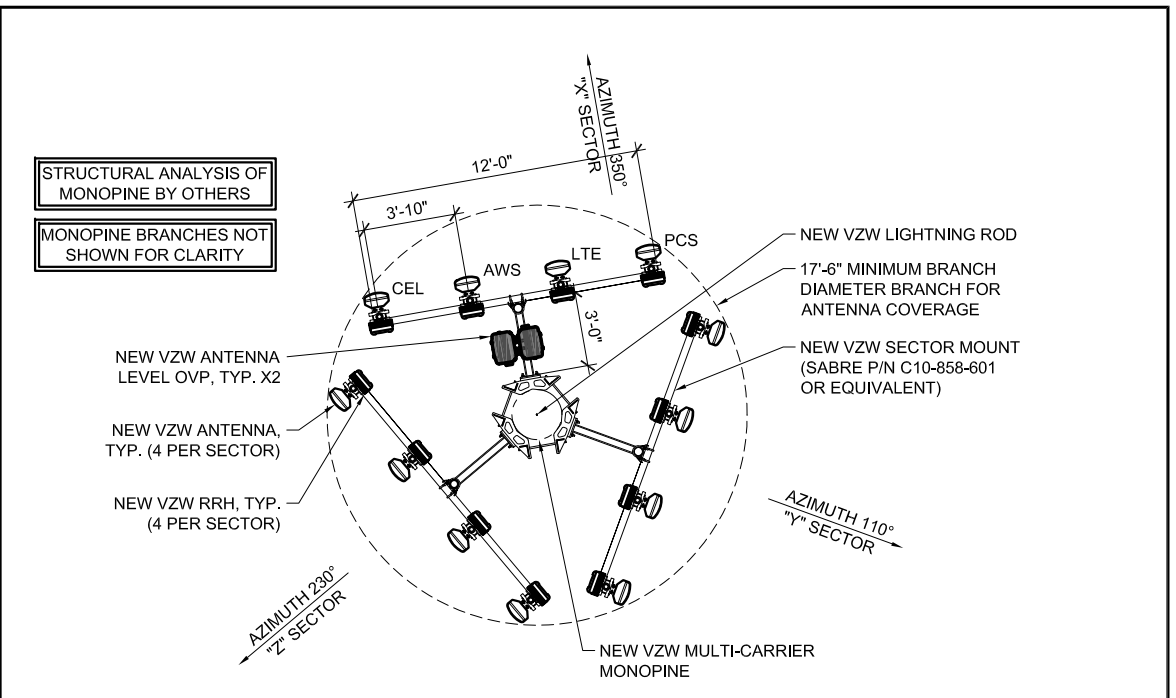
DRAWN BY:	CHK BY:	APV BY:
TC	KR	KS

Sheet Title:  
**ENLARGED SITE PLAN  
 EQUIPMENT PLAN &  
 ANTENNA DETAIL**

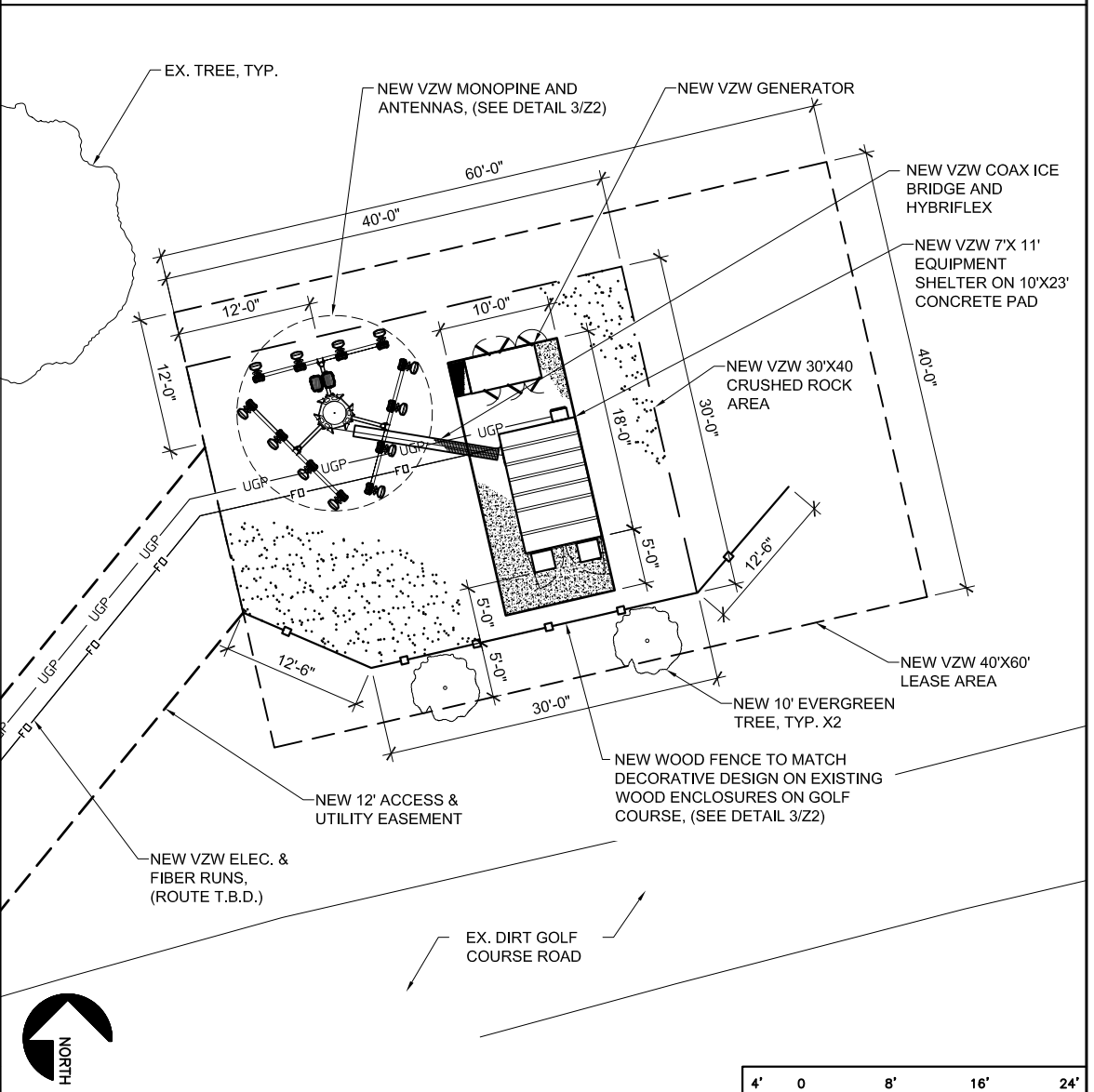
Sheet Number:  
**Z2.1**



**1 ENLARGED SITE PLAN**  
 SCALE: 1" = 15'-0"  
 7.5' 0 15' 30' 45'  
 SCALE: 1" = 15'-0"



**3 ANTENNA DETAIL**  
 SCALE: 1/4" = 1'-0"



**2 EQUIPMENT PLAN**  
 SCALE: 1/8" = 1'-0"  
 4' 0 8' 16' 24'  
 SCALE: 1/8" = 1'-0"

PROJECT INFORMATION:  
 SITE NAME:  
**FTC BRITTANY**  
 5750 S. LEMAY AVE  
 FORT COLLINS, CO 80525  
 LARIMER COUNTY

Rev:	Date:	Description:	By:
1	9/22/14	90% ZONING.	TC
2	10/9/14	90% ZONING REV A	TC

PLANS PREPARED BY:  

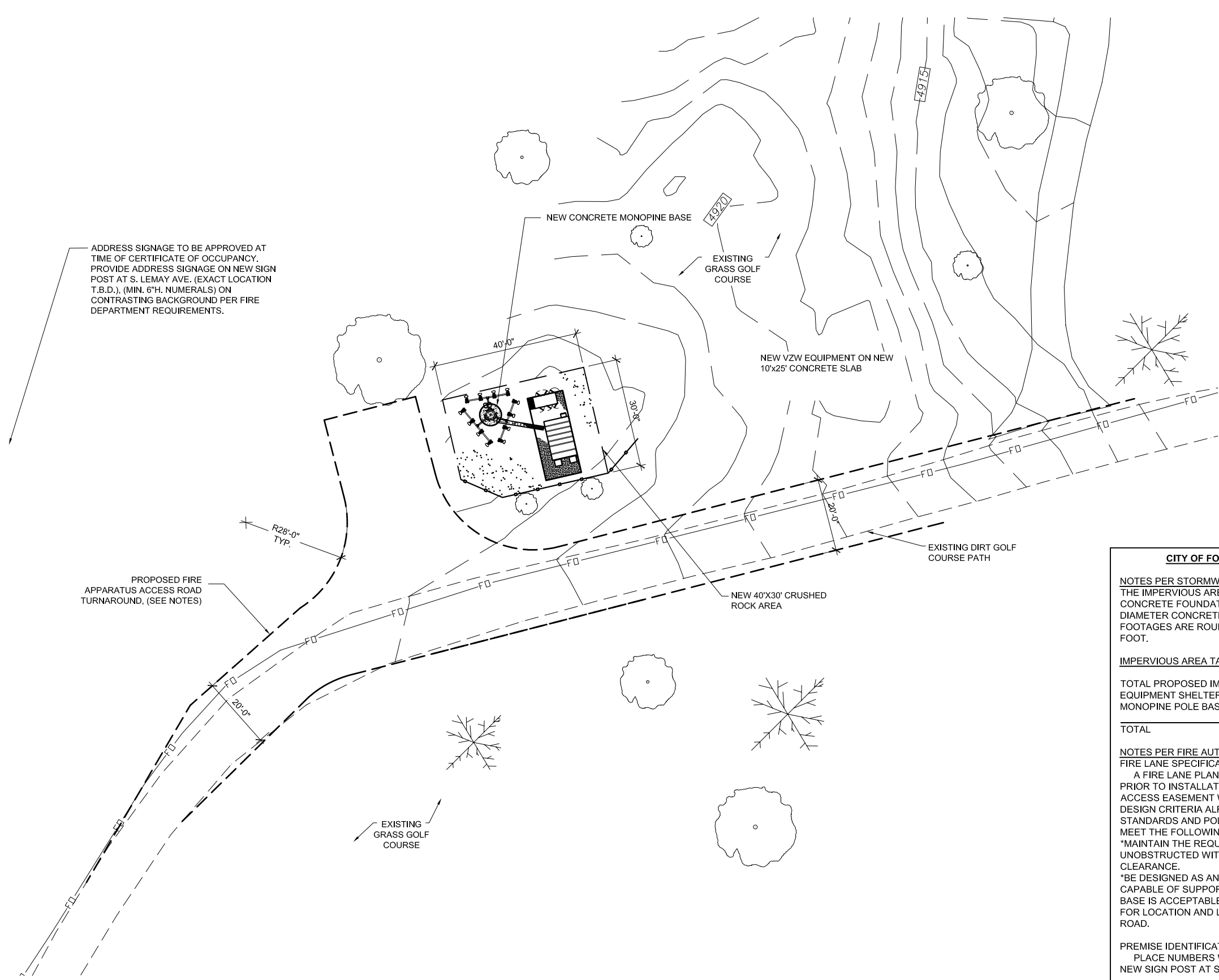
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*Advancing Wireless Networks*  
 16360 TABLE MOUNTAIN PARKWAY  
 Golden, CO 80403  
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LICENSURE NO:  
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DRAWN BY:	CHK BY:	APV BY:
TC	KR	KS

Sheet Title:  
**CITY OF FORT COLLINS REQUIREMENTS**

Sheet Number:  
**Z2.2**



ADDRESS SIGNAGE TO BE APPROVED AT TIME OF CERTIFICATE OF OCCUPANCY. PROVIDE ADDRESS SIGNAGE ON NEW SIGN POST AT S. LEMAY AVE. (EXACT LOCATION T.B.D.), (MIN. 6"H. NUMERALS) ON CONTRASTING BACKGROUND PER FIRE DEPARTMENT REQUIREMENTS.

**CITY OF FORT COLLINS REQUIREMENTS**

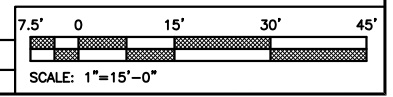
NOTES PER STORMWATER ENGINEERING REQUIREMENTS:  
 THE IMPERVIOUS AREAS INCLUDED IN NEW SITE ARE CONCRETE FOUNDATION FOR 10'x23' SLAB AND 6' DIAMETER CONCRETE BASE FOR MONOPINE. SQUARE FOOTAGES ARE ROUNDED UP TO THE NEAREST WHOLE FOOT.

IMPERVIOUS AREA TABLE

TOTAL PROPOSED IMPERVIOUS AREA	
EQUIPMENT SHELTER = 230 S.F.	
MONOPINE POLE BASE = 29 S.F.	
<b>TOTAL</b>	<b>= 259 S.F.</b>

NOTES PER FIRE AUTHORITY REQUIREMENTS:  
FIRE LANE SPECIFICATIONS:  
 A FIRE LANE PLAN SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION. AS THIS IS CITY PROPERTY NO ACCESS EASEMENT WILL BE NEEDED. IN ADDITION TO THE DESIGN CRITERIA ALREADY CONTAINED IN RELEVANT STANDARDS AND POLICIES, ANY NEW FIRE LANE MUST MEET THE FOLLOWING GENERAL REQUIREMENTS:  
 \*MAINTAIN THE REQUIRED 20 FOOT MINIMUM UNOBSTRUCTED WITH & 14 FOOT MINIMUM OVERHEAD CLEARANCE.  
 \*BE DESIGNED AS AN ALL-WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING 40 TONS. COMPACTED ROAD BASE IS ACCEPTABLE IN THIS SITUATION. SEE DETAIL 1/Z2.2 FOR LOCATION AND LAYOUT OF FIRE APPARATUS ACCESS ROAD.

PREMISE IDENTIFICATION:  
 PLACE NUMBERS WITH EX. BUILDING NUMBERS, OR ON NEW SIGN POST AT S. LEMAY AVE. (SEE DETAIL 1/Z2.2)



PROJECT INFORMATION:

SITE NAME:  
**FTC BRITTANY**  
5750 S. LEMAY AVE  
FORT COLLINS, CO 80525  
LARIMER COUNTY

Rev:	Date:	Description:	By:
1	9/22/14	90% ZONING.	TC
2	10/9/14	90% ZONING REV A	TC

PLANS PREPARED BY:



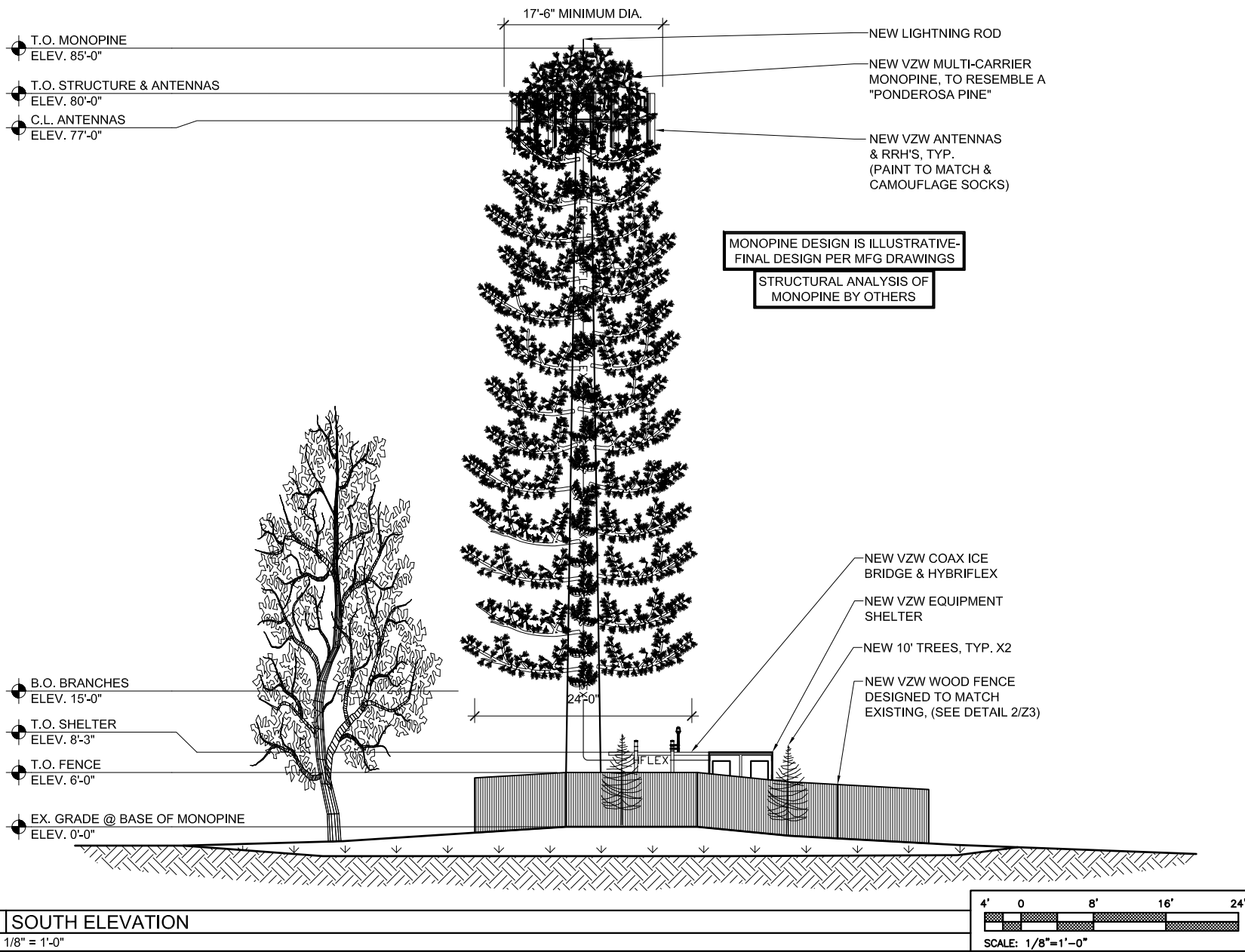
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16360 TABLE MOUNTAIN PARKWAY  
Golden, CO 80403  
303-993-3293  
WWW.CENTERLINESOLUTIONS.COM

LICENSURE NO:

DRAWN BY:	CHK BY:	APV BY:
TC	KR	KS

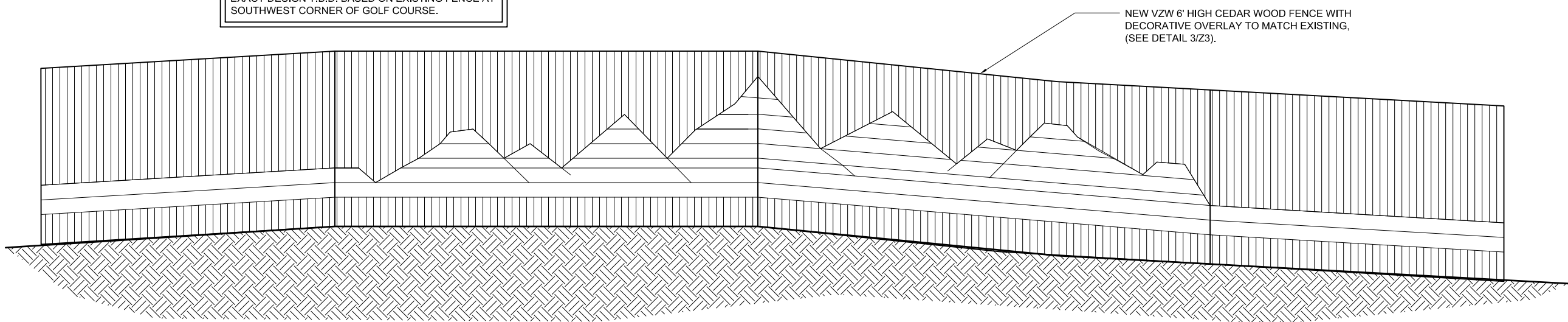
Sheet Title:  
**SOUTH ELEVATION & FENCE DETAIL**

Sheet Number:  
**Z3**



3 EXISTING CONDITIONS - DECORATIVE FENCE  
SCALE: N.T.S.

THIS DESIGN IS FOR ILLUSTRATIVE PURPOSES ONLY. EXACT DESIGN T.B.D. BASED ON EXISTING FENCE AT SOUTHWEST CORNER OF GOLF COURSE.



2 FENCE DETAIL  
SCALE: 1/2" = 1'-0"

PROJECT INFORMATION:  
 SITE NAME:  
**FTC BRITTANY**  
 5750 S. LEMAY AVE  
 FORT COLLINS, CO 80525  
 LARIMER COUNTY

Rev:	Date:	Description:	By:
1	9/22/14	90% ZONING.	TC
2	10/9/14	90% ZONING REV A	TC

PLANS PREPARED BY:  

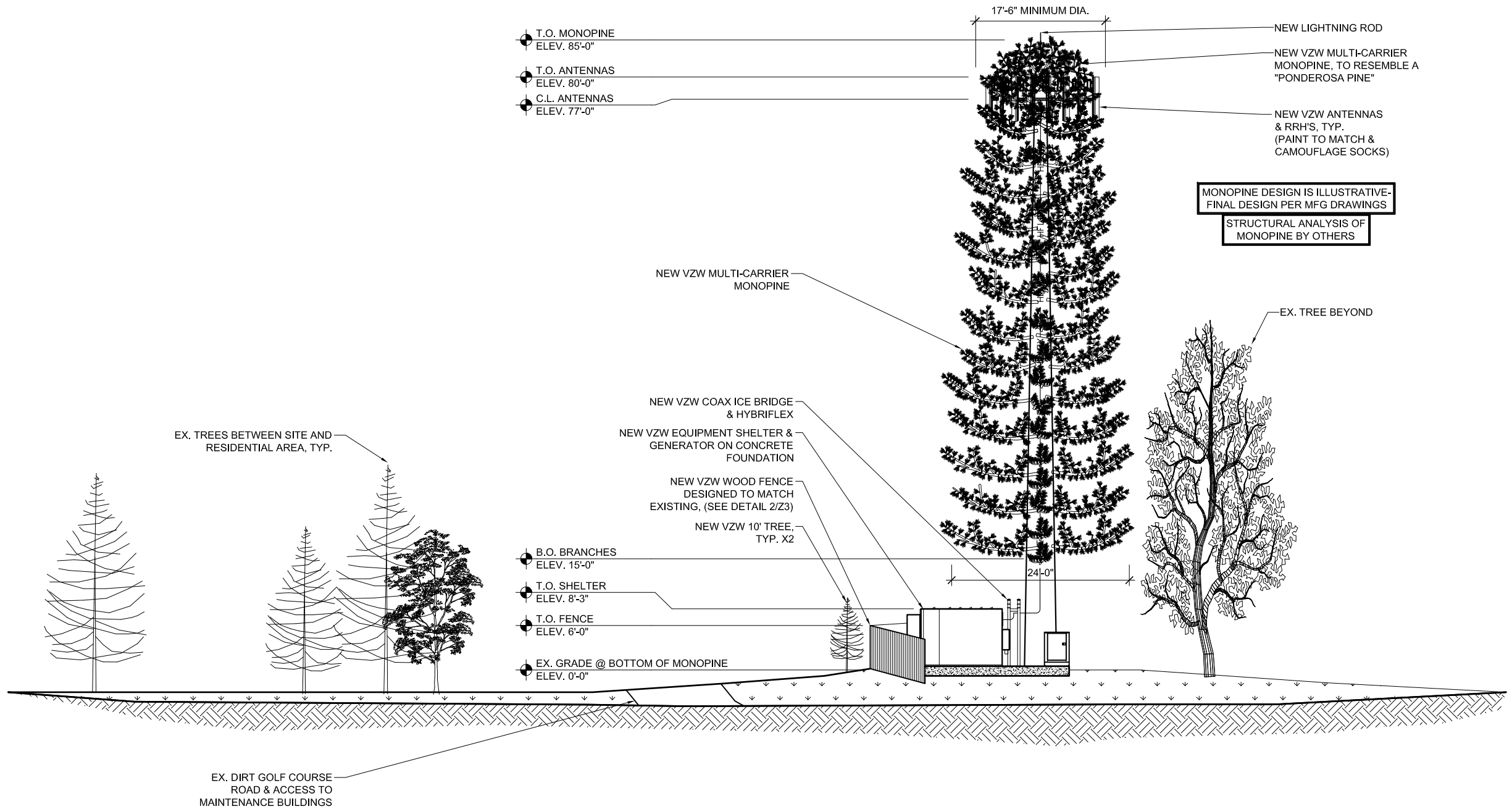
**CENTERLINE**  
 SOLUTIONS  
*Advancing Wireless Networks*  
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LICENSURE NO:  
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DRAWN BY: CHK BY: APV BY:  
 TC KR KS

Sheet Title:  
**EAST ELEVATION**

Sheet Number:  
**Z4**





Existing View to the North



New Verizon Wireless Monopine w/ Antennas & Equipment Area



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



October 22, 2014

Becky Siskowski  
Centerline Solutions  
16360 Table Mountain Parkway  
Golden, CO 80403

**Re:** Southridge Golf Course- Wireless Telecommunications Facility

**Description of project:** This is a request to construct a monopine at Southridge Golf Course (parcel #8607218902). The monopine will be 85' tall and will be located at the southwest end of the golf course in close proximity to the Paragon Point neighborhood. The parcel is located in the Public Open Lands (POL) zone district). This project will be subject to Administrative (Type I) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Rebecca Everette, at 970-416-2625 or [reverette@fcgov.com](mailto:reverette@fcgov.com).

**Comment Summary:**

**Department: Zoning**

**Contact:** Ali van Deutekom, 970-416-2743, [avandeutekom@fcgov.com](mailto:avandeutekom@fcgov.com)

1. It appears the wooden fence only runs along one side of the equipment, the fence and landscaping should shield the equipment from all directions.

**Department: Water-Wastewater Engineering**

**Contact:** Shane Boyle, 970.221.6339, [sboyle@fcgov.com](mailto:sboyle@fcgov.com)

1. This site is located in the Fort Collins-Loveland Water District and South Fort Collins Sanitation District – no City comments.

**Department: Traffic Operations**

**Contact:** Martina Wilkinson, 970-221-6887, [mwilkinson@fcgov.com](mailto:mwilkinson@fcgov.com)

1. No traffic study is needed. Traffic Operations and Transportation Planning have no comments.

**Department: Stormwater Engineering**

**Contact: Shane Boyle, 970.221.6339, [sboyle@fcgov.com](mailto:sboyle@fcgov.com)**

1. If there are no site improvements that require grading or an increase in impervious area, there are no Stormwater requirements. Please contact the Stormwater Utility if site improvements are anticipated.
2. If there is an increase in imperviousness greater than 1000 square feet a drainage report, erosion control report and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer. If there is less than 1,000 square feet of new impervious area on an existing development, a drainage letter along with a grading plan should be sufficient to document the existing and proposed drainage patterns. If there is less than 1,000 but more than 350 square feet of new impervious area; a site grading and erosion control plan is required instead of a complete construction plan set.

**Department: Fire Authority**

**Contact: Jim Lynxwiler, 970-416-2869, [jlynxwiler@poudre-fire.org](mailto:jlynxwiler@poudre-fire.org)**

**1. FIRE LANES**

Fire Lanes shall be provided to within 150' of all portions of the building, as measured by an approved route around the exterior of the building. An Emergency Access Easement would be required if not already dedicated. Fire access standards are provided here.

**FIRE LANE SPECIFICATIONS**

A fire lane plan shall be submitted for approval prior to installation. In addition to the design criteria already contained in relevant standards and policies, any new fire lane must meet the following general requirements:

- > Shall be designated on the plat as an Emergency Access Easement.
- > Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.
- > Be designed as a flat, all-weather driving surface capable of supporting 40 tons.
- > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside.
- > Be visible by signage, and maintained unobstructed at all times.

International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 and Local Amendments.

**2. PREMISE IDENTIFICATION**

2012 IFC 505.1: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of six-inch numerals on a contrasting background. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

**Department: Environmental Planning**

**Contact: Lindsay Ex, 970-224-6143, [lex@fcgov.com](mailto:lex@fcgov.com)**

1. An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat (Fossil Creek). Please note the buffer zone standard of 100' for this features, as identified in Section 3.4.1(E) of the Land Use Code, as you proceed with your site design process.

Please note that the Ecological Characterization Study is due a minimum of 10 days prior to the PDP submittal.

Alternatively, if a graphic is provided that shows the proposed WTF is greater than 100' from the top of bank of Fossil Creek, the ECS can be waived, as the buffer for Fossil Creek would not extend to the proposed site for the WTF.

2. Within the buffer zone, according to Article 3.4.1(E)(1)(g), the City has the ability to determine if the existing landscaping within the buffer zone is incompatible with the purposes of the buffer zone. Please ensure that your ECS discusses the existing vegetation and identifies potential restoration options. If it is determined to be insufficient, then restoration and mitigation measures will be required.

Staff will work with the applicants and the Parks Department to minimize any impacts to the golf course that may arise from this requirement.

3. With respect to lighting, the City of Fort Collins Land Use Code, in Article 3.2.4(D)(6) requires that "natural areas and natural features shall be protected from light spillage from off site sources." Thus, lighting from the parking areas or other site amenities shall not spill over to the buffer areas.
4. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible.

**Department: Engineering Development Review**

**Contact: Sheri Langenberger, 970-221-6573, [slangenberger@fcgov.com](mailto:slangenberger@fcgov.com)**

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>

**Department: Electric Engineering**

**Contact: Jim Spaulding, 970-416-2772, [jspaulding@fcgov.com](mailto:jspaulding@fcgov.com)**

1. To bring three phase power to site, a bore across Lemay just south of roadway overpass between an oval vault and a round vault will be required. If single phase service is required, power will be supplied from round vault located on east side of Lemay. System modification charges will apply.
2. If you have any questions, please contact Light & Power Engineering at 970-221-6700.



## Planning Services

Contact: Rebecca Everette, 970-416-2625, [reverette@fcgov.com](mailto:reverette@fcgov.com)

1. A combination of high-quality, durable fencing and landscaping should be used to achieve total screening of the base equipment, including the VZW equipment shelter. Since the shelter is approximately 8-feet tall, an 8-foot fence would be preferred to provide adequate screening. This would require a Modification of Standard Request for an exemption from the 6-foot fence height maximum. See LUC 3.8.13(C)(4) and (5).
2. The wooden, decorative fence should be finished or stained for a high-quality appearance. The existing photo example does not look like it has been adequately maintained.
3. In your submittal, please provide photo examples of similar monopine antennas that VZW has constructed elsewhere.
4. A sample of the branch material may be requested to confirm that it meets the standards for screening and color.
5. Consider native plant species similar to those existing on-site for the new 10-foot trees.
6. In your submittal, please provide a detail of the top portion of the antenna to ensure that the "branches" extend far enough to the sides to fully screen the equipment.
7. A neighborhood meeting will be required as part of the development review process for this proposal. You can coordinate with me to schedule the neighborhood meeting at
8. Will security lighting be needed? If so, please include plans for the type and location of light fixtures. Reference LUC 3.8.13(C)(9) for the applicable standards.
9. Please provide an additional photosimulation of the view from the east, looking west, and from the north, looking south. Preferably, these simulations should be shown from the eastern and northern property lines of the golf course.
10. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
11. Please see the Development Review Guide at [www.fcgov.com/drg](http://www.fcgov.com/drg). This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
12. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
13. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
14. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.

15. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
16. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.