Conceptual Review Agenda

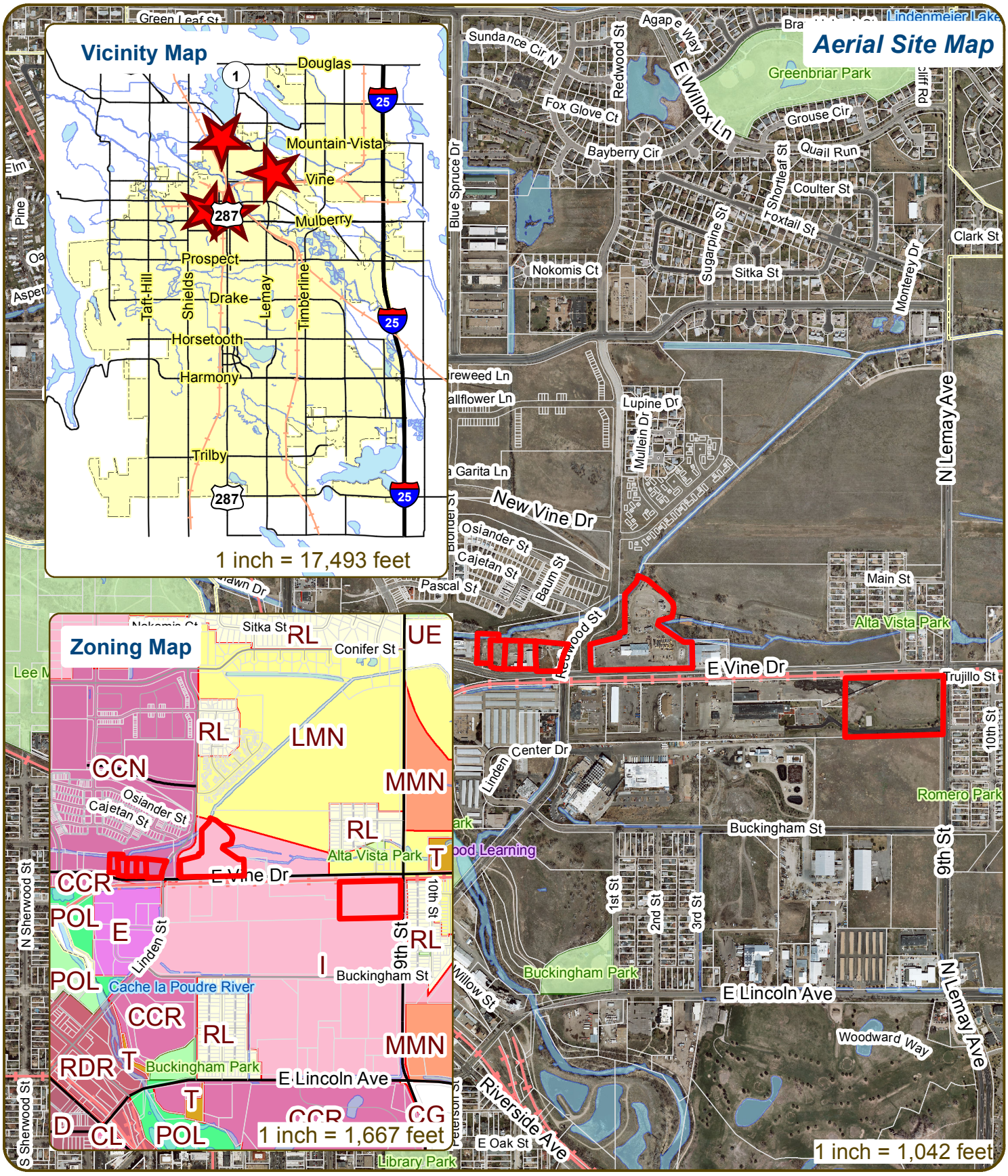
Schedule for 10/27/14 to 10/27/14

281 Conference Room A

Monday, October 27, 2014

Time	Project Name	Applicant Info	Project Description	Planner
9:30	Vine Alternative Fuel Vehicle Fueling Facility CDR140081	Paul Nelson (970) 530-2112 paul@wardenergy.com	This is a request to build a compressed natural gas and electric vehicle fueling station. The applicant has four potential sites in mind for locating the fueling facility that comprise the following parcels: 9701300062, 9701308001, 9701306001, 9701306002, 9701300029, 9701463901 and 9712115901. The fueling station will be public access and will operate 24/7. The potential sites are located in the Community Commercial - North College (CCN) and Industrial (I) zone districts. This project will be subject to Administrative (Type I) review in the I zone district and Planning & Zoning Board (Type II) review in the CCN zone district.	Clark Mapes
10:15	LifePointe Church - Wireless Telecommunications Equipment CDR140082	Becky Siskowski (858) 243-2900 bsiskowski@centerlinesolutions.com	This is a request to place wireless antennas on LifePointe Church (parcel #9713408933). The antennas will be concealed behind screening that will match the building façade. This proposal also calls for building a shelter on the ground. The site is located in the Low Density Residential (RL) zone district. This project will be subject to Planning & Zoning Board (Type II) review.	Jason Holland
11:00	2600 Midpoint - Office and Shop CDR140083	Cathy Mathis (970) 532-5891 cathy@tbgroup.us	This is a request to construct an office and shop for Vogel Concrete at 2600 Midpoint (parcel #8720206017). The proposal calls for 1,958 sq. ft. of office space, a 5,600 sq. ft. shop and a large fenced yard. The site is located in the Industrial (I) zone district. This project will be subject to Administrative (Type I) review.	Clay Frickey

Vine Alternative Vehicle Fueling Facility



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City of Fort Collins GIS

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) Paul Nelson (president, Ward Alternative Energy - WAE), Michael Ehler (Realtec), Kris Kielty (VP Operations, WAE), Adam Geiger (CGRS).

Business Name (if applicable) Ward Alternative Energy, LLC

Your Mailing Address 215 W. Oak Street, Suite 1000, Fort Collins, CO 80521

Phone Number 970-530-2112 x111 Email Address paul@wardenergy.com, kris@wardenergy.com

Site Address or Description (parcel # if no address) Four locations are being evaluated for the project: 300-500 E. Vine Drive, 520 E. Vine Drive, 614 E. Vine Drive, and 625 N. Lemay Avenue — all in Fort Collins, CO 80524.

Description of Proposal (attach additional sheets if necessary) Site will house an alternative fuel vehicle (AFV) fueling facility to include compressed natural gas, propane and level II/III electric charging. Site will be open to the public, commercial fleets, and the City of Fort Collins/Transfort fleets.

Proposed Use AFV fueling facility **Existing Use** Industrial purposes

Total Building Square Footage N/A S.F. Number of Stories none Lot Dimensions _____

Age of any Existing Structures Various industrial structures on some of the sites (see site plans)
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 See site plans. 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?

Ward
Alternative Energy

5660 East 58th Ave.
Commerce City, CO 80022
t: 720 941 2791 f: 720 941 4071
wardenergy.com

September 5, 2014

Ms. Laurie Kadrich, CDNS Director
Community Development and Neighborhood Services
City of Fort Collins
281 N. College Avenue
Fort Collins, CO 80522

Re: Conceptual Review for Four Sites for a CNG, EV & LPG Fueling Facility in Northern Fort Collins

Dear Ms. Kadrich:

Please find attached to this cover letter our application form and supporting materials for conceptual review of a compressed natural gas (CNG) fueling facility in northern Fort Collins. Four locations are being considered for this fueling facility. The two locations submitted for review in May of 2013 are no longer being considered due to their limited size, project permitting concerns, and other reasons.

This project will be the first commercial/public-access CNG fueling facility in Fort Collins and will enhance the City's leadership with respect to an advanced energy economy and sustainable communities. Further, this application is a companion process to our application to Alt Fuels Colorado for CMAQ grant funding filed on July 24, 2014, with support from the City of Fort Collins, Larimer County and others. Alt Fuels Colorado issued a grant award letter to Ward today. The locations requiring conceptual review are:

1. 300-500 E. Vine Drive (primary site, one configuration)
2. 520 E. Vine Drive (alternative site, one configuration)
3. 614 E. Vine Drive (alternative site, three configurations)
4. 625 N. Lemay Ave (alternative site, one configuration)

This Project, at its core, will include state-of-the-art CNG, electric and propane charging/fueling systems with integrated electrical energy management and operation/maintenance controls. The site will provide these alternative fuels for vehicle types ranging from Transfort's transit buses and heavy duty trucks to medium-duty vehicles, pick-up trucks and cars.

Further, this fueling facility and fueling facility sites proposed in Loveland and Weld will comprise a project of the Colorado Clean Energy Cluster's ("CCEC") Transportation Initiative in order to test and deploy cutting edge fueling/charging controls, energy efficiency and renewable energy elements, data-collection and analysis tools, methane and other emissions sensors, and customer fueling logistics. The CCEC Transportation Initiative fueling facility project includes Woodward, City of Fort Collins, Colorado State University and Schneider Electric in addition to Ward.

Sincerely,

Paul A. Nelson

Paul A. Nelson
President
paul@wardenergy.com

Attachments: Conceptual Review Application Form (completed) & Supporting Materials

City of Fort Collins, Colorado

Concept Review Application – Supporting Materials

Applicant: Ward Alternative Energy, LLC

Station Location: Fort Collins, Colorado,

Station Description: CNG with EV and LPG Co-located Facilities

Ward Alternative Energy

Fueling you forward.™

September 5, 2014

Alt Fuels Colorado, Ward's Project Partners/Key Subcontractors:

colorado clean energy cluster

ENERGY INSTITUTE Colorado State University

Schneider Electric

WOODWARD

CGRS ENVIRONMENTAL CONSTRUCTION COMPLIANCE

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Project Abstract

Ward Alternative Energy, LLC ("WAE") is seeking conceptual review by the City of Fort Collins of four possible locations for a proposed public/commercial access compressed natural gas ("CNG") vehicle fueling facility and for co-located electric vehicle ("EV") charging and liquid petroleum gas ("LPG") fueling facilities in Fort Collins, Colorado (the "Project"). The locations are as follows:

1. 300-500 E. Vine Drive (primary site, one configuration presented in **Exhibit B**)
2. 520 E. Vine Drive (alternative site, one configuration presented in **Exhibit B**)
3. 614 E. Vine Drive (alternative site, three configurations presented in **Exhibit B**)
4. 625 N. Lemay Ave (alternative site, one configuration presented in **Exhibit B**)

This Project, at its core, will include state-of-the-art CNG, EV and LPG fueling and charging systems with integrated electrical energy management and operation/maintenance controls. The site will provide these alternative fuels for vehicle types ranging from articulating transit buses and heavy duty trucks to medium-duty vehicles, pick-up trucks and cars.

Further, this Project and fueling station project sites proposed in Loveland and Weld will comprise a project of the Colorado Clean Energy Cluster's ("CCEC") Transportation Initiative in order to test and deploy cutting edge fueling/charging controls, energy efficiency and renewable energy elements, data-collection and analysis tools, methane and other emissions sensors, and customer fueling logistics.

On July 24, 2014, WAE filed an application for $500,000 in CMAQ grant funding from the Colorado Energy Office's ("CEO") Alt Fuels Colorado Program Round #1 in support of the Project and a commitment to file follow up proposals to add LPG and EV facilities in the Program's Round #2. CCEC, Woodward, Schneider Electric, Colorado State University's ("CSU") Energy Institute and CGRS joined WAE as project partners and subcontractors in that application. On September 5, 2014, WAE received notice of award for these grants from CEO.

While Northern Colorado is a hot-bed of alternative fuel vehicle technology research (e.g., CSU Energy Institute) and public sector use of CNG and other alternative fuels (e.g., Transfort transit buses), no CNG public access fueling stations exist in Fort Collins or Larimer County. Further, the Project site will mitigate the risk of the Transfort bus fleet relying on one private CNG fueling site in southern Fort Collins for its fueling needs.

Project Narrative

The Project will increase the demand for Colorado energy sources, reduce criteria pollutants and greenhouse gas emissions, remove barriers to NGV, EV and propane vehicle deployment, and reduce vehicle user fuel costs.

Market Evaluation and Site Selection

In 2012, WAE and the City of Fort Collins conducted a data collection and mapping effort to determine where businesses were located, high traffic routes and the location of existing petroleum retailing locations. This resulted in a map that contained that data and is contained in **Exhibit A** to this proposal. This map shows a high concentration of commercial activity and traffic in the south, center and northeast sections of Fort Collins.

WAE, in conjunction with the City of Fort Collins, also evaluated other criteria. The city, electric utility and county fleet yards are predominantly in the northeast section of the city with the northern bus transfer station located nearby. Finally, the only CNG station in the city is not open to the public, located at the south end of Fort Collins at the city's bus maintenance facility and heavily utilized the 30+ CNG buses operated by the city. Local government fleets along with private sector fleets all voiced the need for public access fueling in the northern part of the city as the most critical location in order to procure NGVs and mitigate the City of Fort Collins' operational risk of relying on a single, private access CNG station for its growing bus fleet.

As a result, WAE investigated nearly 30 locations in northern Fort Collins during the past 15 months (**Exhibit B** to this proposal that shows these sites). As a result, the Company filed for conceptual review of two of these locations (Willow Street and Lincoln Street locations) with the Fort Collins planning office in 2013, which ultimately were not a good fit.

Other key criteria for the Project location included high inlet pressure for natural gas service and proximity to specific fleets such as the Transfort buses operating on Mason Street and proximity to US Route 287 and Colorado Highway 14. The map in **Exhibit B** shows a highlighted area in which Xcel Energy operates an intrastate natural gas transport pipeline with typical operating pressure of 350 to 500 pounds per square inch ("psi"). Vine Drive corridor properties provide for the best access to this pipeline and its high pressure will help minimize CNG fuel prices. For a short distance from that line in downtown Fort Collins, the natural gas pressure range is 120 to 140 psi before it drops to 20 psi. WAE has not pursued locations in this downtown are since property prices have escalated and zoning/use changes are not conducive to a commercial/industrial activity.

The location search for the Project is then focused on the Vine Drive corridor in Fort Collins. Currently, WAE is in negotiations with four property owners in this area. The lead or primary location is at 300-500 E. Vine Drive and three alternative locations within one mile of that location (as listed in the abstract above). The map presented above shows these four site locations, the nearby key fleet and other facilities, the close proximity to major highways and commercial/industrial as well as downtown consumer travel zones. Further, **Exhibits C and D** to this proposal contain aerial photos of the locations, site plans, ingress/egress for buses, etc.

The forecast for NGVs at the Project site is presented in Table 1, below, and is based on the analysis of the market described above and WAE's communications with specific fleets. Since the CNG fueling site will not likely open until mid-2015 or Q3 2015, the forecast begins with 35 NGVs and the Project is estimated to generate an NGV population of 240 vehicles. LPG and EV co-located fueling/charging facilities at the Project site will support additional vehicles.

Table 1: Forecasted CNG User Fuel and Vehicle Profile

		2015	2016	2017	2018	2019	2020
Light Duty Trucks	Class 1-3						
Number		15	25	40	60	105	125
Annual Fuel Use	GGE	25,800	42,570	68,370	101,910	176,730	212,850
Estimated MPG	Average	16	16	16	16	16	16
Calculated VMT		412,800	681,120	1,093,920	1,630,560	2,827,680	3,405,600
GGE per Truck		1,720	1,703	1,709	1,699	1,683	1,703
VMT per Truck		27,520	27,245	27,348	27,176	26,930	27,245
Medium Duty Vehicles	Class 4-6						
Number		5	14	28	37	45	50
Annual Fuel Use	GGE	24,768	70,176	140,352	184,728	224,460	250,260
Estimated MPG	Average	10	10	10	10	10	10
Calculated VMT		247,680	701,760	1,403,520	1,847,280	2,244,600	2,502,600
GGE per Truck		4,954	5,013	5,013	4,993	4,988	5,005
VMT per Truck		49,536	50,126	50,126	49,926	49,880	50,052
Heavy Duty Vehicles	Class 7-8						
Number		15	24	35	45	55	65
Annual Fuel Use	GGE	216,720	352,944	518,580	665,640	812,700	959,760
Estimated MPG	Average	5	5	5	5	5	5
Calculated VMT		1,083,600	1,764,720	2,592,900	3,328,200	4,063,500	4,798,800
GGE per Truck		14,448	14,706	14,817	14,792	14,776	14,766
VMT per Truck		72,240	73,530	74,083	73,960	73,882	73,828
Total							
Number of Vehicles		35	63	103	142	205	240

Further, the City of Fort Collins has made a fuel use commitment for the Project site, other fleets and organizations have provided letters of support (Commissioner Tom Donnelly, Larimer County Fleet, Burgener/Transpo Trucking, Northern Colorado Clean Cities, Colorado Motor Carriers Association, CCEC, CSU, Woodward and Schneider Electric and others), and both the City of Fort Collins Light & Power Utility and Xcel Energy have provided letters indicating availability of adequate utilities to the four sites. Further, Woodward is planning their US heavy-duty truck natural gas engine controls test bed in for northern Colorado, which will be part of the CCEC Transportation Initiative and may engage the city, county and private sector fleets. The Project will support the Woodward test bed activities and is located only a mile from the new Woodward world headquarters.

Emissions Reductions

The NGVs that access the CNG fueling station are expected to reduce tailpipe emissions significantly for all sizes of vehicles, in comparison with gasoline and diesel. The chart below shows the estimated emissions reductions at the tailpipe. Further, in an analysis performed for this and related proposals by WAE and its project partners, the CSU Energy Institute prepared emissions reductions on a life cycle basis (well to wheels) for the forecasted type and number of vehicles and fuel use presented in Table 1. That analysis is presented below in Table 3.

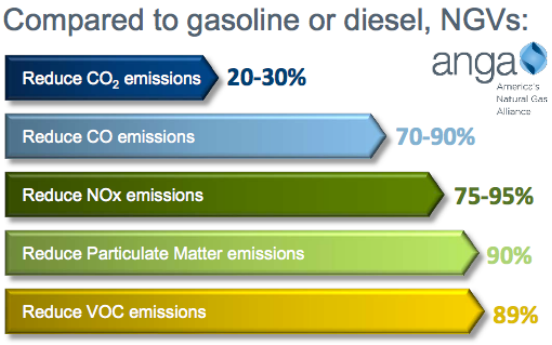


Table 3: Forecasted CNG Vehicle Emissions Savings

		2015	2016	2017	2018	2019	2020	Units
Light Duty Trucks (Gasoline Baseline Assumed)								
GGE Dispensed		25,800	42,570	68,370	101,910	176,730	212,850	*GGE/yr*
	NOx (lifecycle)	53	87	140	209	362	437	*kg*
	PM 2.5 (lifecycle)	4	7	11	17	30	36	*kg*
	GHG (CO2e tailpipe)	55	91	146	218	378	455	*metric tons*
	GHG (CO2e lifecycle)	39	64	102	152	264	318	*metric tons*
Med Duty Trucks (Gasoline Baseline Assumed)								
GGE Dispensed		24,768	70,176	140,352	184,728	224,460	250,260	*GGE/yr*
	NOx (lifecycle)	51	144	288	379	460	513	*kg*
	PM 2.5 (lifecycle)	4	12	23	31	37	42	*kg*
	GHG (CO2e tailpipe)	53	150	300	395	480	535	*metric tons*
	GHG (CO2e lifecycle)	37	105	210	276	336	374	*metric tons*
Heavy Duty Trucks (Diesel Baseline Assumed)								
GGE Dispensed		216,720	352,944	518,580	665,640	812,700	959,760	*GGE/yr*
	NOx (lifecycle)	575	936	1375	1765	2154	2544	*kg*
	PM 2.5 (lifecycle)	54	88	130	166	203	240	*kg*
	GHG (CO2e tailpipe)	225	366	538	690	843	995	*metric tons*
	GHG (CO2e lifecycle)	330	538	790	1014	1239	1463	*metric tons*
Total (Positive Numbers are Benefits Accrued to CNG Fleet Conversion)								
	NOx (lifecycle)	678	1167	1803	2353	2977	3494	*kg*
	PM 2.5 (lifecycle)	63	107	165	214	270	317	*kg*
	GHG (CO2e tailpipe)	333	607	984	1303	1700	1985	*metric tons*
	GHG (CO2e lifecycle)	406	706	1102	1443	1838	2155	*metric tons*

Note: Calcualtions based on Colorado State University, Energy Institute modeling results.

Remove Barriers to AFV Deployment

This Project and two others in northern Colorado being proposed by WAE and its project partners in northern Colorado will constitute a Colorado Clean Energy Cluster ("CCEC") Transportation Initiative "project" that will allow for development and testing of energy efficiency (considering the sources of energy, management of various energy consuming equipment at the Project site, etc.), methane leak detection, integration of renewable energy, novel fueling logistics communications and other technologies at the commercial CNG fueling station. Project partners for this work include CSU Energy Institute ("EI"), Ward Alternative Energy, Schneider Electric and Woodward are all members of CCEC.

CCEC and EI efforts will expand the impact and long term and reach of the Project, by evaluating the station as a demonstration site within the community, using the station location as a test bed for demonstrating, evaluating and validating new station and vehicle technologies, and using the station as a research site to understand and increase station usage, monitor and improve station efficiency and limit environmental impacts.

Just blocks from the Project fueling station proposed sites, the Energy Institute is located at CSU's Powerhouse Energy Campus, a 100,000 square foot LEED platinum certified facility dedicated to energy research and education. CCEC is also housed at the Powerhouse Campus and is involved in other initiatives such as Fort ZED with which the Project may interface as part of its electrical energy efficiency efforts.

CCEC and EI will work together to support and increase the impact of the Project by providing coordination and outreach within the community and by facilitating the use of the fueling station as a test bed for research, testing and validation. Through these activities, the data and learning generated from these efforts will be collected and made available for future fueling station projects, to continue to improve upon the design and implementation of these technologies. In collaboration with efforts from the EI, CCEC will serve as an organizational body and facilitator for the efforts surrounding the integration of the station with the community (including industry and fleets, public consumers, Colorado research institutions and key not-for-profit organizations), by helping to build and maintain the complex, multi-disciplinary teams which will support and execute the use of the station as a research and testing facility.

As the station comes online, CCEC will also coordinate efforts to responsibly employ the station for data generation and technology evaluation and validation, to close the gap between piloting and commercialization of new clean energy technologies. These efforts will include identifying new technologies whose integration would be valuable to furthering the understandings of alternative fueling station design and use, facilitating and managing the integration of these technologies into the station, and packaging and disseminating the results as appropriate. CCEC may also work with Rocky Mountain Innosphere and other Colorado-based technology incubators to identify early stage technology providers for inclusion in these test beds.

Station Design

The Project is a unique combination of three elements including a high-capacity CNG public-access fueling facility, co-located Level III EV charging and propane fueling equipment, and new technology testing and development. Along with the Highpointe Business Park and Loveland CNG projects being separately developed by WAE and its partners/key subcontractors, these projects are intended to add a network of critical AFV fueling capacity to high travel corridors in northern Colorado and provide an innovation platform for cost effective, energy efficient and environmentally smart fueling infrastructure.

General Consumer Friendliness

The primary location site plan for the Project is represented in **Exhibit C** and the alternative locations site plans are represented in **Exhibit D**. These site plans show adequate space to enter and access the various fueling facilities on the site. Further, a restroom is shown on each site plan accessible via a code generated at the fueling card reader device. WiFi and vending machines will also be provided on site to provide basic services for customers while their vehicles are fueling. Also, some of the fueling positions will be reserved for heavy-duty vehicles, others for light duty vehicles, and some will offer a mix. Space is provided for vehicles to pull around others parked and fueling on the site to avoid on-site traffic congestion. Lighting is critical for night-time fueling and the CNG station will employ proper lighting to provide a safe and comfortable fueling experience to the customer base.

Safety

The Project site will be built in accordance with National Fire Protection Association code 52, National Institute of Standards & Technology and other national and location standards and codes, and State of Colorado Division of Oil and Public Safety CNG fueling facility regulations.

Air Quality

The CNG station compressors and all other equipment at the CNG location will be powered by electricity from the grid or electric motors on-site that primarily draw power from the grid (but may access power from on-site solar photovoltaics in the future). Therefore, no combustion of hydrocarbons will occur from the operation of the CNG equipment at the site, which means that no criteria pollutants (NOx, CO, PM, SOx) will be generated. Further, the Company will use commercially reasonable efforts within the budget constraints of the Project to contract for blocks of wind-power for a portion of its grid-sourced electricity and pipeline exchange for sources of bio-methane. Schneider Electric (a Project partner) and the City of Fort Collins are investigating various projects for production of pipeline quality natural gas from waste streams, a likely source for any bio-methane for the Project.

Minimizing methane emissions at the CNG facility from leaks, operational releases and safety venting are a focus of WAE and the Project partners. Historically, methane emissions at a CNG fueling facility have been dealt with from a safety perspective and much of NFPA 52 is dedicated to the design of a CNG station that allows for methane emissions in the event of over pressurization, areas of methane emission contain only explosion-proof electrical components, and for other safety purposes. Otherwise modern CNG fueling equipment is designed to not release methane for economic reasons of fuel product loss.

A top priority among WAE and its project partners in terms of cutting edge CNG technology development and testing will undertake efforts to evaluate and deploy methane emissions detection. This means that the Project and the two other CNG facilities being developed by WAE and the Project partners will be a platform upon which CSU and industry researchers can look to in the development of solutions that mitigate methane releases for purposes of greenhouse gas emissions minimization while still adhering to the safety standards established for CNG fueling stations. WAE is also in contact with leading environmental advocacy groups such as SWEEP and will engage with them.

Consumer Accessibility

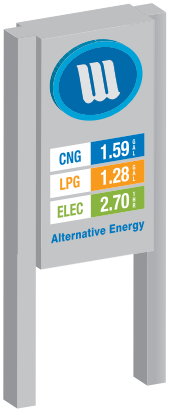
The CNG fueling station will be accessible 24-hours a day, 365 days per year. Accessing the fuel will be automated (no permanent staff on-site) with card-lock fueling access. WAE service technicians are on-call 24/7/365 to address call-outs to the fueling station and to provide regular maintenance. The fueling station will be monitored constantly by data feeds to an internet portal accessible to WAE service technicians and any loss of power, low pressure readings and other evaluation points will automatically generate a notification to the WAE service technicians. Further, the locations will employ video monitoring.

Signage

WAE will install a monument sign and canopy similar to the images below at the CNG station to provide signage that identifies the site as an alternative fuel vehicle fueling facility. Specific signage installed at the location will be dependent on local planning and zoning limitations.

In addition, WAE will seek to add signage on Colorado Department of Transportation approved signs along I-25 near the Fort Collins exits and on US Route 287 and Colorado Highway 14 to alert drivers to the availability of CNG in the area.

Finally, WAE will identify the fueling location for the Project on its web site, list it on public AFV websites (e.g., CNGNow, Clean Cities, AFV Pricing), and on fueling site maps located at all WAE fueling locations in Colorado.



Other Benefits

Testing & Development Platform

In addition to providing commercial/public-access fueling to the Fort Collins area, the Project will also serve as a platform for innovation, by acting as a test bed for further testing, validation and demonstration of alternative fuel technologies. These efforts are in partnership with the Colorado Clean Energy Cluster and CSU Energy Institute, both of whose efforts will expand the impact and long term and reach of the station project, by evaluating the station as a demonstration site within the community, using the station location as a test bed for demonstrating, evaluating and validating new station and vehicle technologies, and using the station as a research site to understand and increase station usage, monitor and improve station efficiency and limit environmental impacts. Follow on funding for support of these research, testing, validation and demonstration activities will be pursued from a mix of sources, including industry sponsorship and support, as well as state, federal and local grant funding. Alternative fuel transportation and the associated implications of these energy sources on environmental and public health appear to be topics of interest for funding at the federal level, with both the Department of Energy's Office of *Energy Efficiency and Renewable Energy (EERE) and T*he Advanced Research Projects Agency-Energy (ARPA-E) both have active proposal calls in these areas that are being pursued by CSU researchers. It is anticipated that there will be additional funding opportunities announced around these areas as well, from DOE as well as other federal agencies. This proposal team, in conjunction with leadership efforts from CCEC and CSU, will coordinate additional proposals to relevant funding opportunities as they are made available, to provide sustainability and increase the reach and impact of this innovation platform.

To seed this work by CCEC and CSU EI described here and elsewhere in this proposal, using the Project and two other such fueling site projects in northern Colorado as the platform, WAE will provide at least $50,000 to these organizations. Researchers at CSU's Energy Institute will work with the proposed station, station management and CCEC to evaluate key fundamental elements of the stations performance, use, and emissions.

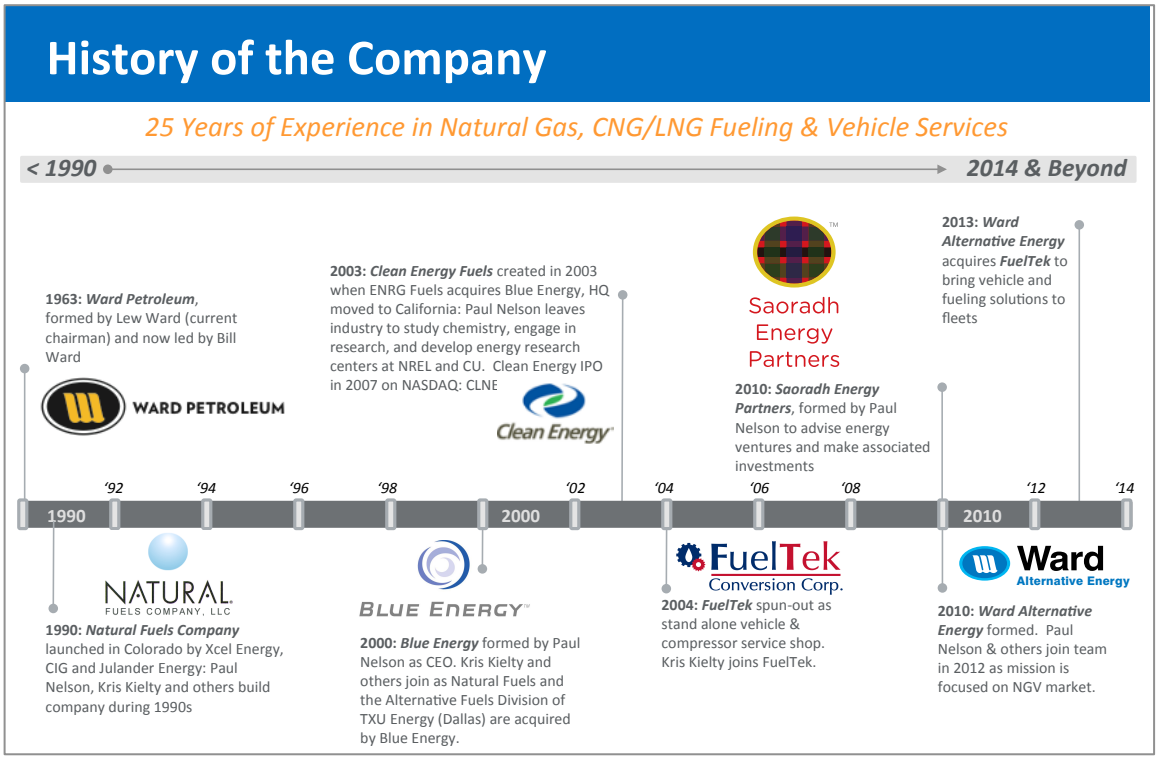
Systems Innovation Platform

Ward and Project partners Schneider Electric and Woodward intend to work together to develop a SCADA system for site data, communications and energy management as well as evaluate better equipment-level controls. Both of these activities will be necessary to manage a fueling facility with CNG, EV and LPG co-located in a manner that does not consider the equipment for each fuel-type to be stand-alone but part of an integrated system. The companies will commit resources to evaluate and develop the SCADA and other controllers with WAE underwriting the development cost for the SCADA system work by Schneider. This system, among other benefits, will target energy efficiency and integration of possible renewable energy sources.

Staff Experience, Qualifications and Facilities Requirements

WAE is based in Colorado, is a Colorado limited liability company in good standing with the Colorado Secretary of State, and began offering services and products in the natural gas vehicle (NGV) and compressed natural gas (CNG) industry in 2012. With its acquisition of FuelTek in January of 2013, WAE brought in-house a company that was part of Blue Energy/Natural Fuels Company from 1990 until 2003, a leader in developing CNG fueling facilities and providing vehicle support services in Colorado and the region.

As shown below, key personnel at WAE have many decades of experience in the natural gas vehicle and fueling industry with construction and operation of most of the CNG sites built in Colorado since 1990 plus dozens of CNG and LNG sites in Texas, New Mexico and Wyoming to their credit (for example, six fueling locations at Denver International Airport, eight at Total/Diamond Shamrock petroleum retailing locations, two at Regional Transportation District). Currently, WAE employs 14 individuals in Colorado encompassing vehicle technician, fueling station technician, sales and customer service, and administrative roles.



Ward Petroleum, a WAE affiliate, was founded in 1963 by Lew Ward (current chairman) and is today led by Bill Ward. Ward Petroleum operates multiple offices in the US including its Rockies Division based downtown Fort Collins. The company has extensive experience in the natural gas industry including exploration and production of natural gas, gas gathering and marketing operations, and field compression services in Oklahoma, Colorado and elsewhere in the region.

Biographies of Key Personnel for the Project

Paul Nelson, President, has 16 years of experience in the natural gas, NGV and CNG/LNG industry. He held various positions including operations, public policy, sales/marketing, and general management at Natural Fuels Company in the 1990s, which developed and operated many CNG fueling facilities in Colorado and developed natural gas vehicle conversion/service operations. In 2000, he formed Blue Energy & Technology and as its CEO purchased Natural Fuels Company from Xcel Energy in Denver, the Alternative Fuels Division from TXU Energy in Dallas, and built the company into a top 5 CNG and liquefied natural gas fueling and vehicles services company in the US. In 2003, Mr. Nelson sold Blue Energy to ENRG Fuels and the combined company was renamed Clean Energy Fuels, a NASDAQ publicly traded company today. Mr. Nelson spent the next seven years at the University of Colorado at Boulder and National Renewable Energy Laboratory (via related renewable energy research institutes and other roles). He holds bachelors and masters degrees in chemistry and a bachelors degree in business finance, all from the University of Colorado at Boulder.

Kris Kielty, VP Operations, has 24 years of experience in the CNG fueling station and natural gas vehicle conversion/service industry. Kris' positions at Natural Fuels Company (1990-2003) included CNG fueling station maintenance, operation, and State of Colorado weights and measures certification for public dispensers (48 private and public fuel stations); operations manager for CNG vehicle conversion/service business; and, dispenser, compressors and controls manufacturing lead. At a spin-off company of Blue Energy & Technologies (initially named Big Clean Service and then FuelTek), Kris was the operations manager. Kris holds many certifications and designations related to CNG fueling stations and NGVs, as follows:

- Ford Motor Company Senior technician
- General Motors advanced electronics technician
- A.S.E. -- master technician, alternate fuels certified, and advanced electronic technician
- Fuel Maker (home/commercial UL rated fueling appliance) Certified
- Completed Ariel Compressor school
- Completed Ingersoll Rand compressor school
- Completed Bauer compressor school
- Completed Greenfield compressor school
- Completed Micro motion dispenser flow meter school
- Completed Kraus CNG dispenser calibration school
- State of Colorado alternative fuel certified
- C.S.A America certified fuel system inspector U 4370 A
- Allen Bradley control certified
- NGVi CNG Fueling Station Design training certified
- NFPA 52 Review Committee

Patti Floyd, Conroller, Patti Floyd, CMA, has 20 years in operational financial & accounting roles for a number of companies such as Sound Surgical, Network Global Logistics, Crocs, Timminco before joining WAE in early 2014. Her certifications include: Management Accountant, Treasury

Management, Business Management. She holds a MBA/Operations Management, University of Dayton; BS/Accounting, Indiana University.

Beau Ward, Station Project Manager, has 5 years of experience maintaining, repairing, setting and building natural gas compressors at MidCon and Ward Compression Services. Beau gained valuable experience with well head and booster station compression at MidCon for three years. He completed the ANGI Energy Systems compressor technician training program, is NGVi CNG Fueling Station Design training certified, holds a bachelors degree in Business Administration from Oklahoma State University, and studied engineering at Colorado State University.

Cory Kahler, Lead CNG Station Technician, has many years of experience in the automotive and energy industry. He joined WAE in 2013 and holds certificates of training with Ariel Compressors and the Natural Gas Vehicle Institute for CNG fueling station technical and codes/standards training.

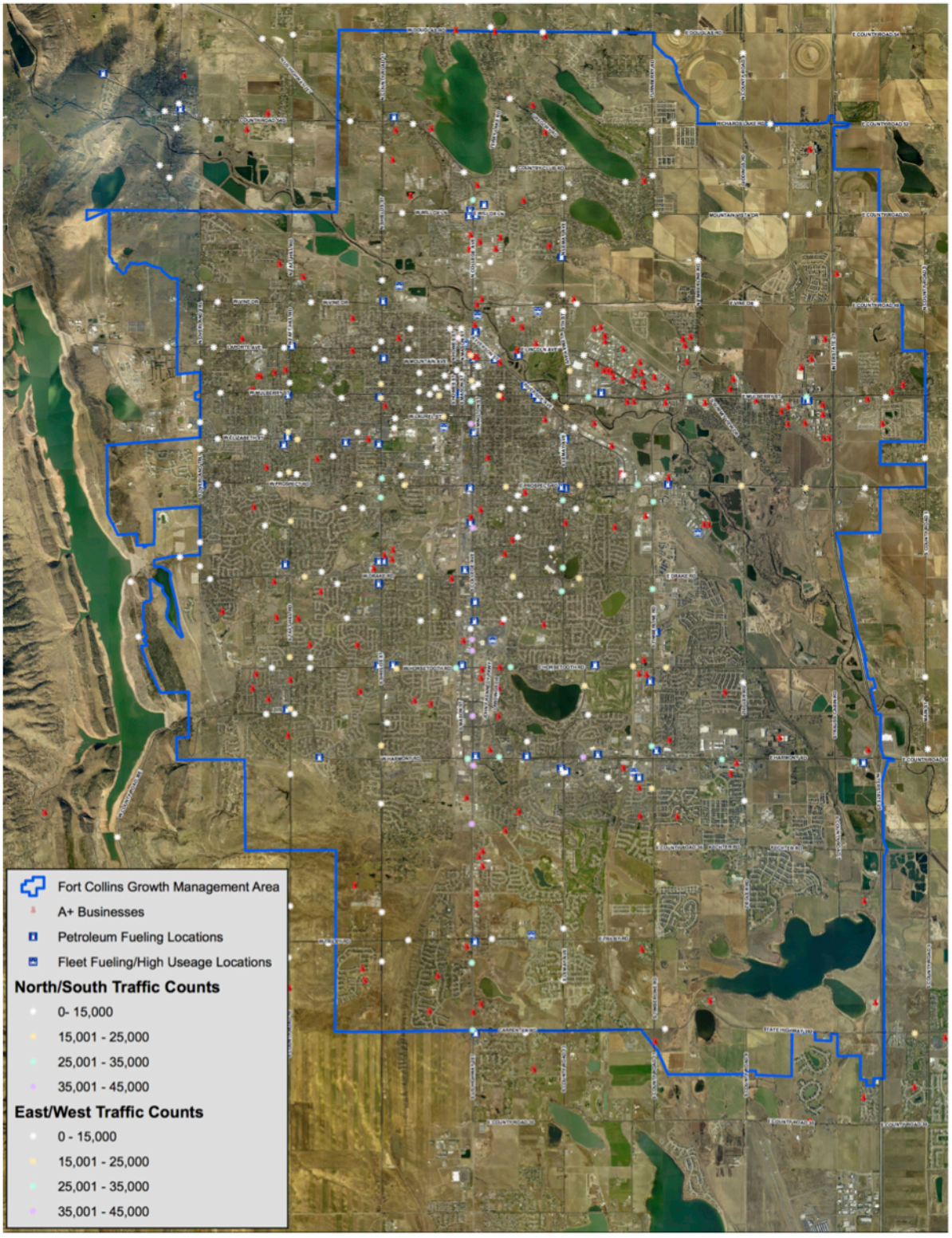
Company Facilities & Equipment Description

WAE has factory-trained personnel on staff to provide warranty support to CNG fueling facilities and all of these personnel are based in Colorado. WAE maintains a customer communications system in order to be available and respond to repair needs on a 24/7/365 basis. WAE are assigned service vehicles that operate on natural gas, are fully stocked with critical CNG fueling station parts and fittings as well as tools and equipment.

WAE has developed and implemented a robust on-call program such that some number of its CNG technicians are available to address CNG fueling station repair needs on a 24/7/365 basis. Any on-call technician is required to drive his or her assigned service vehicle home so that the technician can respond quickly to a service call. In addition, specialty fittings, parts and equipment necessary for CNG fueling station support services are stocked at the WAE Commerce City, Colorado, and Loveland, Colorado operations facilities. Also, the Commerce City facility hoses a compressor repair operation and complete metal-working, welding, and fabrication shop.

Appendix A

Fort Collins Fueling & Business Data Map



Appendix B
Station Location Search and Map

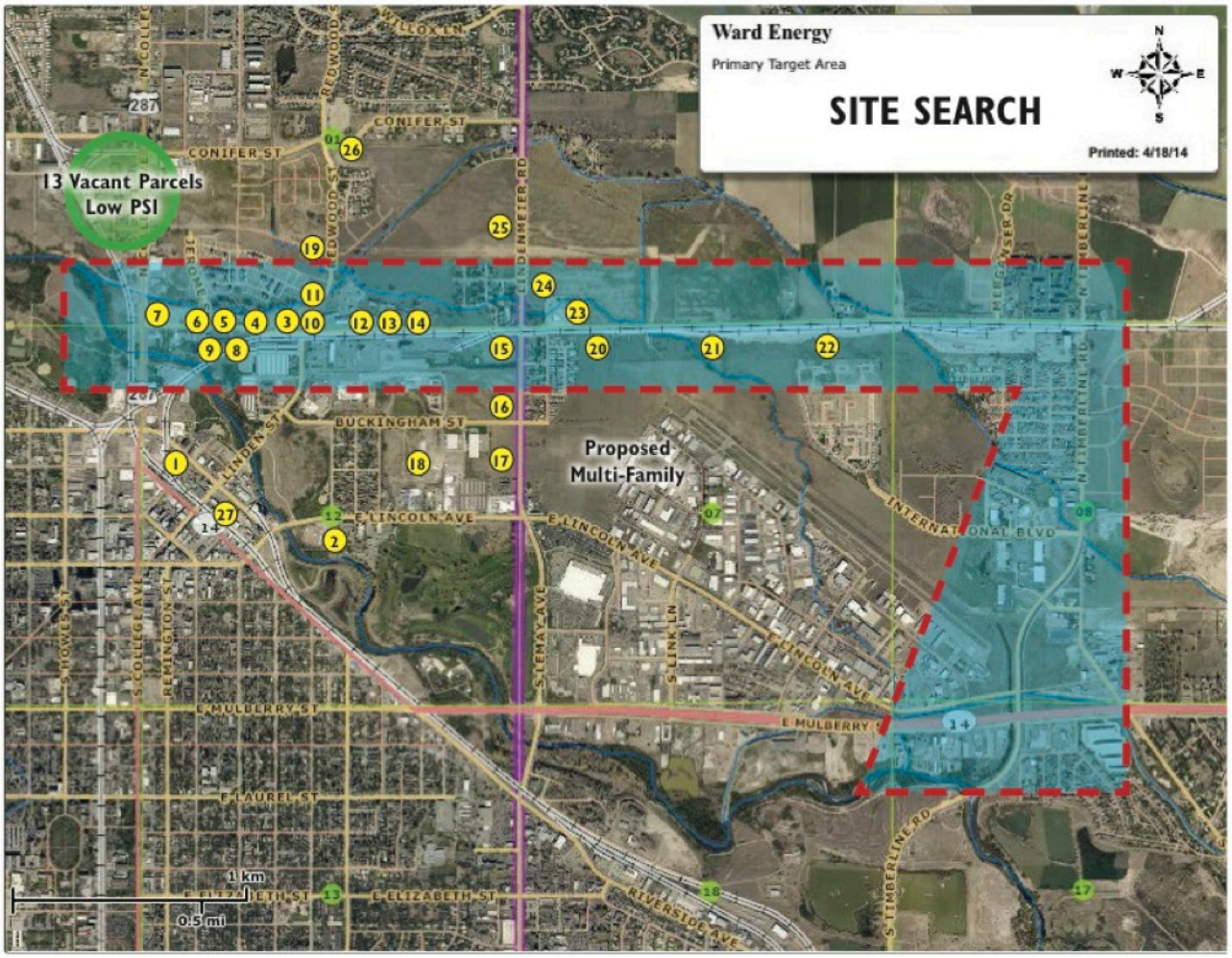
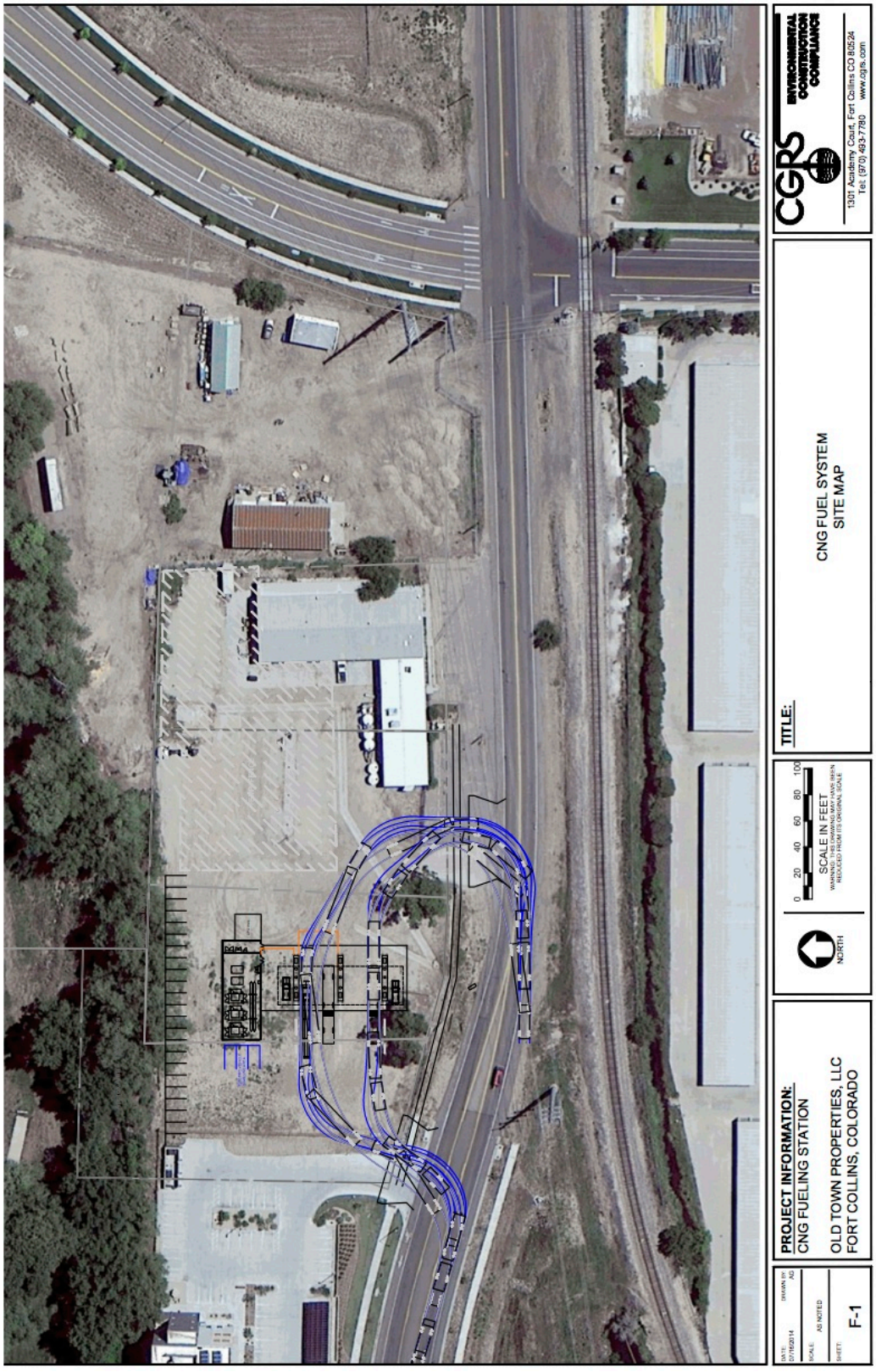
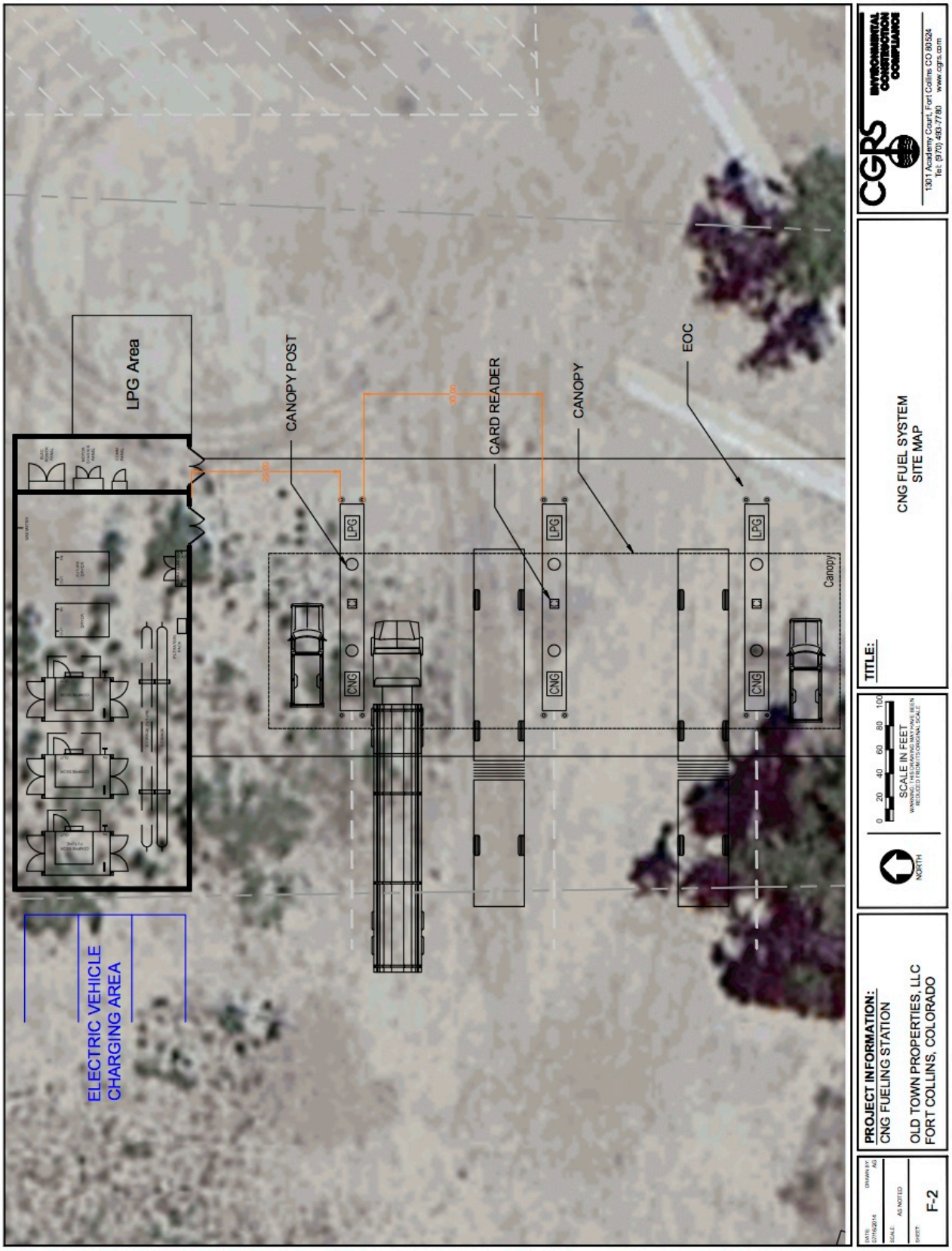


Exhibit C
Primary Fueling Facility Location

Private Property, 300-500 E. Vine Drive, Fort Collins, Colorado

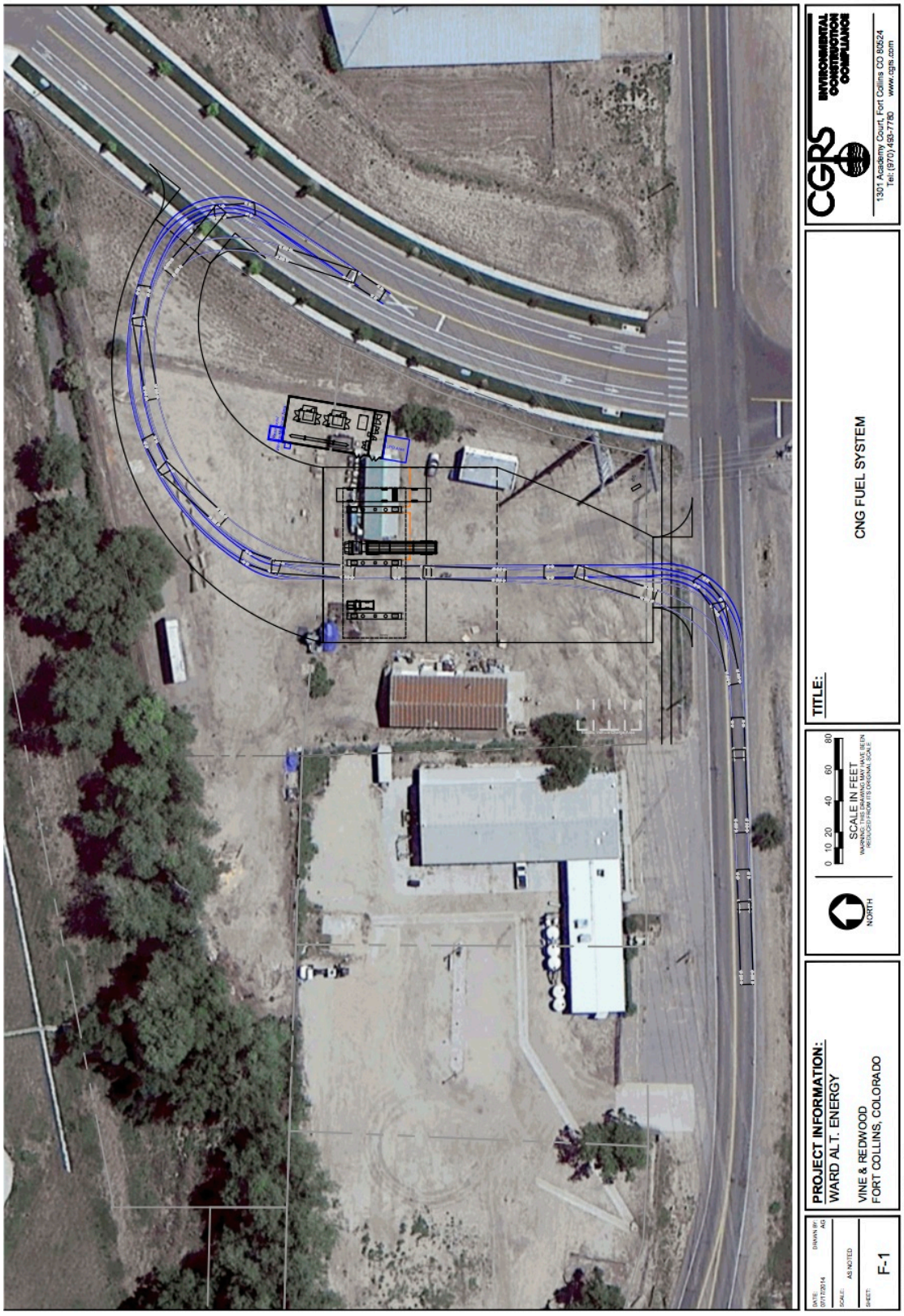


Close Up of 300-500 E. Vine Drive Location (equipment configuration is similar for all locations)

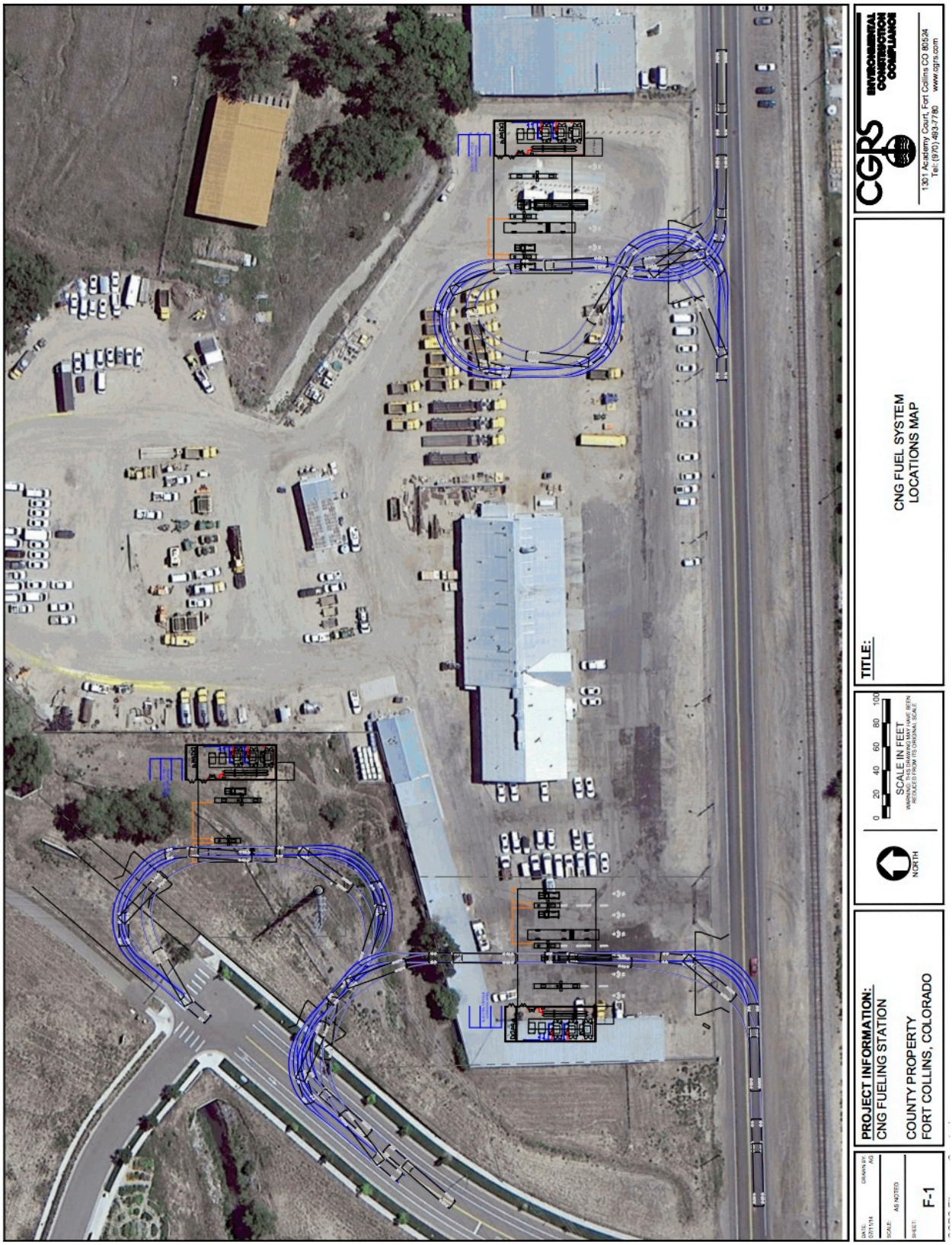


Exhbit D
Alternative Fueling Facility Locations

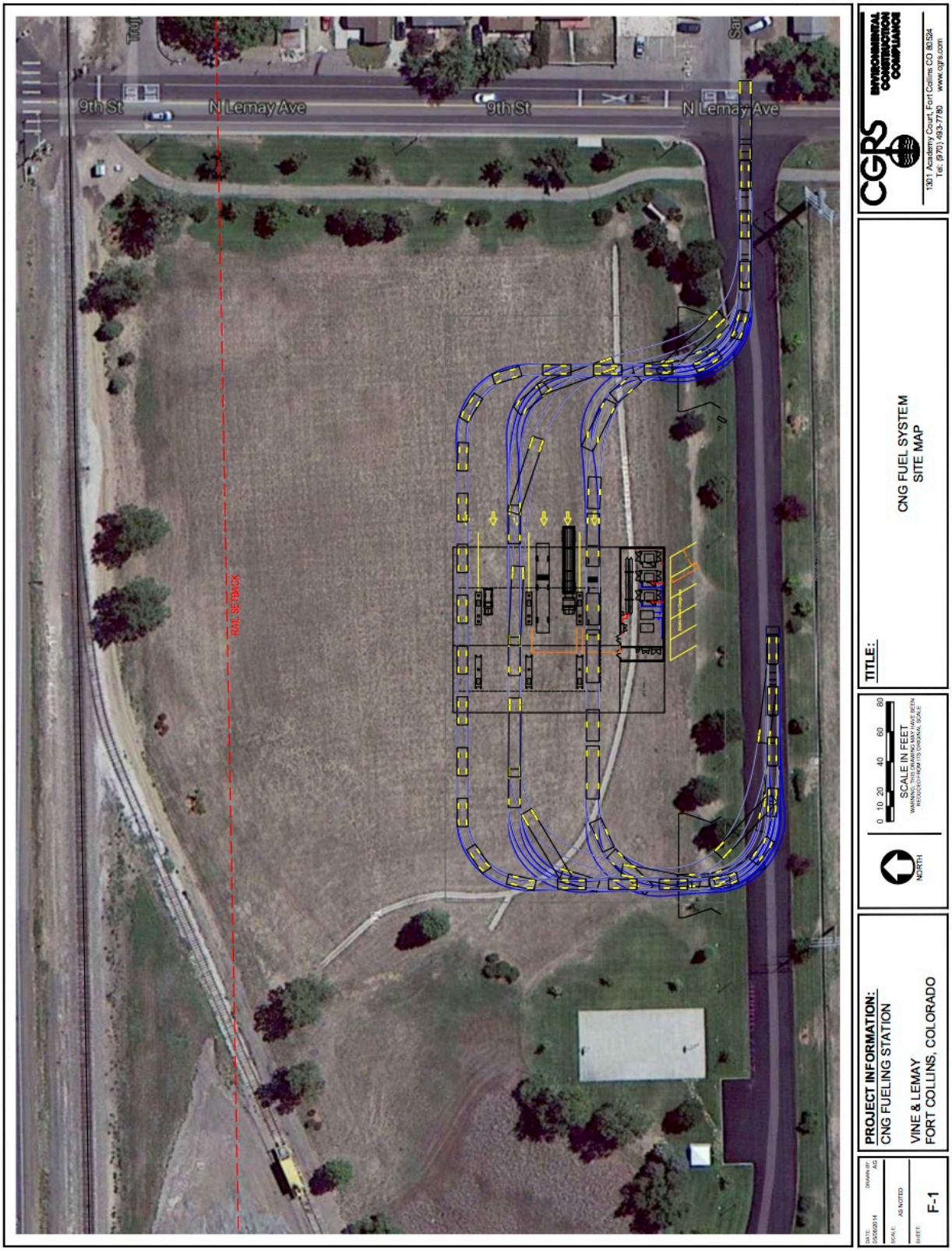
Private Property, 520 E. Vine Drive, Fort Collins, Colorado



Larimer County Property, 614 E. Vine, Fort Collins, Colorado.



City of Fort Collins site, 625 N. Lemay Ave, Fort Collins, Colorado



Community Development and Neighborhood Services
281 North College Avenue
PO Box 580
Fort Collins, CO 80522

970.221.6750
970.224.6134 - fax
fcgov.com

November 04, 2014

Paul Nelson
War Alternative Energy
215 W Oak St.
Suite 1000
Fort Collins, CO 80521

Re: Vine Alternative Fuel Vehicle Fueling Facility
Description of project: This is a request to build a compressed natural gas and electric vehicle fueling station. The applicant has four potential sites in mind for locating the fueling facility that comprise the following parcels: 9701300062, 9701308001, 9701306001, 9701306002, 9701300029, 9701463901 and 9712115901. The fueling station will be public access and will operate 24/7. The potential sites are located in the Community Commercial - North College (CCN) and Industrial (I) zone districts. This project will be subject to Administrative (Type I) review in the I zone district and Planning & Zoning Board (Type II) review in the CCN zone district.

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, Clark Mapes, at 970-221-6225 or cmapes@fcgov.com.

Comment Summary:

Department: Zoning
Contact: Gary Lopez, 970-416-2338, glopez@fcgov.com

1. Signage approval will come through a separate permit and must meet LUC 3.8.7. The property at 614 E Vine is located in the Residential Neighborhood Sign District where the requirements are more stringent and meet LUC 3.8.7(E). The other properties are in the general commercial sign district.

Department: Water-Wastewater Engineering
Contact: Shane Boyle, 970.221.6339, sboyle@fcgov.com

1. For the site locations just east and west of Redwood Drive, there is an existing 6" water main in Vine west of Redwood, a 12" water main in Vine east of Redwood, and a 12" water main in the parcel just west of Redwood heading north. There is a 21" sanitary sewer in Vine and 15" sanitary sewer in Redwood. For the site at the corner of Vine and Lemay, there is an existing 12" water main in Vine and a 24" water main in Lemay and a 24" sewer in the Streets Department parcel to the west and an 18" sewer located in Vine to the

northwest of the site.

2. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: http://www.fcgov.com/standards
3. If water and/or sewer services are required for this facility, services to existing buildings cannot be used to supply this service. New taps will be required for this use and development fees and water rights will be due at building permit.

Department: Traffic Operations

Contact: Martina Wilkinson, 970-221-6887, mwilkinson@fcgov.com

1. As a part of the proposal, we'll need to get information on how much traffic the proposal will generate? How many vehicles per day into / out of the facility? If its a 24 hour facility, what's the peak hour, and how many trips during that hour? Those numbers will help us determine whether and if yes then what kind of a traffic study is needed. THe study will also determine whether turn lanes are warranted.....
2. Initial comments on locations are listed below:

3. 300-500 East Vine: Is the western access a shared use drive with Innosphere? Also - this propoerty serves as overflow parking for Innosphere and is frequently used. What happens to that parking? Adjacent Street improvements (curb/gutter sidewalk) may be required. Note that Vine Drive in this area is a minor arterial and those standards will need to be met.
4. 520 East Vine: Does the access location meet driveway spacing requirements betwen the driveway and Redwood? Adjacent Street improvements (curb/gutter sidewalk) may be required. Note that Vine Drive in this area is a minor arterial and those standards will need to be met.
5. 614 East Vine - 3 configurations: For the locations with access off of Redwood, those accesses need to align with Cajetan Street or meet access spacing requirements. They cannot be offset just a little. What happens to the existing County uses on the site? Adjacent Street improvements (curb/gutter sidewalk) along Vine may be required.
6. 625 North Lemay: This site would not require any adjacent street improvements. However, the function of the access point to Lemay is not good and would need to be analyzed. Eastbound left turns will be very difficult to make during the peak hours. The traffic information will determine whether auxiliary turn lanes are needed on Lemay. Also note that the intersection of Vine / Lemay is constrained by Adequaete Public Facilities (APF) due to lack of capacity.

Department: Stormwater Engineering

Contact: Mark Taylor, 970-416-2494, mtaylor@fcgov.com

1. Floodplain Comments:

   All of these properties are located in the FEMA regulatory Poudre River 500-year floodplain and must satisfy the safety requirements of Chapter 10 of City Municipal Code. A FEMA Flood Risk Map showing all the sites is attached.
2. Even though these properties are not shown in the Poudre River 100-year floodplain, we know that there is more water flowing in Vine Drive than what the current floodplain map reflects.
3. FEMA has started the process of remapping the Poudre River floodplain. They are calling this RiskMAP, and it will be a multi-year project. The applicants should be aware that the remapping may change the

floodplain on these properties, and they will likely end up being mapped into the 100-year floodplain. If this does occur, any future development on these properties will be subject to the floodplain map and regulations effective at that time. Furthermore, the Biggert-Waters Flood Insurance Reform Act of 2012 removed subsidized flood insurance rates, and if these facilities are mapped into the floodplain they will not be eligible to receive subsidized insurance rates.

4. Life-safety and emergency response critical facilities are not allowed in the Poudre River 500-year floodplain. Hazardous material critical facilities are not prohibited in the 500-year floodplain, but if this property is identified as being within the 100-year high risk flood fringe after the completion of RiskMAP, the properties will be subject to all floodplain regulations concerning hazardous material critical facilities. The applicant claims that these alternative fuel facilities, as proposed, would not be classified as hazardous material critical facilities. If the need arises, they will be required to submit documentation supporting that claim.

5. Please contact Mark Taylor, 970.416.2494, mtaylor@fcgov.com with any floodplain questions.

6. Stormwater Development Review Comments:

   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.

7. When improvements are proposed to an existing developed site and there is an increase in impervious area greater than 1000 square feet, onsite detention is required with a 2 year historic release rate for water quantity. Parking lot detention for water quantity is allowed as long as it is not deeper than one foot. If there is less than 1000 but more than 350 square feet of new impervious area, a site grading plan is required along with the impervious area documentation.

8. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3 - Best Management Practices (BMPs). (http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.

9. Low Impact Development (LID) requirements are now required when the impervious area is increased or a site is required to be brought into compliance with the Land Use Code. 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. Information can be found on the EPA web site at: 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.

10. The site shown at the corner of Vine and Lemay is shown in the existing detention pond for the City Streets Department building. If this location is pursued, mitigation will be required for the volume removed from this detention pond. The new pond will be required to meet all current City criteria including the Detention Pond Landscaping Guidelines.

11. 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 contact Jean Pakech at 221- 6375 for questions on fees. 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.
12. The design of this site must conform to the drainage basin design of the applicable Master Drainageway Plan as well the Fort Collins Stormwater Manual.

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

1. FIRE LANES
   IFC 503.1.1: Fire Lanes shall be provided to within 150' of all portions of any structure or facility, as measured by an approved route around the exterior of the building.
2. WATER SUPPLY
   Hydrant spacing and flow must meet minimum requirements based on type of occupancy. Hydrants in commercial areas to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the structure and on 600-foot centers thereafter.
3. MOTOR FUEL-DISPENSING FACILITIES
   Poudre Fire Authority has adopted the 2012 International Fire Code. Compressed natural gas motor fuel-dispensing facilities shall comply with Chapters 23 and 53 of the 2012 IFC (See Section 2308). Further comments may be needed once a site is chosen.
4. 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.

Department: Environmental Planning

Contact: Lindsay Ex, 970-224-6143, lex@fcgov.com

1. All four sites being considered are within 500' of a known natural habitat (either a ditch or a prairie dog colony) and thus, an Ecological Characterization Study is required by Section 3.4.1 (D)(1).

   Please note the buffer zone standard of 50' for the ditches, as identified in Section 3.4.1(E) of the Land Use Code, as you proceed with your site design process. Prairie dog colonies greater than 50 acres in size (not just on the parcels in consideration, but in the surrounding area) must either be protected or mitigate (replace) their loss, e.g., a fee-in-lieu payment to the City's Natural Areas program.

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

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.
5. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "...(4) protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221 6361) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.

Department: Engineering Development Review

Contact: Sheri Langenberger, 970-221-6573, 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. For any location where this site is adjacent to a roadway that does not have ultimate street improvements (curb, gutter, sidewalk, and parkway) this project will be responsible for designing and constructing these improvements prior to the issuance of a building permit. Each location you are showing will involve design and construction of the adjacent roadway.
6. 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
7. This project is responsible for dedicating any right-of-way and easements that are necessary for this project.
8. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
9. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

10. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.

11. Existing Vine Drive between College and Redwood is considered a minor arterial. Existing Vine Drive between Redwood and Lemay Ave is considered a local street. Redwood Street is considered a Collector with parking. Lemay in this location is considered a local street. Driveway spacing, street designs are based on the street type.

12. I don't know if this impacts your location considerations, but you need to be aware of the Master Street Plan for this area and the changes that will likely occur to street connectivity. Lemay is identified to be realigned with a grade separated crossing over or under the railroad tracks and existing Vine (so existing Vine will be disconnected from Lemay – you would need to use Redwood/ Linden to go north or south to get to Buckingham or New Vine to get to Lemay). The Streets facility off of Lemay (9th Street) will be at a dead end as the road will end at the RR tracks.

13. Location as shown on Exhibit C – We would need to look at the access spacing – the east access point would also need to serve the property to the east as they would not likely get another access point. Existing Vine Drive: right-of-way dedication, easement dedication, design and construction of frontage improvements.

14. Location as shown on Exhibit D – Access off of existing Vine is too close to the intersection with Redwood. Existing Vine Drive: right-of-way dedication, easement dedication, design and construction of frontage improvements. Street cut fees will apply for any utility cuts into Redwood and the driveway along the built roadway.

15. Locations shown on the County property – I don't know what the property boundaries are for these and that will identify what frontage improvements the project is responsible for. Access onto Redwood would need to align with Cajetan or meet off-set requirements (175 feet). Redwood frontage improvements adjacent to the property are the responsibility of the property. Another project is likely to complete the curb and pavement here next year, so you would just have the sidewalk to complete. The project that completes this roadway will have the option and ability to file a reimbursement against this property so this property can pay them back for the cost of this properties frontage that was constructed. If this project was to go before the other project access north of Cajetan would not be allowed until the road is extended through or a temporary turnaround is provided – but we could allow access aligned with Cajetan or south of Cajetan along with the property providing payment in lieu for their portion of frontage that has not yet been constructed. Vine Drive along the frontage of this property is considered a local street and frontage improvements will need to be designed and constructed along the frontage of the property and right-of-way needed to accommodate this section will need to be dedicated.

16. City Streets Facility site – In the future Lemay (9th Street) will not go past the RR Tracks it will be a dead end. Until that happens though improvements to Lemay maybe needed to accommodate a left turn lane into the driveway. The traffic impact study will be the document that helps to determine if that is needed.

Department: Electric Engineering

Contact: Jim Spaulding, 970-416-2772, jspaulding@fcgov.com

1. Light & Power has three phase and single phase along Vine and Lemay. Please coordinate location of services with Light & Power. We can be reached at (970) 221-6700

Planning Services

Contact: Clark Mapes, 970-221-6225, cmapes@fcgov.com

1. The use will be considered a "gasoline station," despite the semantics being out of date.

2. Zoning does not permit the use on the 300-500 and 520 E Vine sites. (Community Commercial-North College, C-C-N). The zoning reflects a deliberate long term community plan for the area to transition from industrial uses to a creative innovation campus and the use would conflict with this long term plan. These sites are not suitable from staff's perspective.

3. The use is permitted on the other sites to the east in the Industrial (I) zone district. The 625 N. Lemay site may be a detention pond – suitability of that site can be discussed at the meeting.

4. The intersection of Vine and Redwood/Linden is a key link to and from Downtown to the North College area and Old Town North and minimizing visibility from Redwood is a key consideration regarding options involving the County fleet yard.

5. For at least a decade, there has been planning discussion of relocating the County yard with the goal of a more active and attractive use at this key intersection. This is a question that needs an updated understanding – what are the County's plans for this site? This can be a topic for discussion at the meeting, and follow up, as needed.

6. The application is thorough and informative. The use is clearly a use that needs to find an appropriate home in Fort Collins. It appears that all due diligence has been devoted to the opportunities for positive synergy, to the grant, and to the functional needs of the facility. The attention given to layouts is acknowledged and appreciated. If the proposed sites prove unsuitable, Planning staff encourages further discussion of additional potential locations, focused on zoning, land use, and design.

7. 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.

8. Please see the Development Review Guide at 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.

9. 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.

10. 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.

11. Please see the Submittal Requirements and Checklist at: http://www.fcgov.com/developmentreview/applications.php.

12. 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.

13. 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

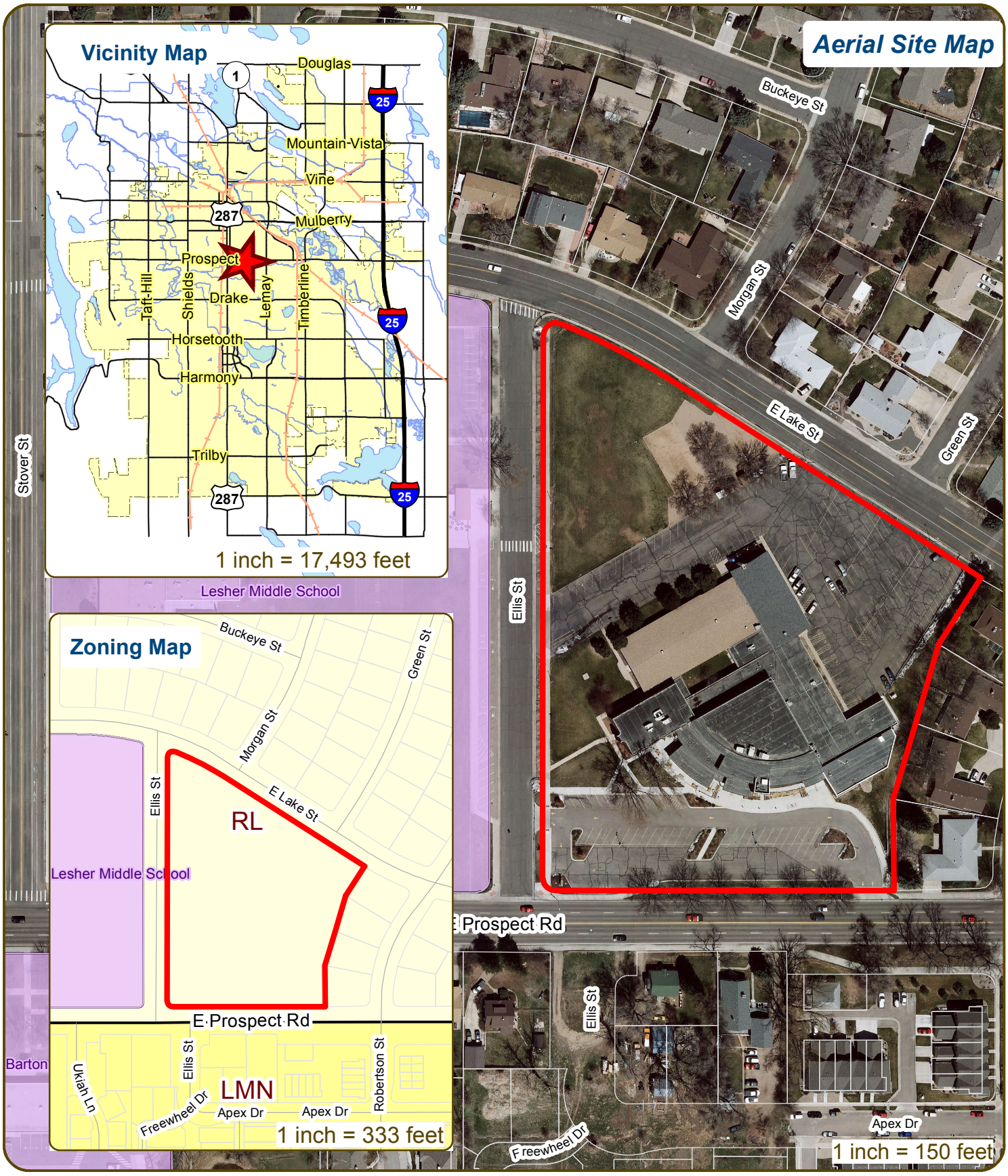
Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2009.
Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF.
Frost Depth: 30 inches.
Wind Load: 100- MPH 3 Second Gust Exposure B.
Seismic Design: Category B.
Climate Zone: Zone 5.
Energy Code Use

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

LifePointe Church
Wireless Telecommunications Equipment



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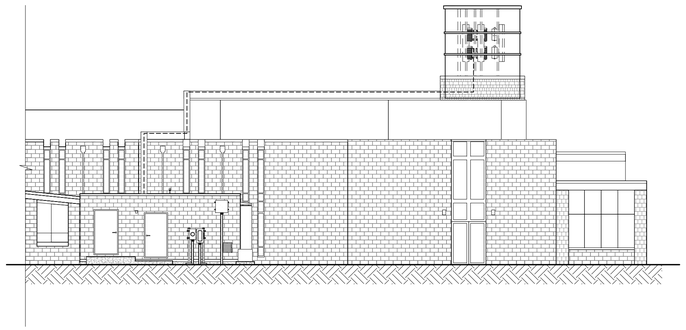
City of Fort Collins GIS

verizonwireless

FTC SPRING MEADOWS (ALT 2)

PROJECT NO. 20141061225

PUBLIC RECORD PARCEL NO. 97134-08-933



900 EAST PROSPECT RD
FORT COLLINS, COLORADO 80524
LARIMER COUNTY

EXISTING BUILDING
NEW ROOF TOP COMMUNICATION SITE

BUILDING CODE SUMMARY:	
ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING APPLICABLE CODES:	
USED	Code Year / Type: (ORDINANCE)
X	2012 INTERNATIONAL BUILDING CODE (IBC)
X	2012 UNIFORM PLUMBING CODE (W/O CHAP. 13) (UPC).
X	2012 INTERNATIONAL FUEL GAS CODE (IFGC)
X	2012 INTERNATIONAL RESIDENTIAL CODE (IRC)
X	2012 INTERNATIONAL MECHANICAL CODE
X	2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
X	2012 INTERNATIONAL FIRE CODE (IFC)
X	2011 NATIONAL ELECTRICAL CODE (NEC).
REFER TO BUILDING PERMIT DOCUMENTS AND ALL CONSTRUCTION DOCUMENTS FOR ADDITIONAL CODE REQUIREMENTS.	

PRELIMINARY FOR LEASING/ZONING

SHEET INDEX

PROJECT INDEX:

APPLICANT/CLIENT:
VERIZON WIRELESS
CONSTRUCTION DEPARTMENT
3131 VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

CONTACT: CHAD WEBER
PHONE: 303-489-7836
FAX: 303-873-2684

ENGINEERS/DESIGNERS:
TOWERCOM TECHNOLOGIES LLC
1745 SHEA CENTER DR. 4TH FLOOR
HIGHLANDS RANCH, CO 80129

CONTACT: STEVE HAAG
PHONE: 303-683-3194 EXT. 151

SURVEYOR:
DAVID CLAUSEN LAND SURVEYING
6100 CRESTONE ST
GOLDEN, CO 80403

CONTACT: DAVID CLAUSEN
PHONE: 720-299-4565

ZONING/SITE AQ:
CENTERLINE SOLUTIONS
16360 TABLE MOUNTAIN PARKWAY
GOLDEN, CO 80403

CONTACT: BECKY SISKOWSKI
PHONE: 858-243-2900

GENERAL PROJECT NOTES:

1. PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE PROPOSED PROJECT.
2. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THESE CONSTRUCTION DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK.
3. ALL FIELD MODIFICATIONS BEFORE, DURING, OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY A VERIZON WIRELESS REPRESENTATIVE.
4. INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, UNLESS INDICATED OTHERWISE.
5. NOTIFY VERIZON WIRELESS, IN WRITING, OF ANY MAJOR DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM A VERIZON WIRELESS REPRESENTATIVE AND ADJUSTING THE BID ACCORDINGLY.
6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE WORK UNDER THE CONTRACT.
7. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING THE CONSTRUCTION TO THE SATISFACTION OF A VERIZON WIRELESS REPRESENTATIVE.
8. THE CONTRACTOR IS RESPONSIBLE FOR RED-LINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS-BUILT CONDITION OF THE SITE. FOLLOWING THE FINAL INSPECTION BY VERIZON WIRELESS, THE CONTRACTOR SHALL PROVIDE VERIZON WIRELESS WITH ONE COPY OF ALL RED-LINED DRAWINGS.
9. VERIFY ALL FINAL EQUIPMENT WITH A VERIZON WIRELESS REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY VERIZON WIRELESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.

PROJECT INFORMATION:

OWNER:	LIFE POINTE CHURCH OF FORT COLLINS 900 EAST PROSPECT ROAD FORT COLLINS, CO 80524 CONTACT: STEVE PAXTON, EXEC. PASTOR PHONE: 970-412-6055
JURISDICTION:	CITY OF FORT COLLINS CONTACT: NOAH BEALS, PLANNER PHONE: 970-416-2313
PUBLIC RECORD PARCEL NO:	97134-08-933
OCCUPANCY CLASSIFICATION:	U - UTILITY & MISC.
TYPE OF CONSTRUCTION:	TYPE II-B

ITEM:	REQUIRED/ALLOWED:	PROVIDED:	COMPLIANCE:
FIRE SPRINKLERS:	NO	NO	YES
FIRE ALARM:	NO	YES, ALARMED BACK TO MARKET SWITCH FACILITY	YES
BUILDING HEIGHT:	N/A	10'	YES
BUILDING STORIES:	N/A	1	YES
BUILDING AREA:	UP TO 9,000 SQ. FT.	299 SQ. FT.	YES
OCCUPANT LOAD:	N/A	UNOCCUPIED	YES
NUMBER OF EXITS:	1	2	YES
FIRE RESISTANCE OF EXTERIOR WALLS:	1 HOUR	1 HOUR	YES
FIRE RESISTANCE RATING OF BUILDING ELEMENTS:	1 HOUR	1 HOUR	YES
PROTECTION OF OPENINGS:	N/A	N/A	YES
NON-SEPARATED OR SEPARATED USES	N/A	N/A	YES
ROOF COVERING MATERIAL:	CLASS B	CLASS B	YES
PLUMBING FIXTURES:	NONE	UNOCCUPIED, NO PLUMBING	YES

FCC COMPLIANCE:

RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES.

ADA COMPLIANCE:

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.

ABBREVIATED LEGAL DESCRIPTION:

SITUATE WITHIN A PORTION OF TRACT B, UNIVERSITY ACRES SECOND SUBDIVISION, LYING WITHIN THE SE 1/4, SECTION 31, TOWNSHIP 7 NORTH, RANGE 69 WEST, 6TH P.M. CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF THE FOLLOWING:

INSTALLATION
- ONE (1) NEW EQUIPMENT SHELTER W/ DIESEL GENERATOR
- NINE (9) NEW RRH UNITS
- TWO (2) NEW MAIN OVP UNITS
- TWO (2) NEW HYBRIFLEX CABLES
- SIX (6) NEW PANEL ANTENNAS
- TWO (2) NEW 6" PVC CONDUITS

FUTURE
- THREE (3) FUTURE RRH UNITS
- ONE (1) FUTURE MAIN OVP UNITS
- ONE (1) FUTURE HYBRIFLEX CABLES

DRIVING DIRECTIONS:

FROM THE VERIZON WIRELESS OFFICE: HEAD WEST ON S VAUGHN WAY. TURN LEFT ONTO THE COLORADO 83 N RAMP TO INTERSTATE 225. MERGE ONTO S PARKER RD. TAKE THE INTERSTATE 225 N RAMP. MERGE ONTO I-225 N FOR 7.5 MI. TAKE EXIT 12A ON THE LEFT TO MERGE ONTO I-70 W TOWARD DENVER FOR 3.2 MI. KEEP RIGHT TO CONTINUE ON I-270 W. FOR 6.5 MI. TAKE EXIT 0 TO MERGE ONTO I-25 N TOWARD FT COLLINS FOR 51.2 MI. TAKE EXIT 268 FOR PROSPECT RD. FOR .2 MILE. TURN LEFT ONTO E PROSPECT RD FOR 3.3 MI. DESTINATION WILL BE ON THE RIGHT.

VICINITY MAP
SCALE: N.T.S.

NORTH

DESIGNED FOR:

verizonwireless
3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:

TowerCom TECHNOLOGIES
ALBUQUERQUE, NEW MEXICO / BOISE, IDAHO / EL PASO, TEXAS / LAS VEGAS, NEVADA / DENVER, COLORADO

PROJECT NAME:

FTC SPRING MEADOWS (ALT 2)
EXISTING BUILDING
NEW ROOF TOP COMMUNICATION SITE

PROJECT ADDRESS:

900 EAST PROSPECT RD
FORT COLLINS, COLORADO 80524
LARIMER COUNTY

SHEET TITLE:

TITLE SHEET

REV.	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	10/03/14	BKT	-

SAVE DATE: 10/3/2014 3:04 PM

SHEET NUMBER: T1

GENERAL PROJECT NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ERECTING TEMPORARY BARRICADES AND/OR FENCING TO PROTECT THE SAFETY OF THE PUBLIC DURING CONSTRUCTION. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY BARRIERS AND REPAIR ALL DAMAGE TO PROPERTY ON THE SITE CAUSED BY THIS CONSTRUCTION. THE COST OF REPAIR IS THE CONTRACTOR'S RESPONSIBILITY.
2. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE PRIOR TO ORDERING ANY MATERIALS OR CONDUCTING ANY WORK.
4. EXCESS SOIL MATERIAL AND DEBRIS CAUSED BY THIS CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
5. CONTRACTOR SHALL MAKE ADJUSTMENTS TO GRADING ELEVATIONS AS NECESSARY TO ENSURE A SITE FREE OF DRAINAGE PROBLEMS.
6. CONTRACTOR SHALL COORDINATE A CONSTRUCTION LAYDOWN AREA WITH THE PROPERTY OWNER. CONSTRUCTION LAYDOWN AREA SHALL BE FENCED-IN WITH TEMPORARY (45 DAY) CONSTRUCTION FENCE. THE TEMPORARY FENCE SHALL BE CONSTRUCTED OF 6' HIGH CHAIN LINK FABRIC AND IS TO BE REMOVED AT THE END OF CONSTRUCTION. LAYDOWN AREA IS TO BE RESTORED TO ITS ORIGINAL CONDITION AFTER FENCE REMOVAL.
7. SURVEY INFORMATION SHOWN WAS CREATED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY.
8. THESE PLANS DO NOT ADDRESS THE SAFETY AND STABILITY OF THE STRUCTURE DURING ASSEMBLY AND ERECTION, WHICH ARE THE RESPONSIBILITY OF THE ERECTOR, BASED ON THE MEANS AND METHODS CHOSEN BY THE ERECTOR.
9. NEW EQUIPMENT COMPOUND SHALL BE COVERED W/ 4" CRUSHED ROCK INSTALLED OVER CLIENT-APPROVED WEED BARRIER MATERIAL (IF APPLICABLE). (OR PER BUILT-UP COMPOUND SECTION.)

GENERAL CONTRACTOR NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE PROJECT SCOPE OF WORK DEFINED UNDER THE REQUEST FOR PROPOSAL (RFP) FOR THIS PROJECT AND ALL ASSOCIATED ATTACHMENTS AND DOCUMENTS PROVIDED.

   THE RFP AND ALL ASSOCIATED DOCUMENTS SHALL DEFINE THE COMPLETE PROJECT SCOPE OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL DOCUMENTS AND IS SOLELY RESPONSIBLE FOR ALL WORK.

   ALL DOCUMENTS INCLUDED WITHIN THE PROJECT REQUEST FOR PROPOSAL ARE REQUIRED FOR THE COMPLETE PROJECT SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK (EQUIPMENT, MATERIAL, INSTALLATION, TESTING, ETC.) INDICATED IN ALL DOCUMENTS. THE RFP, VERIZON WIRELESS NETWORK STANDARDS AND PROJECT ADDENDUMS AND CLARIFICATIONS ARE COMPLEMENTARY TO EACH OTHER. THE FORMAT OF THE SPECIFICATIONS AND DRAWING NUMBERING PER DISCIPLINE IS NOT INTENDED TO IMPLY SEGREGATION OF SUB CONTRACTOR WORK. CONTRACTOR SHALL ASSIGN ALL SUB CONTRACTOR WORK AND VERIZON WIRELESS WILL NOT ACCEPT ANY CHANGE ORDERS FOR INTERNAL CONTRACTOR WORK ASSIGNMENTS.

   CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ALL RFP DOCUMENTS TO THEIR SUB CONTRACTORS. ALL RFP DOCUMENTS ARE REQUIRED TO INDICATE THE PROJECT SCOPE OF WORK. PARTIAL SUB CONTRACTOR DOCUMENT PACKAGES ARE HIGHLY DISCOURAGED.

   IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS, SPECIFICATIONS, REFERENCED STANDARDS, VERIZON WIRELESS STANDARDS, OR AGREEMENT TERMS AND CONDITIONS THE ARCHITECT/ ENGINEER SHALL BE CONTACTED FOR FORMAL INTERPRETATION OF THE REQUIREMENTS. THE CONTRACTOR SHALL BE DEEMED TO HAVE PROVIDED THE DETAILED AND EXTENSIVE INTERPRETATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECT/ ENGINEER INTERPRETATIONS SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO VERIZON WIRELESS.

ANTENNA, MOUNTS & HARDWARE INSTALLATION NOTES:

1. CONTRACTOR TO INSTALL ANTENNAS, MOUNTS AND TOWER HARDWARE PER MANUFACTURER'S RECOMMENDATIONS (OR AS REQUIRED BY THE OWNER/PROVIDER).
2. ALL BOLTS SHALL BE TIGHTENED PER AISC REQUIREMENTS (SEE STEEL NOTES).
3. ANY GALVANIZED SURFACES THAT ARE DAMAGED BY ABRASIONS, CUTS, DRILLING OR FIELD WELDING DURING SHIPPING OR ERECTION SHALL BE TOUCHED-UP WITH TWO COATS OF COLD GALVANIZING COMPOUND MEETING THE REQUIREMENTS OF ASTM A780.
4. ANTENNA MOUNTS SHALL NOT BE USED AS A CLIMBING DEVICE. WORKERS SHALL ALWAYS TIE OFF TO AN APPROVED CLIMBING POINT.
5. SEE ALSO GENERAL ANTENNA NOTES ON SHEET RF1 (IF APPLICABLE).

MAIN OVP, SECTOR BOX, RRH, TMA, & DIPLEXER INSTALLATION NOTES:

1. CONTRACTOR TO INSTALL MAIN OVP, SECTOR BOXES, REMOTE RADIO HEADS, TOWER MOUNTED AMPLIFIERS, AND/OR DIPLEXERS PER MANUFACTURER'S RECOMMENDATIONS.
2. ALL BOLTS SHALL BE TIGHTENED PER AISC REQUIREMENTS.
3. ANY GALVANIZED SURFACES THAT ARE DAMAGED BY ABRASIONS, CUTS, DRILLING OR FIELD WELDING DURING SHIPPING OR ERECTION SHALL BE TOUCHED-UP WITH TWO COATS OF COLD GALVANIZING COMPOUND MEETING THE REQUIREMENTS OF ASTM A780.

STRUCTURAL DESIGN CRITERIA:

ALL LOADS DERIVED FROM REQUIREMENTS OF INTERNATIONAL BUILDING CODE 2012, ASCE 7-05, "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" & ANSI TIA-222-G "STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS".

BUILDING STRUCTURES:

1. WIND LOADS: IBC 2012 §1609 & ASCE 7-05 §6.4 (SIMPLIFIED METHOD)
   Vss = 90 MPH
   OCCUPANCY CAT. = II; EXPOSURE CAT. = C; IMPORTANCE FACTOR = 1.0
2. SEISMIC LOADS: IBC 2012 §1613 & ASCE 7-05 §12.14 (SIMPLIFIED METHOD)
   OCCUPANCY CAT. = II; SITE CLASS = D
   $V = \frac{F(Sds)W}{R}$
   F = 1.0 (SINGLE-STORY), 2.0 (TWO STORY), 3.0 (THREE STORY)
   Sds = (2/3) Sms
   R = 1.5 (ORDINARY PLAIN CONCRETE SHEARWALLS),
   6.5 (LIGHT-FRAMED WALLS W/ WOOD STRUCTURAL PANELS),
   4.0 (ORDINARY REINFORCED CONCRETE SHEARWALLS)

COMMUNICATIONS STRUCTURES:

1. WIND LOADS: IBC 2012 §1609, ASCE 7-05 §6.5.15 & ANSI TIA-222-G
   V = 90 MPH (3-SEC. GUST)
   V = 30 MPH (¾" RADIAL ICE)
   STRUCTURE CLASS. = II; EXPOSURE CAT. = C; IMPORTANCE FACTOR = 1.0
2. SEISMIC LOADS*: IBC 2012 §1613, ASCE 7-05 §15.6.6 & ANSI TIA-222-G
   *MAY BE IGNORED FOR STRUCTURE CLASS I AND/OR EARTHQUAKE SPECTRAL RESPONSE FOR SHORT PERIOD (Ss) ≤ 1.0
   STRUCT. CLASS. = II; OCC. CAT. = II; SITE CLASS = D; IMPORTANCE FACTOR = 1.0
   $V = \frac{Sds(W)I}{R}$ (EQUIVALENT LATERAL FORCE PROCEDURE (METHOD 1))
   $V = S\frac{Saz(Wz)I}{R}$ (EQUIVALENT MODAL ANALYSIS PROCEDURE (METHOD 2))

FOUNDATION NOTES:

1. THE CONTRACTOR SHALL READ THE GEOTECHNICAL REPORT (IF AVAILABLE) AND SHALL CONSULT THE GEOTECHNICAL ENGINEER AS NECESSARY PRIOR TO CONSTRUCTION.
2. THE GEOTECHNICAL ENGINEER (OR INSPECTOR) SHALL INSPECT THE EXCAVATION PRIOR TO THE PLACEMENT OF CONCRETE AND SHALL PROVIDE A NOTICE OF INSPECTION FOR THE BUILDING INSPECTOR FOR REVIEW AND RECORDS PURPOSES.
3. THE CONTRACTOR SHALL DETERMINE THE MEANS AND METHODS NECESSARY TO SUPPORT THE EXCAVATION DURING CONSTRUCTION.
4. REBAR AT BOTTOM OF FOUNDATIONS SHALL BE BONDED TO SITE GROUNDING SYSTEM (WHEN APPLICABLE). SEE ADDITIONAL DETAILS ON GROUNDING SITE PLAN.
5. ALL FOOTINGS TO BE PLACED ON FIRM, UNDISTURBED, INORGANIC MATERIAL. PROOF ROLL SUB-GRADE PRIOR TO PLACING CONCRETE WHERE THE MATERIAL HAS BEEN DISTURBED BY EQUIPMENT. UNACCEPTABLE/DISTURBED MATERIAL SHALL BE OVER-EXCAVATED AND REPLACED WITH "LEAN CONCRETE FILL".
6. STRUCTURAL BACKFILL SHALL BE GRANULAR FREE-DRAINING MATERIAL FREE OF DEBRIS, ORGANICS, REFUSE AND OTHERWISE DELETERIOUS MATERIALS. MATERIAL SHALL BE PLACED IN LIFTS NO GREATER THAN 6" IN DEPTH AND COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED PER ASTM D1557 (MODIFIED PROCTOR).

STEEL NOTES:

1. ALL STEEL SHALL BE GALVANIZED PER ASTM A123 & CONFORM TO THE FOLLOWING MINIMUM SPECS.:

HSS SHAPES (TUBE)	ASTM A500, GR. B (46 KSI)
HSS SHAPES (ROUND)	ASTM A500, GR. B (42 KSI)
W-SHAPES	ASTM A992, (50 KSI)
CHANNELS, ANGLES & PLATES	ASTM A36

2. ALL BOLTS SHALL BE GALVANIZED PER ASTM A153 AND CONFORM TO ASTM A325 U.N.O. ALL BOLTED CONNECTIONS SHALL BE EQUIPPED WITH AN APPROVED NUT-LOCKING DEVICE.
3. ALL WELDING WORK SHALL CONFORM TO THE AWS D1.1 STRUCTURAL WELDING CODE. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS ONLY. WELDING ELECTRODES SHALL BE E70XX.
4. ALL DETAILING, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO AISC SPECS AND CODES, LATEST EDITION.
5. AT HIS OWN DISCRETION, THE CONTRACTOR MAY SUBMIT DETAILED, ENGINEERED, COORDINATED AND CHECKED SHOP DRAWINGS FOR ALL STRUCTURAL STEEL TO THE ENGINEER OF RECORD TO REVIEW FOR COMPLIANCE WITH DESIGN INTENT PRIOR TO THE START OF FABRICATION AND/OR ERECTION. TOWERCOM IS ABSOLVED OF ALL LIABILITY ASSOCIATED WITH THE MISINTERPRETATION OF THE CONSTRUCTION DOCUMENTS IF CONTRACTOR CHOOSES NOT TO SUBMIT SHOP DRAWINGS.
6. TORCH-CUTTING OF ANY KIND SHALL NOT BE PERMITTED.
7. ALL BOLTS SHALL BE TIGHTENED TO AISC SNUG TIGHT REQUIREMENTS. THE SNUG TIGHT CONDITION IS DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH.

CONCRETE NOTES:

1. ALL CONCRETE SHALL BE IN ACCORDANCE WITH CHAPTER 19 OF THE IBC & ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", LATEST EDITION & HAVE THE FOLLOWING PROPERTIES:
   A MINIMUM 28-DAY COMPRESSIVE STRENGTH (f'c) OF 4,000 PSI.
   B CEMENT SHALL BE "LOW-ALKALI" TYPE IIA (MODERATE SULFATE RESISTANCE, AIR ENTRAINING) CONFORMING TO ASTM C150.
   C MAXIMUM WATER/CEMENT RATIO OF 0.45 AND AIR-ENTRAINED 4% TO 7%.
   D CONCRETE PROPORTIONING SHALL BE DESIGNED BY AN APPROVED LABORATORY. TOLERANCES IN ACCORDANCE WITH ACI 117. COPIES OF CONCRETE MIX SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO PLACEMENT.
   E ALL AGGREGATE USED IN CONCRETE SHALL CONFORM TO ASTM C33. USE ONLY AGGREGATES KNOWN NOT TO CAUSE EXCESSIVE SHRINKAGE. MAXIMUM AGGREGATE SIZE TO BE 1½".
   F MAXIMUM SLUMP: 3" (FOUNDATION, FOOTING, SLAB), 4" (WALL, COLUMN, BEAM)
2. FORMWORK FOR CONCRETE SHALL CONFORM TO ACI 347. TOLERANCES FOR FINISHED CONCRETE SURFACES SHALL MEET CLASS-C REQUIREMENTS. IN NO CASE SHALL FINISHED CONCRETE SURFACES EXCEED THE FOLLOWING VALUES AS MEASURED FROM NEAT PLAN LINES AND FINISHED GRADES: ± ¾" VERTICAL, ± 1" HORIZONTAL.
3. CHAMFER ALL EXPOSED CORNERS AND FILLET ENTRANT ANGLES ¾" U.N.O.
4. CONCRETE FINISHING:
   A FLOORS: CONCRETE FLOOR SLABS SHALL BE FINISHED IN ACCORDANCE WITH ACI 302.1 CHAPTER 8. PROVIDE CLASS 4 FINISH U.N.O. PROVIDE NON-SLIP FINISH FOR EXTERIOR SURFACES.
   B OTHER SURFACES: CONCRETE SURFACES SHALL BE FINISHED IN ACCORDANCE WITH ACI 301 SECTIONS 5.3, 6.3, AND 7.3. PROVIDE ROUGH FINISH FOR ALL SURFACES NOT EXPOSED TO VIEW AND SMOOTH FINISH FOR ALL OTHERS, U.N.O.
5. A MINIMUM OF ONE (1) SET OF CONCRETE CYLINDERS SHALL BE TAKEN (IF REQUIRED BY SPECIAL INSPECTIONS ON SHEET IN1). EACH SET SHALL CONSIST OF THREE (3) CYLINDERS. ONE (1) SHALL BE TESTED AT 7 DAYS, TWO (2) SHALL BE TESTED AT 28 DAYS. ALL CYLINDERS SHALL BE TAKEN, PREPARED AND TESTED BY A TESTING LAB IN ACCORDANCE WITH ASTM C172, C31 AND C39.

REINFORCING STEEL NOTES:

1. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615. VERTICAL/HORIZONTAL BARS SHALL BE GRADE 60; TIES OR STIRRUPS SHALL BE A MINIMUM OF GRADE 40. ALL REINFORCING STEEL SHALL HAVE 3" (± ⅜") OF CONCRETE COVER, U.N.O.
2. ALL BAR BENDS, HOOKS, SPLICES AND OTHER REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ACI 315.
3. ALL BARS SHALL BE SPLICED WITH A MINIMUM LAP OF 48 BAR DIAMETERS. LAP SPLICES OF DEFORMED BARS IN TENSION ZONES SHALL BE CLASS-B SPLICES. WELDING OF BARS IS NOT PERMITTED.
4. AT ALL CORNERS AND WALL INTERSECTIONS, PROVIDE BENT HORIZONTAL BARS TO MATCH THE HORIZONTAL REINFORCING STEEL.
5. PROVIDE VERTICAL DOWELS IN FOOTINGS AND AT CONSTRUCTION JOINTS TO MATCH VERTICAL REINFORCING BAR SIZE AND SPACING.
6. ACI-APPROVED PLASTIC-COATED BAR CHAIRS OR PRECAST CONCRETE BLOCKS SHALL BE PROVIDED FOR SUPPORT OF ALL GRADE-CAST REINFORCING STEEL & SHALL BE SUFFICIENT IN NUMBER TO PREVENT SAGGING. METAL CLIPS OR SUPPORTS SHALL NOT BE PLACED IN CONTACT WITH THE FORMS OR THE SUB-GRADE.
7. DOWELS AND ANCHOR BOLTS SHALL BE WIRED OR OTHERWISE HELD IN CORRECT POSITION PRIOR TO PLACING CONCRETE. IN NO CASE SHALL DOWELS OR ANCHOR BOLTS BE "STABBED" INTO FRESHLY-POURED CONCRETE.

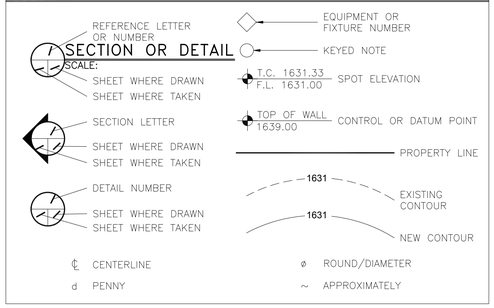
INTERIOR SAFETY BOARD SPECIFICATIONS:

CONTRACTOR TO INSTALL A 4'-0"x4'-0"x¾" PLYWOOD SAFETY BOARD. SAFETY BOARD SHALL BE FASTENED TO INTERIOR WALL OF SHELTER, PAINTED "SAFETY YELLOW", AND CONTAIN THE FOLLOWING ITEMS:
EYE WASH KIT, FIRST AID KIT, SAFETY GLOVES, SAFETY APRON & EAR PROTECTION

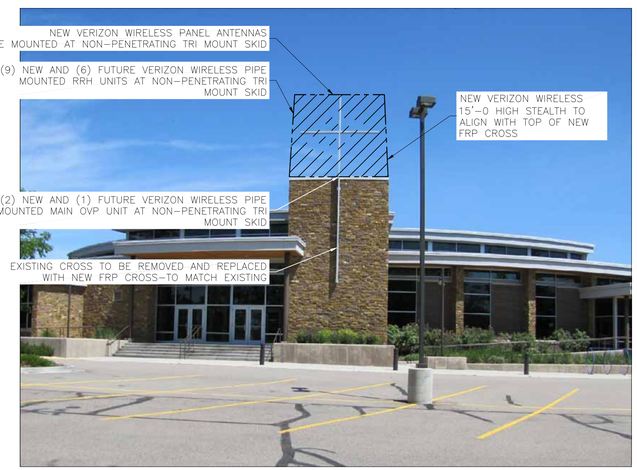
HVAC UNIT INSTALLATION NOTES:

1. ALL HVAC UNITS SHALL BE MOUNTED WITH TAMPER PROOF HARDWARE.
2. SECURITY CAGES SHALL BE PLACED OVER THE HVAC UNITS. ALL SECURITY CAGES SHALL BE DESIGNED IN A WAY THAT HVAC UNITS CAN BE EASILY SERVICED AND REPAIRED AND SHALL BE MOUNTED WITH TAMPER PROOF HARDWARE.

LEGEND OF SYMBOLS:



PRELIMINARY FOR LEASING/ZONING



VIEW OF NEW ANTENNA LOCATION
(LOOKING NORTH)

VIEW OF NEW LEASE AREA
(LOOKING EAST)

VIEW OF NEW LEASE AREA
(LOOKING NORTHWEST)

DESIGNED FOR:

verizonwireless

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:

TowerCom TECHNOLOGIES

ALBUQUERQUE, NEW MEXICO / BOISE, IDAHO / EL PASO, TEXAS / LAS VEGAS, NEVADA / DENVER, COLORADO

PROJECT NAME:

FTC SPRING MEADOWS (ALT 2)
EXISTING BUILDING
NEW ROOF TOP COMMUNICATION SITE

PROJECT ADDRESS:

900 EAST PROSPECT RD
FORT COLLINS, COLORADO 80524
LARIMER COUNTY

SHEET TITLE:

SPECIFICATION & PHOTO SHEET

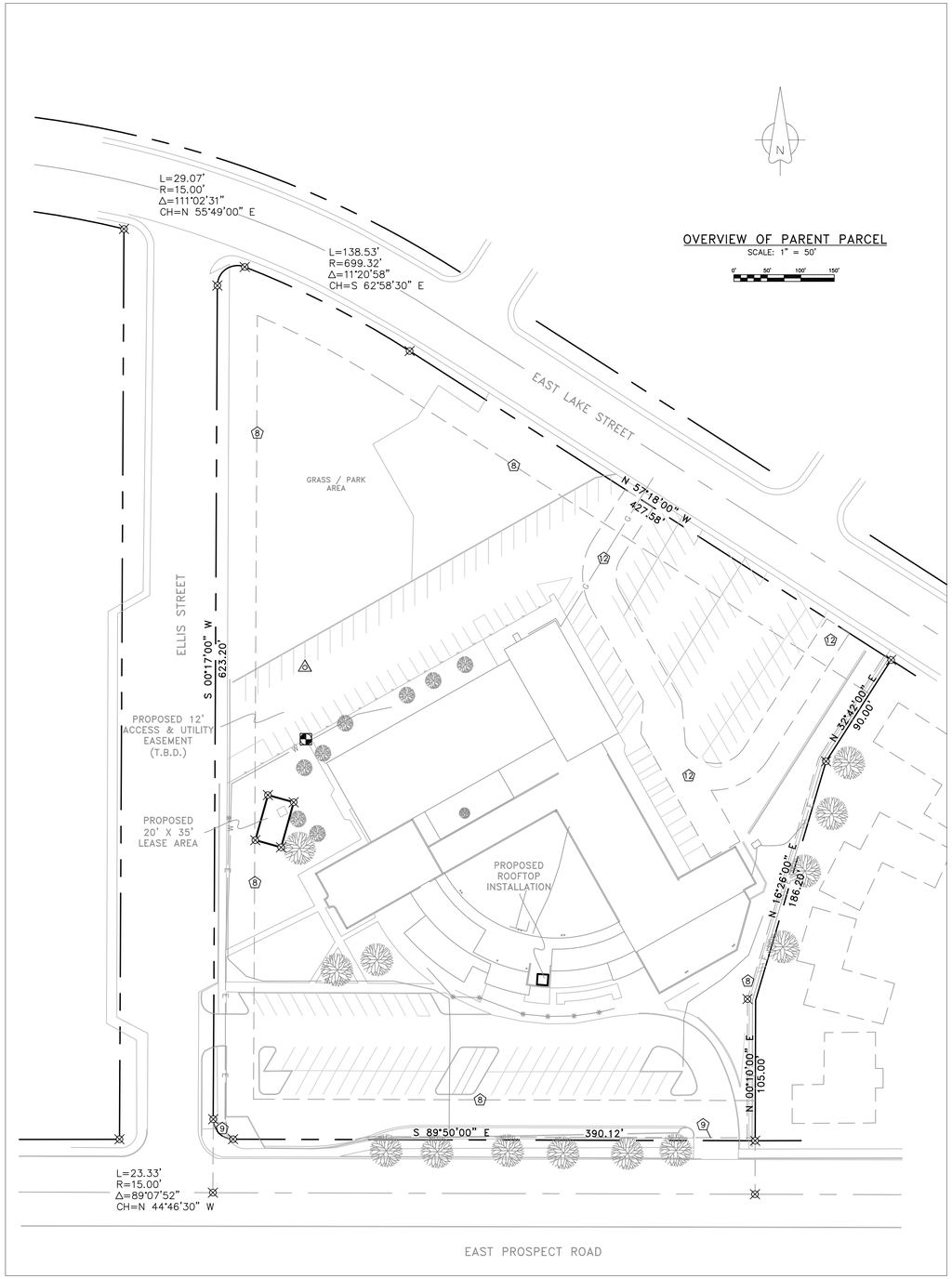
REV.	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	10/03/14	BKT	-

SAVE DATE: 10/3/2014 3:04 PM

SHEET NUMBER: SP1

LEASE AREA SURVEY

BEING A PORTION OF TRACT B, UNIVERSITY ACRES SECOND SUBDIVISION
LYING WITHIN THE SE 1/4, SECTION 31, TOWNSHIP 7 NORTH, RANGE 69 WEST, 6TH P.M.
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



OVERVIEW OF PARENT PARCEL
SCALE: 1" = 50'
0' 50' 100' 150'

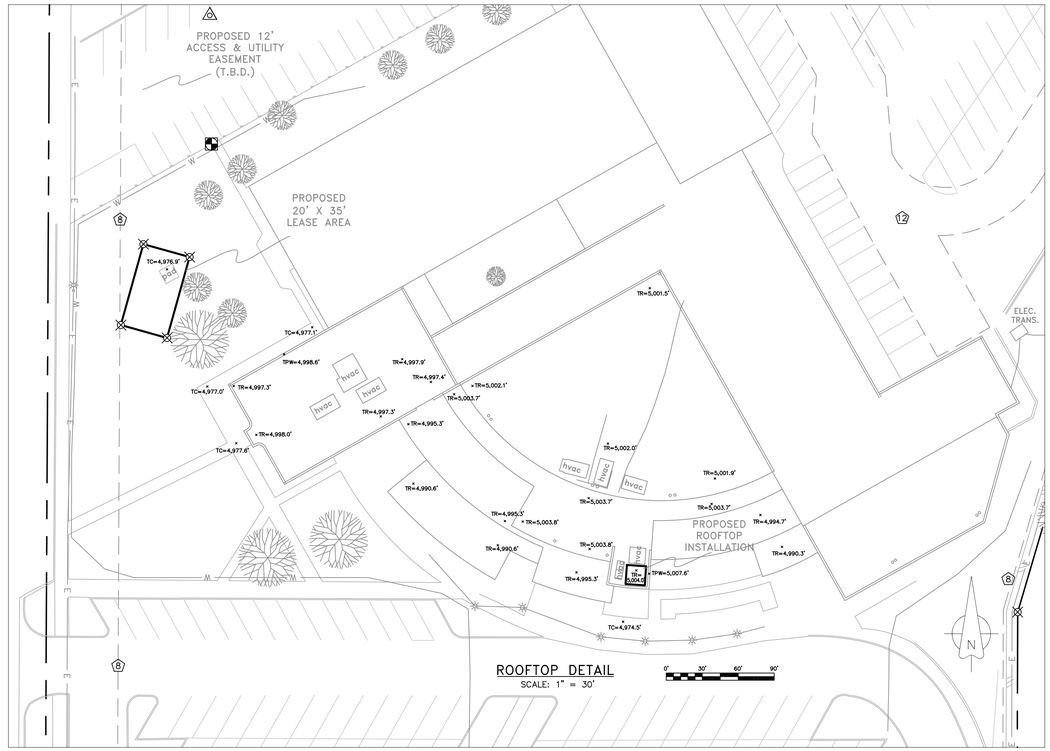
LEGEND

- "BASE" = SET SPIKE AND WASHER IN ASPHALT (Refer To Basis of Bearings & Datum Note)
- TEMPORARY BENCH MARK — NW CORNER CONCRETE SIDEWALK ELEV.: 4,976.7' [NAVD88]
- FOUND SURVEY MONUMENT (AS NOTED)
- CALCULATED CORNER (POINT NOT SET)
- SFNF SEARCHED FOR NOT FOUND
- SET REBAR WITH CAP (AS NOTED)
- ( ) BEARING AND DISTANCE IN PARENTHESIS ARE FROM DOCUMENTS OF RECORD
- * SHOWN FOR REFERENCE, NOT DEFINED BY THIS SURVEY

KEYED NOTES

- (A) FOUND MONUMENT [HELD FOR ORIGIN OF SURVEY]
- (B) FOUND MONUMENT [HELD FOR ALIGNMENT]
- (C) SET SURVEY MONUMENT [AS NOTED]
- (LA) CLIENT LEASE AREA
- (UE) CLIENT UTILITY EASEMENT

PROPOSED ROOFTOP ANTENNA COORDINATE REPORT:	
LATITUDE:	40°34'03.026" [NAD83]
LONGITUDE:	105°03'49.867" [NAD83]
ADJ. GROUND ELEV.:	4,974.5' [NAVD88]
MEETS 1A/2C LETTER REQUIREMENTS	



ROOFTOP DETAIL
SCALE: 1" = 30'
0' 30' 60' 90'

PARENT PARCEL DESCRIPTION

TRACT B, UNIVERSITY ACRES SECOND SUBDIVISION, ACCORDING THE PLAT FILED APRIL 9, 1959 IN THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

LEASE AREA DESCRIPTION

TO BE DETERMINED

DESCRIPTION TO BE APPLIED UPON APPROVAL OF LOCATION BY GOVERNING BODY

90% COMPLETE NOT FOR CONSTRUCTION

UTILITY EASEMENT DESCRIPTION

TO BE DETERMINED

DESCRIPTION TO BE APPLIED UPON APPROVAL OF LOCATION BY GOVERNING BODY

90% COMPLETE NOT FOR CONSTRUCTION

TITLE REFERENCE:

THIS SURVEY WAS DONE WITH SUFFICIENT RESEARCH AND FIELD GATHERED DATA TO VERIFY THE PARENT PARCEL OF THE SUBJECT PROPERTY, HOWEVER, THIS SURVEYOR HAS RELIED UPON THE TITLE PROVIDER REFERENCED HEREIN FOR DOCUMENTS OF RECORD. THIS SURVEYOR MAKES NO GUARANTEE, EITHER EXPRESSED OR IMPLIED AS TO THE QUALITY OF THE TITLE REPORT/ABSTRACT AND REFERENCE DOCUMENTS PROVIDED AND THE DOCUMENTS PROVIDED AFFECTING THE LEASE AND IMMEDIATE AREA HAVE BEEN PLOTTED.

TITLE REPORT: FIRST AMERICAN TITLE INSURANCE COMPANY - COMMITMENT NO. 5509-2260621

- (#) =NUMERIC SEQUENCE – ITEMS WHICH CAN BE VISUALLY LOCATED AND/OR MAPPED WHICH AFFECT THE SUBJECT PROPERTY, EXCEPTING TAXES, SUPPLEMENTAL TAXES, FINANCING STATEMENTS, DEEDS OF TRUST AND OTHER MISCELLANEOUS DOCUMENTS.
- (8) 8. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, WHICH PLAT OF UNIVERSITY ACRES SECOND SUBDIVISION CONTAIN A FORFEITURE OR REVERTER CLAUSE, (DELETING ANY RESTRICTIONS, INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS SHOWN ON THE PLAT OF SAID SUBDIVISION RECORDED APRIL 09, 1959 IN BOOK 7 AT PAGE 47.
- (9) 9. AN EASEMENT FOR SIDEWALK IMPROVEMENTS AND FOR PEDESTRIAN USE THEREOF BY THE GENERAL PUBLIC AND INCIDENTAL PURPOSES GRANTED TO THE CITY OF FORT COLLINS, COLORADO, A MUNICIPAL CORPORATION BY THE INSTRUMENT RECORDED NOVEMBER 18, 2004 AT RECEPTION NO. 2004-0110833 UPON THE TERMS AND CONDITIONS SET FORTH IN THE INSTRUMENT.
- (12) 12. AN EASEMENT FOR EMERGENCY ACCESS EASEMENT AND INCIDENTAL PURPOSES GRANTED TO THE CITY OF FORT COLLINS, COLORADO, A MUNICIPAL CORPORATION BY THE INSTRUMENT RECORDED FEBRUARY 18, 2009 AT RECEPTION NO. 20090009439 UPON THE TERMS AND CONDITIONS SET FORTH IN THE INSTRUMENT.

REFERENCE DOCUMENTS:

1. VESTING DEED – BOOK 1094, PAGE 57 – RECEPTION NO. 762048
2. PLAT OF UNIVERSITY ACRES SECOND SUBDIVISION – BOOK 7, PAGE 47
3. SAR / ZAR BY CENTERLINE SOLUTIONS – 16360 TABLE MOUNTAIN PARKWAY GOLDEN, CO 80403 – (720) 353-2573
4. TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY – FILE NO. 5509-2260621 EFFECTIVE DATE: MAY 28, 2014

PARENT PARCEL OWNER:

THE FIRST BAPTIST CHURCH OF FORT COLLINS	901 EAST LAKE STREET FORT COLLINS, CO 80524

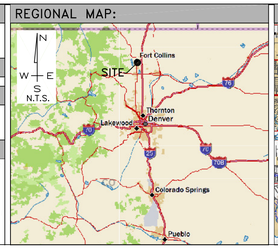
PUBLIC RECORD PARCEL I.D.:
97134-08-933

COMMUNICATIONS FACILITY OWNER:

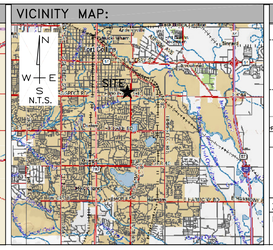
DRIVING DIRECTIONS:

FROM 3131 S. VAUGHN WAY, TRAVEL SOUTH TO PARKER ROAD/HWY 83 NORTH. PROCEED NORTHWEST AND MERGE ONTO I-225 NORTHBOUND RAMP. TAKE I-225 NORTH FOR 8 MILES TO I-70 WESTBOUND RAMP. TRAVEL WEST ON I-70 FOR 3.3 MILES TO THE I-270 WEST EXIT RAMP. PROCEED WEST ON I-270 FOR 6.5 MILES TO THE I-25 NORTHBOUND EXIT. HEAD NORTH ON I-25 AND TRAVEL FOR 51.2 MILES TO THE PROSPECT ROAD EXIT RAMP. TURN LEFT ON PROSPECT ROAD AND PROCEED WEST FOR 3.3 MILES TO 900 E PROSPECT ROAD AND, TO THE SITE NEAR THE SOUTHWEST CORNER OF THE CHURCH PROPERTY.

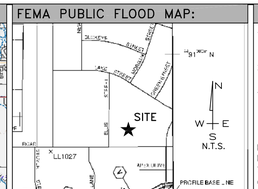
REGIONAL MAP:



VICINITY MAP:



FEMA PUBLIC FLOOD MAP:



ZONE: X PANEL: 08069C0979H DATE: 5/2/2012
FLOOD NOTE: AREA OF MINIMAL FLOOD HAZARD

BASIS OF BEARING AND DATUM NOTE:

1.) All distances are surface and all bearings are True North for a local surface Transverse Mercator projection.
2.) Origin of Projection is centered on a monument (set\found) in the project area.
3.) Project is tied to National CORS via the OPUS utility. Geodetic Position of Control Monument is:

LATITUDE: 40° 34' 05.319"
LONGITUDE: 105° 03' 52.101"
ELLIPSOID HEIGHT: 4,924.6'
HORIZONTAL DATUM NAD83 (CORS96)
VERTICAL DATUM NAVD88 [GEOID03]
GRID POSITION
FALSE NORTHING: 50000.00
FALSE EASTING: 50000.00
ELEVATION: 4,977.2'

SURVEYOR'S NOTE & CERTIFICATION:

This "Lease Area Survey" is based on an actual field survey performed by me or under my direction. It correctly depicts existing, readily visible improvements and above ground utilities and the Boundary of the parent parcel was verified from field and record information. This "Lease Area Survey" is not a Boundary Survey of the Parent Parcel and this Survey was developed to support the communications facility plan set named hereon.

COLORADO LICENSED DAVID M. CLAUSEN 38104 PROFESSIONAL LAND SURVEYOR

DAVID M. CLAUSEN CO PLS 38104 9/4/2014

REV.	DESCRIPTION	DATE	BY	CHK
A	90%	9/4/14	DMC	DMC

PROJECT ADDRESS:

900 EAST PROSPECT ROAD
FORT COLLINS, CO 80524
LARIMER COUNTY

SURVEYED BY:

DAVID CLAUSEN LAND SURVEYING
6100 CRESTONE ST
GOLDEN, CO 80403
(720) 299-4565

DATE OF SURV.:

AUGUST 18, 2014

DESIGNED FOR:

verizonwireless
3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, CO 80018

SITE NAME:

VZW
FORT COLLINS
SPRING MEADOWS

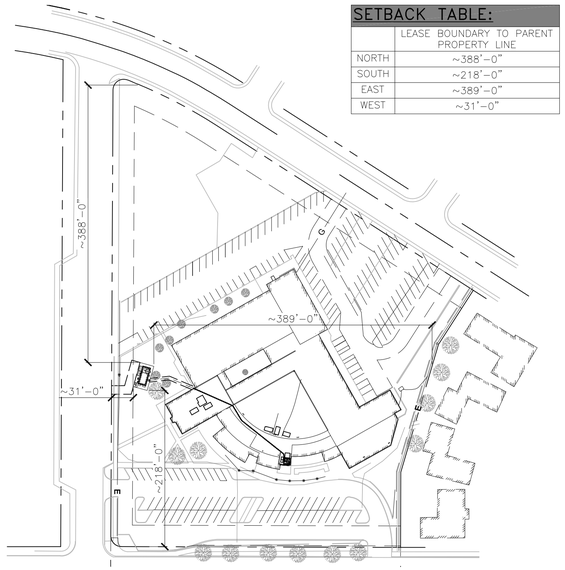
DESIGNED BY:

TowerCom TECHNOLOGIES
ALBUQUERQUE / NEW MEXICO / STAR / IDAHO / EL PASO / TEXAS / LAS VEGAS / NEVADA / DENVER / COLORADO

SURVEY CONTROL OVERVIEW
LEASE AREA DETAIL
ROOFTOP DETAIL
SURVEY NOTES & REFERENCE

TCT SITE I.D.: VZW FTC Spring Meadows
SHEET INFO.: Sheet 1 of 1 SU1

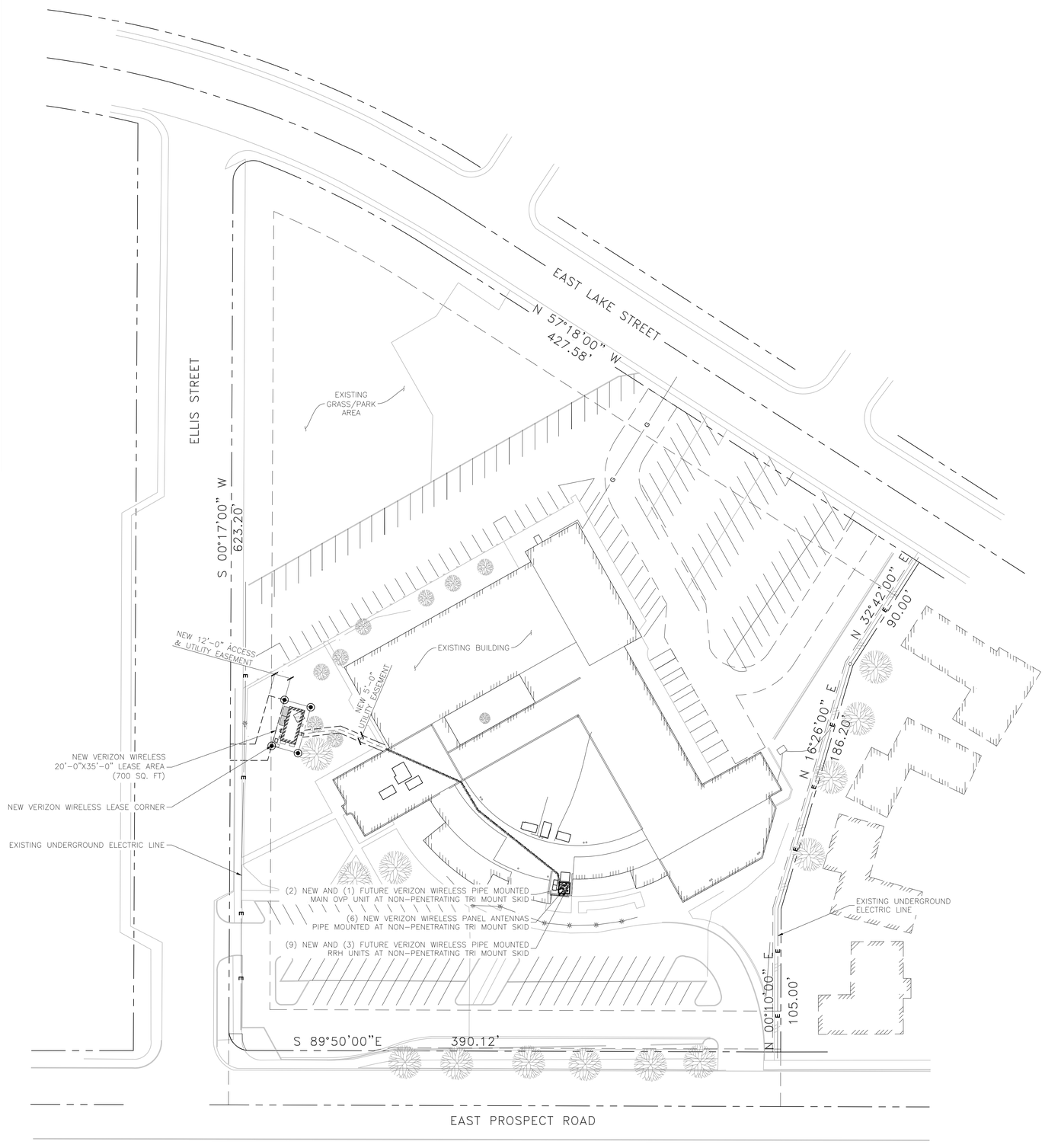
SETBACK TABLE:	
	LEASE BOUNDARY TO PARENT PROPERTY LINE
NORTH	~388'-0"
SOUTH	~218'-0"
EAST	~389'-0"
WEST	~31'-0"



SETBACK SITE PLAN

NORTH

100'-0" 0 100'-0"
60' 20'
SCALE: 1" = 100'-0"



SITE PLAN

NORTH

40'-0" 0 40'-0"
24' 8'
SCALE: 1" = 40'-0"

PRELIMINARY FOR LEASING/ZONING

DESIGNED FOR:

verizonwireless

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:

TowerCom TECHNOLOGIES

ALBUQUERQUE, NEW MEXICO / BOISE, IDAHO / EL PASO, TEXAS / LAS VEGAS, NEVADA / DENVER, COLORADO

PROJECT NAME:

FTC SPRING MEADOWS (ALT 2)
EXISTING BUILDING
NEW ROOF TOP COMMUNICATION SITE

PROJECT ADDRESS:

900 EAST PROSPECT RD
FORT COLLINS, COLORADO 80524
LARIMER COUNTY

SHEET TITLE:

SITE PLAN

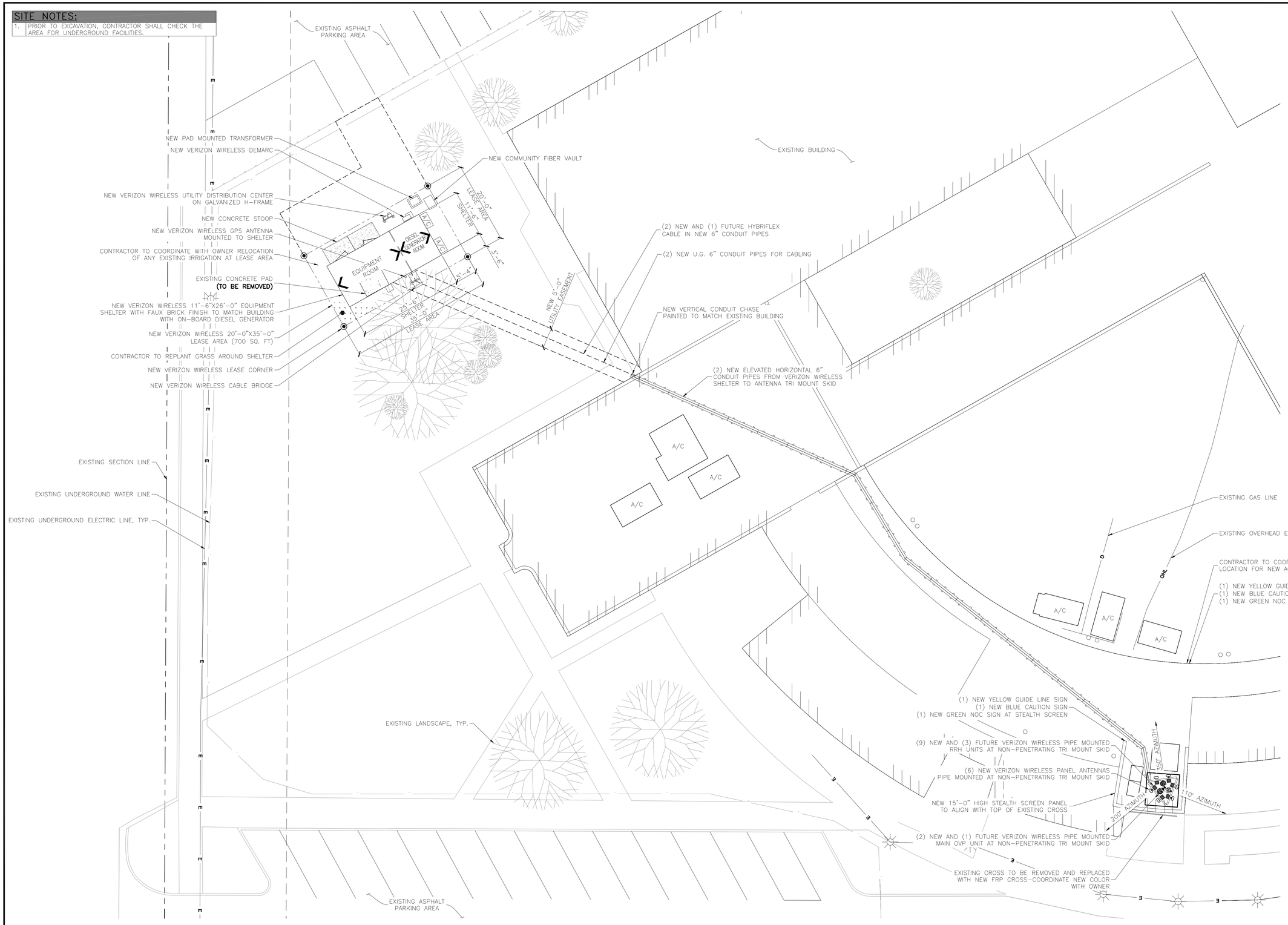
REV.	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY – FOR LEASING & ZONING	10/03/14	BKT	–

SAVE DATE: 10/3/2014 3:04 PM

SHEET NUMBER: Z1

SITE NOTES:

1. PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.



ENLARGED SITE PLAN
SCALE: 3/32" = 1'-0"

NORTH

12'-0" 0 12'-0"
10' 6' 2'
SCALE: 3/32" = 1'-0"

PRELIMINARY FOR LEASING/ZONING

DESIGNED FOR:

verizonwireless

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:

TowerCom TECHNOLOGIES

ALBUQUERQUE, NEW MEXICO / BOISE, IDAHO / EL PASO, TEXAS / LAS VEGAS, NEVADA / DENVER, COLORADO

PROJECT NAME:

FTC SPRING MEADOWS (ALT 2)
EXISTING BUILDING
NEW ROOF TOP COMMUNICATION SITE

PROJECT ADDRESS:

900 EAST PROSPECT RD
FORT COLLINS, COLORADO 80524
LARIMER COUNTY

SHEET TITLE:

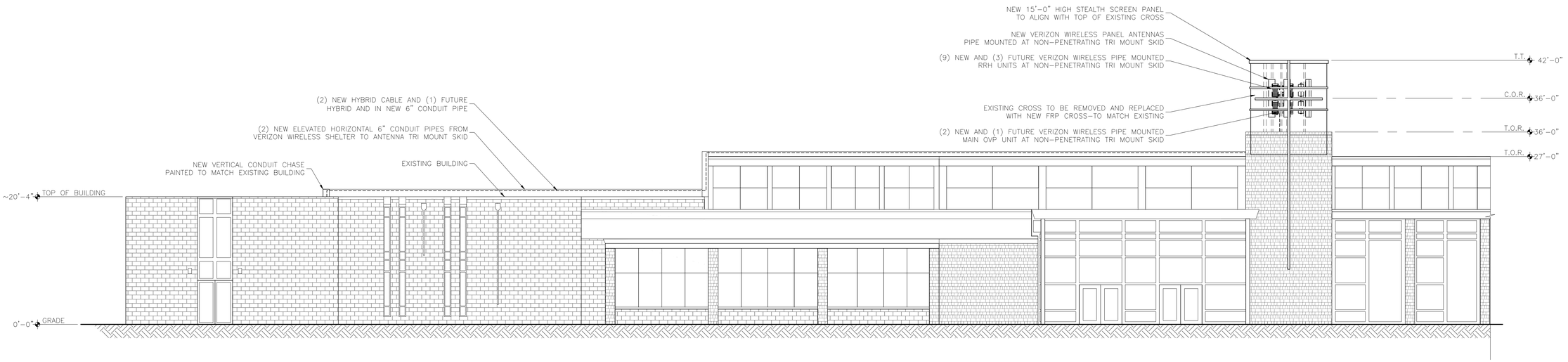
ENLARGED SITE PLAN

REV.	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	10/03/14	BKT	-

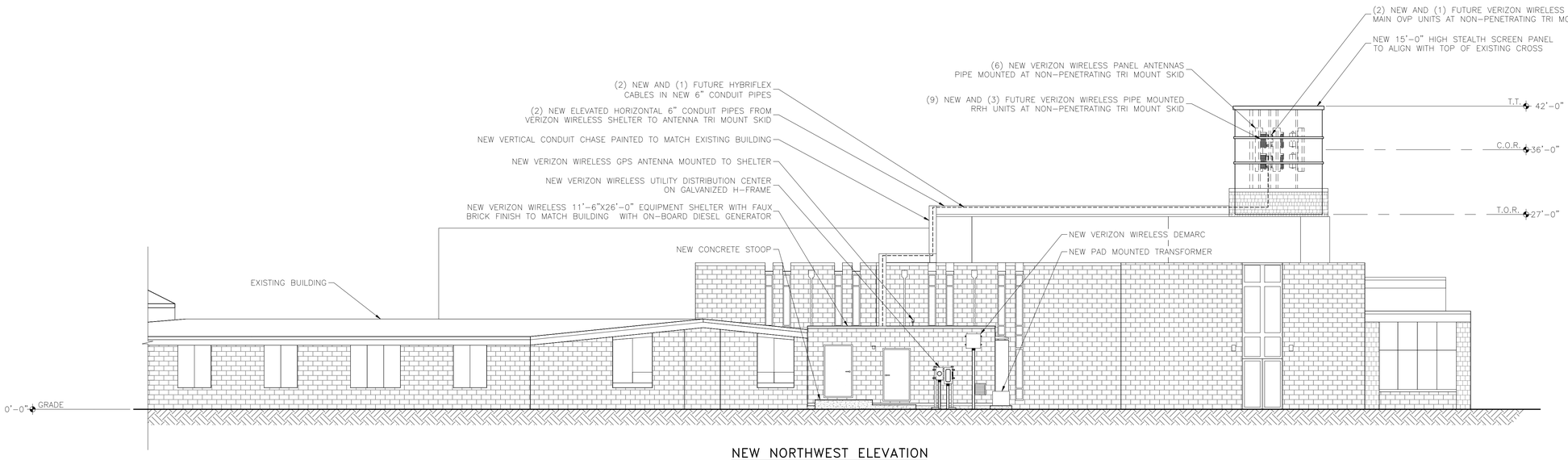
SAVE DATE: 10/20/2014 12:36 PM

SHEET NUMBER: Z2

KEY:	
T.O.R. =	TOP OF ROOF
C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE



NEW SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NEW NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

PRELIMINARY FOR LEASING/ZONING

DESIGNED FOR:

verizonwireless

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:

TowerCom TECHNOLOGIES

ALBUQUERQUE, NEW MEXICO / BOISE, IDAHO / EL PASO, TEXAS / LAS VEGAS, NEVADA / DENVER, COLORADO

PROJECT NAME:

FTC SPRING MEADOWS (ALT 2)
EXISTING BUILDING
NEW ROOF TOP COMMUNICATION SITE

PROJECT ADDRESS:

900 EAST PROSPECT RD
FORT COLLINS, COLORADO 80524
LARIMER COUNTY

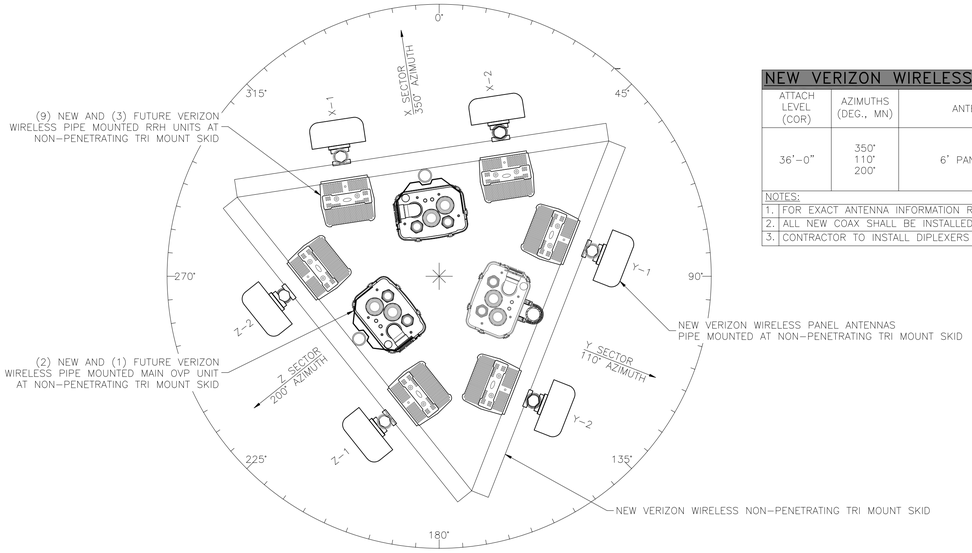
SHEET TITLE:

ELEVATIONS

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	10/03/14	BKT	-

SAVE DATE: 10/3/2014 3:04 PM

SHEET NUMBER: Z3



ANTENNA SECTION @ 36'-0"
SCALE: N.T.S.

NORTH

NEW VERIZON WIRELESS ANTENNA SCHEDULE:

ATTACH LEVEL (COR)	AZIMUTHS (DEG., MN)	ANTENNA TYPE	ANTENNA QUANTITY	MOUNT TYPE	COAX (QUANTITY) SIZE (NOMINAL)	ESTIMATED COAX CABLE LENGTH	MECHANICAL DOWN TILT
36'-0"	350° 110° 200°	6' PANEL ANTENNA	6	SEE ANTENNA MOUNT SCHEDULE	(2) HYBRIFLEX CABLES (NEW) + (1) HYBRIFLEX CABLES (FUTURE)	–	–

NOTES:
1. FOR EXACT ANTENNA INFORMATION REFER TO THE RF DESIGN.
2. ALL NEW COAX SHALL BE INSTALLED IN NEW COAX TRAY.
3. CONTRACTOR TO INSTALL DIPLEXERS IN SHELTER AND ON TOWER AS REQUIRED BY RF DESIGN (IF APPLICABLE).

ANTENNA COLOR CODES (HELENA MARKET) (CELL SITE COAX LABELING)

ANTENNA FUNCTION	ANTENNA SECTOR					
	X		Y		Z	
	FIRST STRIPE	SECOND STRIPE	FIRST STRIPE	SECOND STRIPE	FIRST STRIPE	SECOND STRIPE
800 VOICE	WHITE/RED	WHITE/YELLOW	BLUE/RED	BLUE/YELLOW	GREEN/RED	GREEN/YELLOW
800 EVDO	WHITE/2 RED	WHITE/2 YELLOW	BLUE/2 RED	BLUE/2 YELLOW	GREEN/2 RED	GREEN/2 YELLOW
800 LTE	WHITE/3 RED	WHITE/3 YELLOW	BLUE/3 RED	BLUE/3 YELLOW	GREEN/3 RED	GREEN/3 YELLOW
1900 EVDO	PURPLE/RED	PURPLE/YELLOW	ORANGE/RED	ORANGE/YELLOW	BROWN/RED	BROWN/YELLOW
1900 VOICE	PURPLE/2 RED	PURPLE/2 YELLOW	ORANGE/2 RED	ORANGE/2 YELLOW	BROWN/2 RED	BROWN/2 YELLOW

ANTENNA COLOR CODE:

ANTENNA FUNCTION	COLOR
CDMA-800 B-BAND	RED
CDMA-800 A-BAND	WHITE
PCS-1900	YELLOW
LTE-700	PURPLE
ANTENNA SECTOR	
X	GREEN
Y	ORANGE
Z	BROWN

ANTENNA MOUNT SCHEDULE:

QUANTITY	DESCRIPTION	PART NUMBER(S)
6	UNIVERSAL PIPE MOUNTING KIT	C10-172

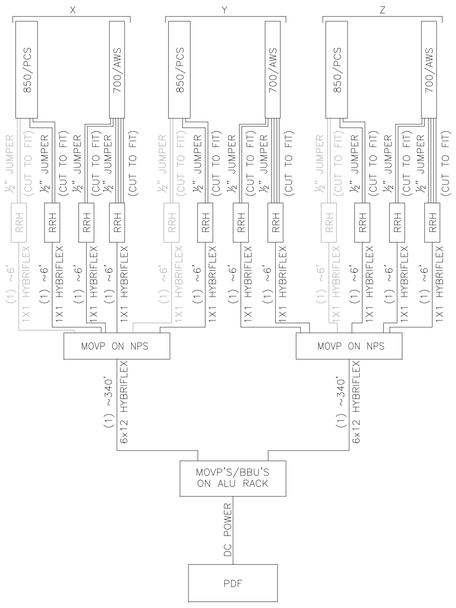
NOTE: ALL PRODUCTS ARE FROM "SABRE SITE SOLUTIONS"
PHONE: (866) 428-6937 / (712) 293-1964
WWW.SABRESITESOLUTIONS.COM

GENERAL ANTENNA NOTES:

1. DUAL POLAR ANTENNAS REQUIRE TWO RUNS OF COAX PER ANTENNA.
2. LENGTHS GIVEN ON THIS CHART ARE ESTIMATED FROM AVAILABLE INFORMATION.
3. TYPES AND SIZES OF THE ANTENNA CABLES ARE BASED ON THE ESTIMATED LENGTH OF THE CABLES. CONTRACTOR TO VERIFY ALL ACTUAL LENGTHS IN FIELD PRIOR TO INSTALLATION AND NOTIFY THE FIELD ENGINEER FOR VERIFICATION OF SIZES OF CABLES.
4. CONTRACTOR TO PROVIDE AS BUILT FOR THE LENGTH OF CABLES UPON COMPLETION OF INSTALLATION.
5. CONTRACTOR TO PROVIDE FINAL CABLE LENGTHS AND RETURN LOSSES FOR ALL CABLES.
6. ALL AZIMUTHS REFERENCE TRUE NORTH. CONSULT REQUIRED QUADRANGLE MAP FOR NECESSARY MECHANICAL DECLINATION.

NOTICE:

1. CONTRACTOR SHALL NOT SUBMIT BIDS OR PERFORM CONSTRUCTION WORK ON THIS PROJECT WITHOUT ACCESS TO THE CURRENT COMPLETE SET OF DRAWINGS LISTED IN THE TITLE-SHEET INDEX.



RRH HYBRID CABLE DIAGRAM AND CHART
SCALE: N.T.S.

DIAGRAM ABBREVIATIONS:

N.P.S.=	NON-PENTRATING SKID
ES=	EQUIPMENT SHELTER
RRH=	REMOTE RADIO HEAD
PDF=	POWER DISTRIBUTION FRAME
LTE=	LTE PANEL ANTENNA
AWS=	AWS PANEL ANTENNA
PCS=	PCS PANEL ANTENNA

NEW HYBRID CABLE LENGTHS:

FROM (MAIN OVP) TO (MAIN OVP)

	SECTOR	CABLE/COAX SIZE (NOMINAL)	CABLE/COAX (QUANTITY)	ESTIMATED CABLE/COAX LENGTH
MAIN TRUNK	–	HYB 6X12	2	~340'
	–	HYB 6X12	1	~340'

FROM (MAIN OVP) TO (RRH)

	SECTOR	CABLE/COAX SIZE (NOMINAL)	CABLE/COAX (QUANTITY)	ESTIMATED CABLE/COAX LENGTH
RRH JUMPERS	X	HYB 1X1	3	~6'
		HYB 1X1	1	~6'
	Y	HYB 1X1	3	~6'
		HYB 1X1	1	~6'
	Z	HYB 1X1	3	~6'
		HYB 1X1	1	~6'

FROM (RRH) TO (ANTENNAS)

	SECTOR	CABLE/COAX SIZE (NOMINAL)	CABLE/COAX (QUANTITY)	ESTIMATED CABLE/COAX LENGTH
ANTENNA JUMPERS	X	½"ø	8	CUT TO FIT
	Y	½"ø	8	CUT TO FIT
	Z	½"ø	8	CUT TO FIT

PRELIMINARY FOR LEASING/ZONING

DESIGNED FOR:
verizonwireless
3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:
TowerCom TECHNOLOGIES
ALBUQUERQUE, NEW MEXICO / BOISE, IDAHO / EL PASO, TEXAS / LAS VEGAS, NEVADA / DENVER, COLORADO

PROJECT NAME:
FTC SPRING MEADOWS (ALT 2)
EXISTING BUILDING
NEW ROOF TOP COMMUNICATION SITE

PROJECT ADDRESS:
900 EAST PROSPECT RD
FORT COLLINS, COLORADO 80524
LARIMER COUNTY

SHEET TITLE:
ANTENNA INFORMATION

REV.	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY – FOR LEASING & ZONING	10/03/14	BKT	–

SAVE DATE: 10/3/2014 3:04 PM
SHEET NUMBER: RF1


RBB
ARCHITECTS

Community Development and Neighborhood Services
281 North College Avenue
PO Box 580
Fort Collins, CO 80522

970.221.6750
970.224.6134 - fax
fcgov.com

November 14, 2014

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

Re: LifePointe Church - Wireless Telecommunications Equipment
Description of project: This is a request to place wireless antennas on LifePointe Church (parcel #9713408933). The antennas will be concealed behind screening that will match the building façade. This proposal also calls for building a shelter on the ground. The site is located in the Low Density Residential (RL) zone district. This project will be subject to Planning & Zoning Board (Type II) 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, Jason Holland, at 970-224-6126 or jholland@fcgov.com.

Comment Summary:

Department: Zoning
Contact: Gary Lopez, 970-416-2338, glopez@fcgov.com

1. No elevation presented of the walls of the "leased area" in lawn. Screening walls should cover all equipment from eye view and be made of materials similar in color and finish of the building.

Department: Water-Wastewater Engineering
Contact: Shane Boyle, 970.221.6339, sboyle@fcgov.com

1. It is not anticipated this proposal will require water or sewer service. If that changes, please contact the City Utility Department.

Department: Traffic Operations
Contact: Martina Wilkinson, 970-221-6887, mwilkinson@fcgov.com

1. no comments

Department: Stormwater Engineering

Contact: Shane Boyle, 970.221.6339, sboyle@fcgov.com

1. It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required prior to the time fees are calculated for each building permit.
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.
3. When improvements are proposed to an existing developed site and there is an increase in impervious area greater than 1000 square feet, onsite detention is required with a 2 year historic release rate for water quantity. Parking lot detention for water quantity is allowed as long as it is not deeper than one foot. If there is less than 1000 but more than 350 square feet of new impervious area, a site grading plan is required along with the impervious area documentation.
4. If the site is required to meet present Land Use Code requirements, onsite water quality treatment of the runoff is required. Water quality treatment methods are described in the Fort Collins Stormwater Manual, Volume 3 - Best Management Practices (BMPs). A method that could be used on an existing site is to direct the downspouts to a landscape area. Another is if perimeter landscape buffers or parking lot medians are required, they could be used to treat the runoff in bio-retention areas or rain gardens. (http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria)
5. Low Impact Development (LID) requirements are required when the impervious area is increased or a site is required to be brought into compliance with the Land Use Code. 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. Information can be found on the EPA web site at: 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.
6. 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 contact Jean Pakech at 221- 6375 for questions on fees. 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.
7. The design of this site must conform to the drainage basin design of the Spring Creek Basin Master Drainage Plan as well the Fort Collins Stormwater Manual.

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

1. EMERGENCY GENERATOR
   The storage and use of diesel fuel, in conjunction with the diesel generator, shall comply with any applicable sections of Chapter 34 of the International Fire Code on Flammable and Combustible Liquids. The door to the generator room shall be signed as GENERATOR ROOM.

Department: Environmental Planning

Contact: Lindsay Ex, 970-224-6143, lex@fcgov.com

1. No comments.

Department: Engineering Development Review

Contact: Sheri Langenberger, 970-221-6573, 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

1. Power will be supplied from a vault located on the north junction of the parking lot and Lake St. Please coordinate capacity and transformer location with Light & Power at (970) 221-6700.

Planning Services

Contact: Jason Holland, 970-224-6126, jholland@fcgov.com

1. The plans for the equipment shelter show an access easement from Ellis Street. Is this planned as an access road? If so, staff would recommend orienting the shelter so that access can be taken from the existing parking lot to the north.
2. 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.
3. Please see the Development Review Guide at 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.

4. 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.

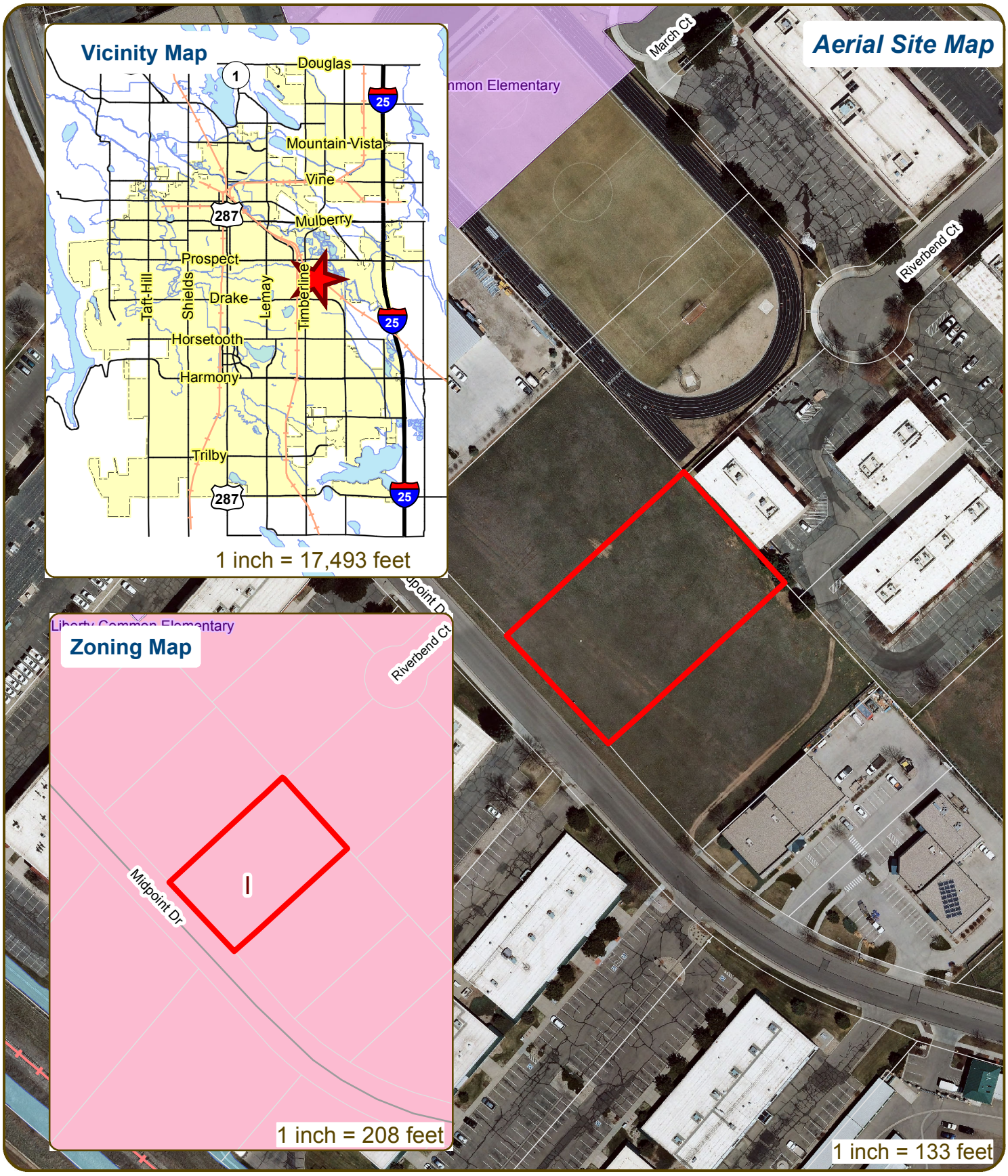
5. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.

6. Please see the Submittal Requirements and Checklist at: http://www.fcgov.com/developmentreview/applications.php.

7. 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.

8. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

2600 Midpoint
Office and Shop



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City of Fort Collins GIS

Development Review Guide – STEP 2 of 8

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) Owner: Keith Lightfield, Vogel Concrete; Consultant: Cathy Mathis, TBGroup

Business Name (if applicable) _____

Your Mailing Address 444 Mountain Ave., Berthoud CO 80513

Phone Number 970.532.5891 Email Address cathy@tbgroup.us

Site Address or Description (parcel # if no address) 2600 Midpoint Drive, Fort Collins CO or Lot 17, Prospect Industrial Park

Description of Proposal (attach additional sheets if necessary) New construction for a building containing 200 sq. ft. of office and 5,600 sq. ft. shop. There will be an outdoor fenced storage yard and employee and visitor parking. Site is .86 acres.

Proposed Use Office building and shop **Existing Use** Vacant

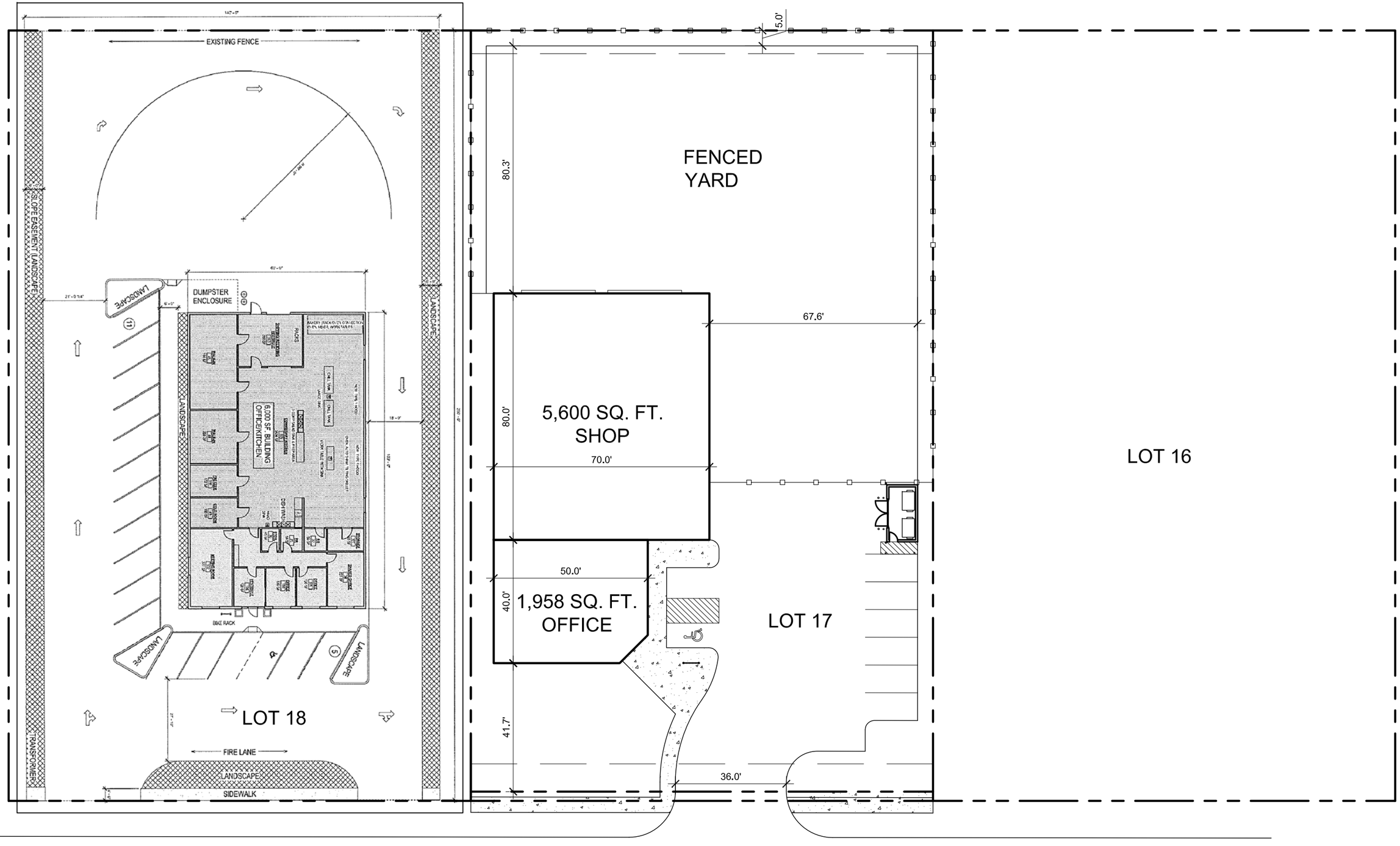
Total Building Square Footage 5,800 S.F. Number of Stories 1 Lot Dimensions 150' x 250'

Age of any Existing Structures No existing structures
Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm
If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? ☐ Yes ☒ No If yes, then at what risk is it? _____
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

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

Suggested items for the Sketch Plan:
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



Vogel Concrete

Site Concept

Scale: 1" = 30'-0"

Community Development and Neighborhood Services
281 North College Avenue
PO Box 580
Fort Collins, CO 80522

970.221.6750
970.224.6134 - fax
fcgov.com

October 28, 2014

Cathy Mathis
TBGroup
444 Mountain Ave.
Berthoud, CO 80513

Re: 2600 Midpoint - Office and Shop
Description of project: This is a request to construct an office and shop for Vogel Concrete at 2600 Midpoint (parcel #8720206017). The proposal calls for 1,958 sq. ft. of office space, a 5,600 sq. ft. shop and a large fenced yard. The site is located in the Industrial (I) 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, Clay Frickey, at 970.224.6045 or cfrickey@fcgov.com.

Comment Summary:

Department: Zoning
Contact: Gary Lopez, 970-416-2338, glopez@fcgov.com

1. The maximum off street parking permitted is .75 spaces per employee.
2. The trash enclosure shall meet LUC 3.2.5 including a walk in door without the need to open the main gates.
3. Fencing for the storage yard area needs to be solid with wall matching a color and finish of the building. And a landscape plan is required for the entire site. The storage yard will be required to pave the drive aisle from the service bay doors to the gate/parking lot paving.
4. A bike rack supporting a minimum of 4 bicycles will need to be installed.
5. The storage yard will be required to pave the drive aisle from the service bay doors to the gate/parking lot paving.

Department: Water-Wastewater Engineering
Contact: Shane Boyle, 970.221.6339, sboyle@fcgov.com

1. Existing water mains and sanitary sewers in this area include an 8" sanitary sewer and 8" water main in

Midpoint Drive.

2. It does not appear there are currently water or sewer services serving this site so new services will be needed.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: http://www.fcgov.com/standards
4. Development fees and water rights will be due at building permit.

Department: Traffic Operations

Contact: Martina Wilkinson, 970-221-6887, mwilkinson@fcgov.com

1. The anticipated amount of traffic volume given the uses in the application is not expected to rise to the threshold of needing a TIS. Based on section 4.2.3.D of LCUASS, the Traffic Impact Study requirement can be waived.
2. A detached sidewalk will need to be provided.

Department: Stormwater Engineering

Contact: Shane Boyle, 970.221.6339, sboyle@fcgov.com

1. 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 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.
2. Onsite detention is required for the runoff volume difference between the 100 year developed inflow rate and the 2 year historic release rate. The outfall for this site is the curb & gutter of Midpoint Drive.
3. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3 - Best Management Practices (BMPs). (http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
4. Low Impact Development (LID) requirements are required when the impervious area is increased or a site is required to be brought into compliance with the Land Use Code. 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. Information can be found on the EPA web site at: 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.
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 contact Jean Pakech at 221-6375 for questions on fees. 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.

6. The design of this site must conform to the drainage basin design of the Cache la Poudre River Master Drainage Plan as well the Fort Collins Stormwater Manual.

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

1. FIRE CONTAINMENT
   Buildings exceeding 5000 square feet shall be sprinklered or fire contained. If containment is used, the containment construction shall be reviewed and approved by the Poudre Fire Authority prior to installation.
2. FIRE LANES
   IFC 503.1.1: 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. When fire lanes cannot be provided, the fire code official is authorized to increase the dimension of 150 feet if the building is equipped throughout with an approved, automatic fire-sprinkler system. If fire access is to be provided on the property, the following specifications shall apply.

   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, hard, 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. Turning radii shall be detailed on submitted plans.
   > Be visible by painting and/or 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.
3. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM
   New buildings require a fire department, emergency communication system evaluation after the core/shell but prior to final build out. For the purposes of this section, fire walls shall not be used to define separate buildings. Where adequate radio coverage cannot be established within a building, public-safety radio amplification systems shall be designed and installed in accordance with criteria established by the Poudre Fire Authority. Poudre Fire Authority Bureau Admin Policy #07-01
4. WATER SUPPLY
   Hydrant spacing and flow must meet minimum requirements based on type of occupancy. Hydrants in commercial areas are to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to

the building. There is an existing hydrant across the street and this requirement appears to have been met but applicant shall verify.

Department: Environmental Planning

Contact: Lindsay Ex, 970-224-6143, lex@fcgov.com

1. 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

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. Midpoint is considered a Collector Roadway. Access spacing shall be in accordance with standards – which mean access points (driveways) need to align or meet separation distances.
7. A detached sidewalk similar to the one existing to the NW will need to be designed and installed. The standard is a 5 foot sidewalk with a 8 foot wide parkway. Additional right-of-way will need to be dedicated to accommodate the sidewalk.
8. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. . If you are not replatting these would need to be dedicated by separate document. Information on this process can be found at: : http://www.fcgov.com/engineering/dev-review.php
9. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
10. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
11. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
12. Drainage out to Midpoint cannot go out the driveway over the sidewalk. A sidewalk chase must be used.

13. Midpoint being a Collector upon construction of the sidewalk you would be eligible to file for reimbursement of the additional .5 feet of sidewalk. Questions on the requirements and submittal requirements please contact Matt Baker at 224-6108.
14. Street cut fees shall apply for any street cuts into the existing street.

Department: Electric Engineering

Contact: Jim Spaulding, 970-416-2772, jspaulding@fcgov.com

1. Light & Power will have to field check and verify the existence of a 4" conduit stubbed to streetlight located on SE corner of lot. If it exists, power will be supplied from that location. Please coordinate service size and planning with Light & Power at (970) 221-6700.

Planning Services

Contact: Clay Frickey, 970.224.6045, cfrickey@fcgov.com

1. 3.2.1 - The site plan does not show any landscaping on the interior or boundary of the parking lot. 6% of the interior area of the parking lot needs to be landscaped and the parking lot needs to be screened from abutting land uses via landscaping.
2. 3.4.4 - The proposed use will need to comply with the City's Noise Control Ordinance (Chapter 20, Article II of the City Code).
3. 3.5.1 - The proposed building will need to be compatible with surrounding developments in terms of size, height, bulk, mass, materials and scale.
4. 3.5.1(I)(6) - When you submit your building elevations, make sure that all rooftop mechanical equipment is screened from public view.
5. 4.28(E)(2)(c) - The proposed building color shall be a neutral shade, with a medium to dark color range, and not white, bright or reflective.
6. Please clearly indicate the location of the fence on the final site plan. I assume it is indicated by the lines with squares but that is unclear without labels.
7. Both the drive aisle and approach apron accessing the garage bays must be paved in concrete or asphalt. The remaining vehicle and equipment storage area may be surfaced with recycled asphalt or similar hard surface that allows water percolation and minimizes fugitive dust.
8. 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.
9. Please see the Development Review Guide at 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.
10. 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.

11. 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.

12. Please see the Submittal Requirements and Checklist at: http://www.fcgov.com/developmentreview/applications.php.

13. 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.

14. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.