

 ITEM NO
 FDP #130001

 MEETING DATE
 6-5-13

**STAFF** Mounce

#### **ADMINISTRATIVE HEARING**

#### **STAFF REPORT**

**PROJECT:** Verizon Wireless at 2555 S. Shields Street

Project Development Plan/Final Plan, FDP#130001

**APPLICANT:** Verizon Wireless

3131 South Vaughn Way

Aurora, CO 80014

**LAND OWNER:** Raintree Investments LLC

760 Whalers Way Unit A200

Fort Collins, CO 80525

APPLICANT'S Irene Cooke

CONSULTANT Closser Consulting LLC

PO Box 423

Tabernash, CO 80478

#### PROJECT DESCRIPTION:

This is a request for the construction of new wireless telecommunication equipment at 2555 South Shields Street. The site is located northwest of the intersection of West Drake Road and South Shields Street on the west side of the existing Raintree Athletic Club building. The proposed telecommunications equipment consists of a new equipment shelter and fifteen (15) panel antennas to be hidden inside a screening enclosure designed to match the color and materials of the existing building. The screening enclosure will be located on the roof over the building's loading dock. The site is located in the Neighborhood Commercial (N-C) Zone District. Wireless telecommunications equipment is permitted in the N-C Zone District subject to administrative (Type 1) review and public hearing (Land Use Code, Section 4.23(B)(2)(e)).

**RECOMMENDATION:** Approval

#### **EXECUTIVE SUMMARY:**

Wireless telecommunication equipment is permitted in the N-C, Neighborhood Commercial Zone District subject to a public administrative hearing. The combined Project Development Plan/Final Plan (PDP/FDP) complies with the applicable Administrative and General Development Standards and the N-C, Neighborhood Commercial District Standards of the Land Use Code.

#### **COMMENTS:**

#### 1. Background

The surrounding zoning and existing land uses are as follows:

- N: N-C & M-M-N Neighborhood Commercial & Medium Density Mixed-Use Zone Districts (Retail & the Fort Collins Senior Center)
- E: E Employment Zone District (Single Family Home, Duplex & Assorted Commercial/Retail Uses)
- S: N-C & M-M-N Neighborhood Commercial & Medium Density Mixed-Use Zone Districts (Retail & Multifamily Housing)
- W: M-M-N Medium Density Mixed-Use Neighborhood Zone District (Multifamily Housing)

Historically, the property (Parcel #s 97224-14-004 & 97224-15-002) was annexed into the City in September 1965 as part of the College Fourth Annexation. Both parcels are platted and are a part of the Raintree Commercial PUD, originally developed in 1985.

The applicant, Verizon Wireless, has submitted documentation of attempts to collocate the telecommunications equipment at the following nearby properties or addresses:

- Market Centre Retail, 902 W. Drake Road
- Medical Office Facilities, 815 Centre Avenue & 909 Centre Avenue
- Fort Collins Senior Center, 1200 Raintree Drive
- Drake Road utility transmission poles
- Pharmaceutical Lab, 701 Centre Avenue
- 700 Centre Avenue
- 814 W. Drake Road
- 802 W. Drake Road

In each circumstance, the execution of a successful lease agreement was not attainable. If approved, no wireless telecommunication facility or equipment owner or lessee or employee thereof shall act to exclude or attempt to exclude any other wireless telecommunication provider from using the same building, structure or location.

The Federal Telecommunications Act of 1996 restricts municipalities' ability to deny telecommunications equipment installations. A municipality may not deny a wireless facility because it does not want such development in the community or because of concerns about negative health consequences from radiation emitted by wireless facilities. Cities can stipulate in which zone districts wireless facilities are permitted. Fort Collins allows wireless telecommunications facilities only in zone districts which are primarily commercial, industrial or in public open lands.

# 2. <u>Compliance with Applicable Article 4, N-C, Neighborhood Commercial Standards:</u>

#### A. Section 4.23(B)(2)(e) – Permitted Uses

The proposed wireless antennas, which are mounted on an existing building or structure that is used for some other purpose is classified as wireless telecommunications equipment, a permitted Type 1 use in the Neighborhood Commercial Zone District subject to administrative review and public hearing.

#### B. Section 4.23(E)(2)(d) – Building Height

The antenna screening enclosure reaches a height of 38 feet, which is below the maximum building height of 5 stories in this zone district. A story may be up to 25 feet in height, as defined by the Land Use Code.

#### 3. Compliance with Applicable Article 3, General Development Standards:

The Verizon Wireless at 2555 S. Shields Street Wireless Telecommunication Equipment, Project Development Plan/Final Plan, complies with the applicable requirements of the <u>Land Use Code</u>, including those located in Division 3, General Standards, as noted below.

#### A. Section 3.5 - Building Standards

#### 1) Section 3.5.1(A) - Purpose

The purpose of the building standards section is to ensure that the physical and operational characteristics of proposed buildings and uses are compatible when considered within the context of the surrounding area. This proposal meets the compatibility standards as noted below.

#### 2) Section 3.5.1(B) - Architectural Character

The proposed equipment shelter and antenna screening enclosure will feature a compatible architectural character with the existing building and retail shopping center through the utilization of similar colors, materials, textures and brick patterns.

#### 3) Section 3.5.1(C) – Building Size, Height, Bulk, Mass, Scale

The proposed equipment shelter and antenna screening enclosure feature a similar building size, height, bulk, mass and scale to the existing building, retail shopping complex, and adjacent developments.

#### (a) Building Size, Bulk, Mass & Scale -

The equipment shelter is contained within a recessed area north of the loading dock. The shelter will be constructed behind an existing angled brick wall. Its overall size, bulk, mass and scale are consistent with similar projections or recessed areas throughout the shopping complex. Due to the angled wall and existing landscaping, the equipment shelter will be hidden from most viewing angles.

The antenna screening enclosure is situated on the canopy roof located over the existing building's loading dock. The length of each side of the enclosure is 15 feet; similar in scale to the wall and parapet segment articulations used throughout the existing structure.

#### (b) Building Height -

The equipment shelter is 12 feet 6 inches in height, and the new antenna screening enclosure sits on the canopy roof over the loading dock beginning at 16 feet in height and rising to 38 feet. This is 3 feet 9 inches higher than the tallest portion of the existing building's front parapet wall. The antenna screening enclosure's height is similar to the existing building and buildings in the multifamily development located to the west that feature maximum building heights of 40 feet.

#### 4) Section 3.5.1(D) – Privacy Considerations

The new equipment shelter and antenna screening enclosure are not designed for habitation. Technicians will be on-site only as needed. Both structures will be screened by mature, existing landscaping and no privacy issues are anticipated.

#### 5) Section 3.5.1(E) – Building Materials

The new equipment shelter will be constructed of brick and stucco that will match the colors of the existing building and overall shopping complex. The antenna screening enclosure will be constructed of fiberglass bricks whose texture, color, and visual appearance will match the brick of the existing building and shopping complex. Both the equipment shelter and antenna screening enclosure will continue the visual theme of utilizing banded, vertical brick rows for additional architectural detail and interest.

#### 6) Section 3.5.1(I) – Outdoor Storage Areas/Mechanical Equipment

The new cable tray and condenser units, to be located on the roof of the equipment shelter, will be painted to match the existing color of the building and situated away from the edge of the roof and be screened by roof elements and mature, existing landscaping.

#### B. Section 3.8.13 - Wireless Telecommunication Supplementary Regulations

#### 1) Section 3.8.13 (A) and (B) – Location and Co-location

The wireless telecommunication equipment includes a new ground-based equipment shelter and a new antenna screening enclosure located on the canopy roof of an existing structure. The Applicant has submitted documentation of good-faith attempts to co-locate with existing facilities in the vicinity without success. If approved, the Applicant may not prevent future telecommunication carriers from further co-locating upon this structure.

#### 2) Section 3.8.13(C)(1) - Setbacks

The new wireless telecommunications equipment does not feature a tower or monopole. The new equipment shelter and antenna screening enclosure meet the setback requirements established in Articles 3 and 4 of the <u>Land Use Code</u>.

#### 3) Section 3.8.13(C)(3) – Wireless Telecommunication Equipment

The proposed wireless equipment is of the same color, material and texture of the building to which it will be mounted. The height of the antennas is less than 15 feet over the height of the building and located as far from the edge of the canopy roof as possible. The roof-mounted antennas are screened with the use of a square screening enclosure designed to match the existing building.

#### 4) Section 3.8.13(4) - Landscaping

The new equipment shelter and antenna screening enclosure will utilize mature, existing conifer trees located to the north, south and west as screening. Existing

driveways and the location of utilities prevented additional landscape opportunities.

5) Section 3.8.13(8) - Color

All roof equipment will be painted to match the color of the existing building. The equipment shelter and antenna screening enclosure will match the color and textures of the existing building.

6) Section 3.8.13(9) – Lighting

One light is proposed on the new equipment shelter and will comply with the requirements of a high pressure sodium light source that is down-directional with sharp cut-off luminaries.

7) Section 3.8.13(10) – Interference

The proposed wireless telecommunications equipment will not interfere with other types of electronics or wireless providers. If there are problems, the Applicant will be responsible for repairing the equipment.

8) Section 3.8.13(11) - Access Roadways

The property takes access from a driveway off Raintree Drive serving the building loading dock. The driveway is capable of meeting the needs of response equipment for Poudre Fire Authority.

9) Section 3.8.13(12) - Foothills and Hogbacks

This proposal is not in or near the foothills.

10) Section 3.8.13(13) - Airports and Flight Paths

The proposal is not located near an airport or within a flight path.

11) Section 3.8.13(14) - Historic Sites and Structures

The proposed wireless telecommunications equipment is not located on a historic structure, nor is the site located within a historic district.

12) Section 3.8.13(15) - Stealth Technology

The wireless antennas will be hidden inside an antenna screening enclosure that will mimic the scale, shape, color and texture of the existing building.

#### 4. Compliance with Applicable Article 2, Administration Standards:

The Verizon Wireless at 2555 S. Shields Street, Project Development Plan/Final Plan complies with the applicable requirements of the <u>Land Use Code</u>, including the procedural requirements located in Division 2.2 – *Common Development Review Procedures for Development Applications;* Division 2.4 – *Project Development Plan*, and Division 2.5 – *Final Plan*.

#### 5. Neighborhood Meeting:

The <u>Land Use Code</u> does not require a neighborhood meeting for Administrative (Type 1) Project Development Plans and no neighborhood meeting was conducted.

#### 6. Findings of Fact / Conclusion:

In reviewing and evaluating this Project Development Plan/Final Plan, Staff makes the following findings of fact and conclusions:

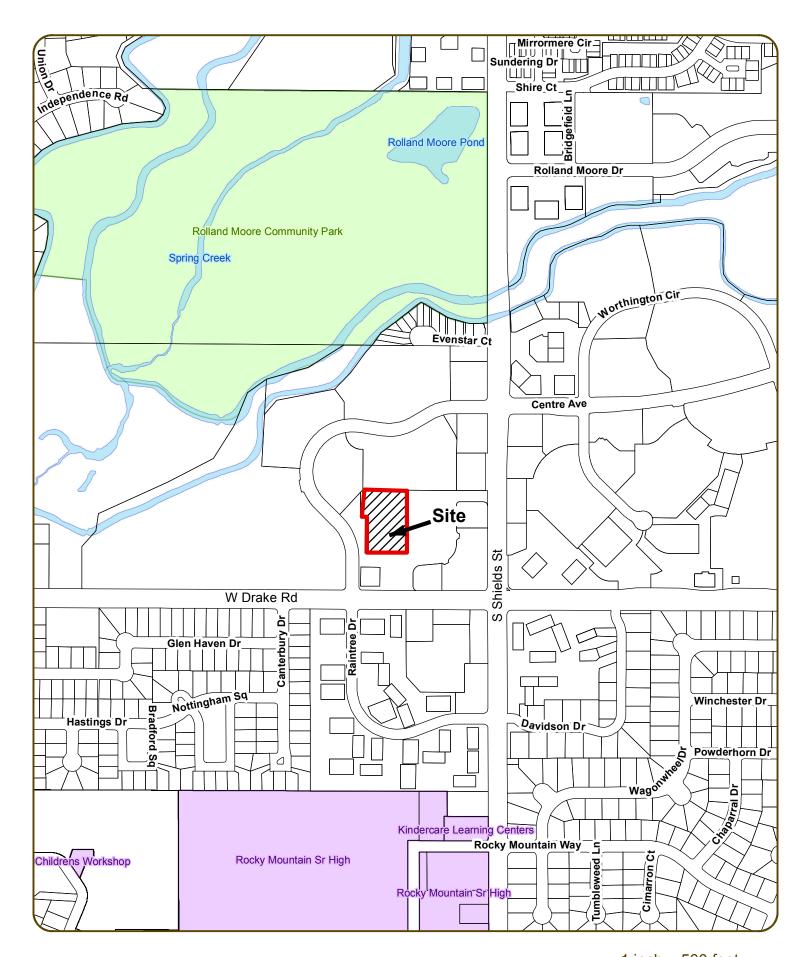
- 1. The Project Development Plan/Final Plan complies with all applicable administrative standards contained within Article 2 of the Land Use Code.
- 2. The Project Development Plan/Final Plan complies with all applicable General Development Standards contained in Article 3 of the <u>Land Use Code</u>.
- 3. The Project Development Plan/Final Plan complies with all applicable N-C, Neighborhood Commercial District Standards contained in Section 4.23 of the Land Use Code.

#### **RECOMMENDATION:**

Staff recommends approval of the Verizon Wireless at 2555 S. Shields Street Project Development Plan/Final Plan, FDP#130001.

#### ATTACHMENTS:

- Attachment 1 Vicinity Map
- Attachment 2 Project Plan Set
- Attachment 3 Photo Simulations
- Attachment 4 Hearing Notification Letter
- Attachment 5 Hearing Notice in Coloradoan



Verizon Wireless at 2555 S. Shields Street

1 inch = 500 feet

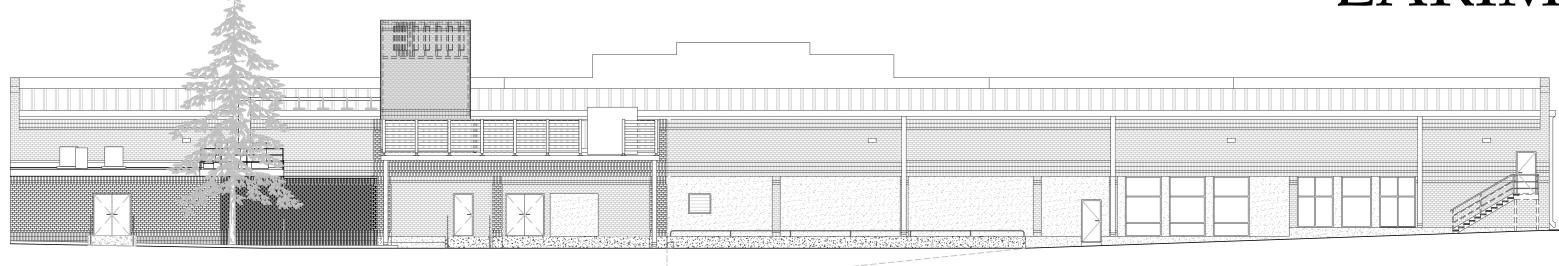


# OWNERSHIP CERTIFICATION: KNOW ALL MEN BY THESE PRESENTS RAINTREE INVESTMENTS INC. AND/OR ASSIGNS BEING OF THE LAWFUL RECORD OWNERS OF THE PROPERTY SHOWN ON THIS DEVELOPMENT PLAN. EXCEPT ANY EXISTING PUBLIC STREETS, ROADS OR HIGHWAYS, DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID PLAN AND IN THE CONDITIONS OF APPROVAL BY THE CITY OF FORT COLLINS, DATED\_\_\_\_\_ AND THAT I/WE CONSENT TO THE RECORD OF ANY INFORMATION PERTAINING THERETO. OWNER(S): RAINTREE INVESTMENTS INC. STATE OF COLORADO ) COUNTY OF LARIMER ) THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS\_\_\_ WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES NOTARY PUBLIC. APPROVED BY COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES OF THE CITY OF FORT COLLINS, COLORADO ON THIS\_\_\_\_\_ DAY OF\_\_\_\_\_ CO-LOCATION NOTE: "NO WIRELESS TELECOMMUNICATION FACILITY OR EQUIPMENT OWNER OR LESSEE OR EMPLOYEE THEREOF SHALL ACT TO EXCLUDE OR ATTEMPT TO EXCLUDE ANY OTHER WIRELESS TELECOMMUNICATION PROVIDER FROM USING THE SAME BUILDING, STRUCTURE OR LOCATION.'

# Verizonwireless

FTC WOLF PUP (ALT.4)

PUBLIC RECORD PARCEL NO. 97224-15-002 PROJECT NUMBER: 2005123639 2555 SOUTH SHIELDS STREET FORT COLLINS, COLORADO 80526 LARIMER COUNTY



# FITNESS CENTER/COMMUNICATION SITE ROOF TOP

SHEET	TITLE	REV.
T1	TITLE SHEET	6
SP1	SPECIFICATION & PHOTO SHEET	6
LS1	SITE SURVEY	5
LS2	SITE SURVEY	5
Z1	SITE PLAN	6
Z2	VERIZON WIRELESS SITE PLANS & DEMO PLAN	6
Z3	EQUIPMENT LAYOUT PLANS	6
Z4	ELEVATIONS	6
Z5	TOWER FRAME & TOWER BASE DETAILS	6
Z6	TOWER SECTIONS AND DETAILS	6

SHEET INDEX

PROJECT INDEX: **GENERAL PROJECT NOTES:** <u> APPLICANT/CLIENT</u> verizon wireless AFFECTING THE PROPOSED PROJECT. CONSTRUCTION DEPARTMENT 3131 VAUGHN WAY, SUITE 550 AURORA, COLORADO 80014 CONTACT: DAN BERNATOW COMMENCEMENT OF ANY WORK. PHONE: 303-489-7836 FAX: 303-873-2684 ENGINEERS/DESIGNERS: REPRESENTATIVE. TOWERCOM TECHNOLOGIES LLC 10278 RUSTIC REDWOOD LANE RECOMMENDATIONS, UNLESS INDICATED OTHERWISE. HIGHLANDS RANCH, COLORADO 80126 CONTACT: STEVEN J. HAAG PHONE: 303-683-3194 CALVADA SURVEYING, INC. ADJUSTING THE BID ACCORDINGLY. 6551 S. REVERE PARKWAY, SUITE 165 CENTENNIAL, CO 80111 WORK UNDER THE CONTRACT. CONTACT: JESSE LUGO PHONE: 720-488-1303 CLOSSER CONSULTING WIRELESS REPRESENTATIVE. 1917 LOWELL BOULEVARD DENVER, CO 80204 THE CONTRACTOR IS RESPONSIBLE FOR RED-LINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS-BUILT CONDITION OF THE SITE. FOLLOW CONTACT: KELLY HARRISON THE FINAL INSPECTION BY VERIZON WIRELESS, THE CONTRACTOR SHALL PHONE: 303-748-0599

INSTALLATIONS.

HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS 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 ALL FIELD MODIFICATIONS BEFORE, DURING, OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY A VERIZON WIRELESS INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S NOTIFY VERIZON WIRELESS, IN WRITING, OF ANY MAJOR DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DES INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM A VERIZON WIRELESS REPRESENTATIVE AND CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHE THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT M OCCUR DURING THE CONSTRUCTION TO THE SATISFACTION OF A VERIZON

			LARIMER COUNTY		
•	ALL FIELD MODIFICATIONS BEFORE, DURING, OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY A VERIZON WIRELESS REPRESENTATIVE.		281 NORTH COLLEGE AVE FORT COLLINS, COLORADO		
	INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, UNLESS INDICATED OTHERWISE.		CONTACT: COURTNEY LEVIN PHONE: (970) 221-6750		
	NOTIFY VERIZON WIRELESS, IN WRITING, OF ANY MAJOR DISCREPANCIES		97224-15-002		
	REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN	OCCUPANCY CLASSIFICATION:	U — UTILITY & MISC.		
	INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING	TYPE OF CONSTRUCTION:	TYPE II-B		
	CLARIFICATIONS FROM A VERIZON WIRELESS REPRESENTATIVE AND ADJUSTING THE BID ACCORDINGLY.	ITEM:	REQUIRED/ALLOWED:	PROVIDED:	COMPLIAN
		FIRE SPRINKLERS:	NO	NO	YES
•	CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE	FIRE ALARM:	NO	YES, ALARMED BACK TO MARKET SWITCH FACILITY	YES
	WORK UNDER THE CONTRACT.	BUILDING HEIGHT:	UP TO 55'	12'	YES
	CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY	BUILDING STORIES:	2	1	YES
	OCCUR DURING THE CONSTRUCTION TO THE SATISFACTION OF A VERIZON	BUILDING AREA:	UP TO 8,500 SQ. FT.	337 SQ. FT.	YES
	WIRELESS REPRESENTATIVE.	OCCUPANT LOAD:	N/A	UNOCCUPIED	YES
	THE CONTRACTOR IS RESPONSIBLE FOR RED-LINING THE CONSTRUCTION	NUMBER OF EXITS:	1	1	YES
	PLANS TO ILLUSTRATE THE AS-BUILT CONDITION OF THE SITE. FOLLOWING THE FINAL INSPECTION BY VERIZON WIRELESS, THE CONTRACTOR SHALL	FIRE RESISTANCE OF EXTERIOR WALLS:	1 HOUR	1 HOUR	YES
	PROVIDE VERIZON WIRELESS WITH ONE COPY OF ALL RED-LINED DRAWINGS.	FIRE RESISTANCE RATING OF BUILDING ELEMENTS:	1 HOUR	1 HOUR	YES
	VERIFY ALL FINAL EQUIPMENT WITH A VERIZON WIRELESS REPRESENTATIVE.	PROTECTION OF OPENINGS:	N/A	N/A	YES
	ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY VERIZON WIRELESS. THE	NON-SEPARATED OR SEPARATED USES	N/A	N/A	YES
	CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK	ROOF COVERING MATERIAL:	CLASS B	CLASS B	YES
	WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID	PLUMBING FIXTURES:	NONE	UNOCCUPIED, NO PLUMBING	YES
	INTALI ATIONS				

RAINTREE INVESTMENTS, LLC

CONTACT: MITCH MORGAN

PHONE: (970) 484-2090

CITY OF FORT COLLINS

760 WHALERS WAY, UNIT A200

FORT COLLINS, COLORADO 80525

PROJECT INFORMATION:

JURISDICTION:

DIATION 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. **PROJECT DESCRIPTION:** | ZONING - NC (NEIGHBORHOOD COMMERCIAL) EXISTING BUILDING • 34'-3" HIGH COMMERCIAL BUILDING INSTALLATION • ONE (1) 14'x28'x12'-6± HIGH SITE BUILT SHELTER • ONE (1) ROOF TOP ANTENNA SCREEN • FIFTEEN (15) PANEL ANTENNAS BEHIND ANTENNA SCREEN RELOCATE (1) STORAGE ROOM DOUBLE DOOR ABBREVIATED LEGAL DESCRIPTION: UTLOT B, RAINTREE COMMERCIAL PUD, PHASE I, CITY OF FORT COLLINS COUNTY OF LARIMER, STATE OF COLORADO. DRIVING DIRECTIONS: |LATITUDE: |40°33'14.19" FROM VERIZON WIRELESS OFFICE: FROM THE VZW OFFICES TRAVEL NORTH ON I-225 NORTH 8.1 MILES. MERGE ONTO 1-70 WEST, TRAVEL 4.0 MILES. MERGE ONTO I-270 WEST, TRAVEL 5.8 MILES. MERGE ONTO I-25 NORTH, TRAVEL 48.2 MILES, TAKE EXIT 265 FOR HARMONY RD

AND TURN LEFT ONTO EAST HARMONY RD. TRAVEL 4.5 MILES.

DR. COMMERCIAL ON YOUR RIGHT.

TURN RIGHT AT SOUTH COLLEGE AVE, TRAVEL 2.0 MILES. TURN LEFT AT WEST DRAKE RD AND TRAVEL 1.1 MILES TO RAINTREE

FCC COMPLIANCE:



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BUILDING CODE SUMMARY:

X 2009 INTERNATIONAL BUILDING CODE (IBC)

X 2009 INTERNATIONAL MECHANICAL CODE

X 2009 INTERNATIONAL FIRE CODE (IFC)

FOR ADDITIONAL CODE REQUIREMENTS.

X 2011 NATIONAL ELECTRICAL CODE (NEC)

X 2009 INTERNATIONAL FUEL GAS CODE (IFGC)

X 2009 INTERNATIONAL RESIDENTIAL CODE (IRC)

X 2009 UNIFORM PLUMBING CODE (W/O CHAP. 13) (UPC).

X 2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

REFER TO BUILDING PERMIT DOCUMENTS AND ALL CONSTRUCTION DOCUME

APPROVED

**APPROVED** 

By Dan Bernatow 1:07 pm, 10.26.2011

By David Born 1:45 pm, 07.18.2012

USED Code Year / Type: (ORDINANCE)

FTC WOLF PUP (ALT.4) FITNESS CENTER/COMMUNICATION SITE ROOF TOP

ROJECT ADDRESS: 2555 SOUTH SHIELDS STREET FORT COLLINS, COLORADO 80526 LARIMER COUNTY

TITLE SHEET

REV		DESCRIPTION		[	DATE	BY	CHK
2	REVISION PER	OWNER COMMENT	S	09/	24/12	SJH	JDE
3	REVISION UTIL	TY COORDINATION		11/	13/12	SJH	JDE
4	CITY OF FORT	COLLINS COMMEN	NTS	12/	19/12	SJH	JDE
5	CITY OF FORT COLLINS COMMENTS		02/	15/13	SJH	JDE	
6	STRUCTURAL S	SCREEN DESIGN R	EVISIONS 05/14/1		14/13	ADR	SJF
SAVE DATE:		SHEET NUME	BER:		T 1		
5/14/2013 5:39 PM				-			

#### GENERAL PROJECT NOTES:

- 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. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS
- AT THE SITE PRIOR TO ORDERING ANY MATERIALS OR CONDUCTING ANY WORK. EXCESS SOIL MATERIAL AND DEBRIS CAUSED BY THIS CONSTRUCTION SHALL BE
- REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER. CONTRACTOR SHALL MAKE ADJUSTMENTS TO GRADING ELEVATIONS AS NECESSARY TO
- ENSURE A SITE FREE OF DRAINAGE PROBLEMS. 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
- SURVEY INFORMATION SHOWN WAS CREATED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY.
- 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.
- · |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:

- 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 EXPENSIVE 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

- ONTRACTOR TO INSTALL ANTENNAS, MOUNTS AND TOWER HARDWARE PER MANUFACTURER'S RECOMMENDATIONS (OR AS REQUIRED BY THE OWNER/PROVIDER). ALL BOLTS SHALL BE TIGHTENED PER AISC REQUIREMENTS (SEE STEEL NOTES
- 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.
- ANTENNA MOUNTS SHALL NOT BE USED AS A CLIMBING DEVICE. WORKERS SHALL ALWAYS TIE OFF TO AN APPROVED CLIMBING POINT.
- ALSO GENERAL ANTENNA NOTES ON SHEET RF1 (IF APPLICABLE).

#### NTERIOR SAFETY BOARD SPECIFICATIONS:

CONTRACTOR TO INSTALL A  $4'-0"x4'-0"x^3\!\!\!/4"$  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

#### STRUCTURAL DESIGN CRITERIA:

- ALL LOADS DERIVED FROM REQUIREMENTS OF INTERNATIONAL BUILDING CODE 2009, ASCE 7-05, "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" & ANSI | TIA-222-G "STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND HANTENNAS".
- UILDING STRUCTURES:
- | WIND LOADS: IBC 2009 \$1609 & ASCE 7-05 \$6.4 (SIMPLIFIED METHOD) V3S = 90 MPH
- OCCUPANCY CAT. = II; EXPOSURE CAT. = C; IMPORTANCE FACTOR = 1.0 SEISMIC LOADS: IBC 2009 §1613 & ASCE 7-05 §12.14 (SIMPLIFIED METHOD) OCCUPANCY CAT. = II; SITE CLASS = D
  - $V = \underline{F(S_{DS})W}$
  - SDS = (2/3) SMSR = 1.5 (ORDINARY PLAIN CONCRETE SHEARWALLS),

F = 1.0 (SINGLE-STORY), 1.1 (TWO STORY), 1.2 (THREE STORY)

6.5 (LIGHT-FRAMED WALLS W/ WOOD STRUCTURAL PANELS), 4.0 (ORDINARY REINFORCED CONCRETE SHEARWALLS)

#### OMMUNICATIONS STRUCTURES:

- | WIND LOADS: IBC 2009 §1609, ASCE 7-05 §6.5.15 & ANSI TIA-222-G V = 90 MPH (3-SEC. GUST)
- V = 50 MPH (O" RADIAL ICE)STRUCTURE CLASS. = II; EXPOSURE CAT. = C; IMPORTANCE FACTOR = 1.0 SEISMIC LOADS\*: IBC 2009 \$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 = Sds(W)I (EQUIVALENT LATERAL FORCE PROCEDURE (METHOD 1))
- $V = \sum Saz(Wz)I$  (Equivalent modal analysis procedure (method 2))

#### STEEL NOTES:

- 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)
  - ASTM A992, (50 KSI) W-SHAPES CHANNELS. ANGLES & PLATES ASTM A36
- 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.
- 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
- ALL DETAILING, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO AISC SPECS AND CODES, LATEST EDITION.
- 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. TORCH-CUTTING OF ANY KIND SHALL NOT BE PERMITTED.
- 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.

#### <u>REINFORCING STEEL NOTES:</u>

- 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" (± 3/4") OF CONCRETE COVER, U.N.O
- ALL BAR BENDS, HOOKS, SPLICES AND OTHER REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ACI 315.
- SPLICES OF DEFORMED BARS IN TENSION ZONES SHALL BE CLASS-B SPLICES. WELDING OF BARS IS NOT PERMITTED
- AT ALL CORNERS AND WALL INTERSECTIONS, PROVIDE BENT HORIZONTAL BARS TO MATCH THE HORIZONTAL REINFORCING STEEL PROVIDE VERTICAL DOWELS IN FOOTINGS AND AT CONSTRUCTION JOINTS TO MATCH
- VERTICAL REINFORCING BAR SIZE AND SPACING. 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
- 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.

#### CONCRETE NOTES:

- 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. ALL AGGREGATE USED IN CONCRETE SHALL CONFORM TO ASTM C33. USE ONLY AGGREGATES KNOWN NOT TO CAUSE EXCESSIVE SHRINKAGE. MAXIMUM AGGREGATE SIZE TO BE 11/2"
- F MAXIMUM SLUMP: 3" (FOUNDATION, FOOTING, SLAB), 4" (WALL, COLUMN, BEAM) 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: ± 1/4" VERTICAL, ± 1" HORIZONTAL. CHAMFER ALL EXPOSED CORNERS AND FILLET ENTRANT ANGLES 34" 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.
- A MINIMUM OF ONE (1) SET OF CONCRETE CYLINDERS SHALL BE TAKEN (IF REQUIRE 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 CYLINDÈRS SHALL BE TAKEN, PREPARED AND TESTED BY A TESTING LAB IN ACCORDANCE WITH ASTM C172, C31 AND C39.

#### CONCRETE MASONRY UNIT NOTES:

- ONCRETE MASONRY UNITS (CMU) PER ASTM C90
- A MINIMUM COMPRESSIVE STRENGTH (f'm) OF 1900 PSI.
- B NOMINAL (ACTUAL) FACE DIMENSIONS, 8"Wx8"Hx16"L (7%"x7%"x15%"). PROVIDE SPECIAL SHAPES AS REQUIRED AT CORNERS, JAMBS, & BOND BEAMS. C TYPE I, MOISTURE CONTROLLED, NORMAL-WEIGHT UNITS.
- MORTAR PER ASTM C270 A EXTERIOR WALLS ABOVE GRADE: TYPE S, 1/4 TO 1/2 PART HYDRATED LIME
- TO 1 PART PORTLAND CEMENT BY VOLUME. B EXTERIOR WALLS AT OR BELOW GRADE: TYPE M, 1/4 PART HYDRATED LIME TO 1 PART PORTLAND CEMENT BY VOLUME
- C PORTLAND CEMENT: ASTM C150, TYPE I OR II. D HYDRATED LIME: ASTM C207, TYPE S.
- GROUT PER ASTM C476 ALL REINFORCEMENT SHALL BE PLACED PRIOR TO GROUTING. VERTICAL BARS SHALL BE HELD IN POSITION AT THEIR TOP AND BOTTOM AND AT INTERVALS OF NOT MORE THAN 200 BAR DIAMETERS. NO "STABBING-IN" OF REINFORCEMENT IS PERMITTED
- GROUT SOLID ALL BOND BEAMS. RUN REINFORCING AROUND ALL CORNERS WITH APPROPRIATE SPLICES.
- LAYING CMU WALLS: A BOND PATTERN: ONE—HALF RUNNING BOND.
- B LAY WALLS WITH 3/4" CONCAVE-TOOLED JOINTS VERTICAL REINFORCEMENT:
- (1) #5 @ 32" O.C. FULL HEIGHT AT ALL WALLS. (2) #5 @ EACH END OF WALL & EACH SIDE OF OPENING,
- HORIZONTAL REINFORCEMENT:
  - (1) #5 @ 48" O.C. MINIMUM. (1) #5 @ TOP AND BOTTOM OF EACH WALL & OPENING.
  - PROVIDE (1) #5 HORIZONTAL CORNER/INTERSECTION BAR AT ALL BOND BEAM LEVELS W/ 48 BAR DIAMETER DEVELOPMENT ON EACH END.

#### FOUNDATION NOTES:

- ? SHALL READ THE GEOTECHNICAL REPORT (IE AVAILABLE) AND SHALL CONSULT THE GEOTECHNICAL ENGINEER AS NECESSARY PRIOR TO CONSTRUCTION. THE GEOTECHNICAL ENGINEER (OR INSPECTOR) SHALL INSPECT THE EXCAVATION PRIOR TO THE PLACEMENT OF CONCRÈTE AND SHALL PROVIDE A NOTICE OF INSPECTION FOR THE BUILDING INSPECTOR FOR REVIEW AND RECORDS PURPOSES
- THE CONTRACTOR SHALL DETERMINE THE MEANS AND METHODS NECESSARY TO SUPPORT THE EXCAVATION DURING CONSTRUCTION. REBAR AT BOTTOM OF FOUNDATIONS SHALL BE BONDED TO SITE GROUNDING SYSTEM
- (WHEN APPLICABLE). SEE ADDITIONAL DETAILS ON GROUNDING SITE PLAN. 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". 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)

#### LEGEND OF SYMBOLS: EQUIPMENT OR REFERENCE LETTER FIXTURE NUMBER OR NUMBER $\stackrel{ imes}{\sim}$ SECTION OR DETAIL --- KEYED NOTE /SCALE: F.L. 1631.00 SPOT ELEVATION > SHEET WHERE DRAWN SHEET WHERE TAKEN - SECTION LETTER - SHEET WHERE DRAWN > SHEET WHERE TAKEN DETAIL NUMBER EXISTING CONTOUR – SHEET WHERE DRAWN SHEET WHERE TAKEN ø ROUND/DIAMETER © CENTERLINE

#### COLD-FORMED STEEL FRAMING NOTES:

- STRUCTURAL CHARACTERISTICS OF COLD-FORMED METAL FRAMING CALCULATED ACCORDING TO AISI'S "COLD-FORMED STEEL DESIGN MANUAL".
- PUNCHED WEB; 1%" FACE, 3/2" RETURN, GAUGE AND DEPTH PER DRAWINGS.
- -. |TRACKS SHALL BE FORMED STEEL, CHANNEL SHAPED, SAME WIDTH AND GAUGE AS
- INSTALL COLD FORMED STEEL FRAMING AND ACCESSORIES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- OR WELDING AS NOTED IN THE CONSTRUCTION DOCUMENTS, U.N.O. VENEER TO BE ANCHORED TO STUD WALLS WITH "DUR-O-WALL" D/4 431 SEISMIC

STEALTH CONCEALMENT SOLUTIONS

6549 FAIN BLVD. N. CHARLESTON, SC 29406 800-755-0689

WWW.STEALTHSITE.COM

TEXAS SALES REP: CHRIS HILLS (817-905-4377)

THIN-BRICK PANEL SYSTEM:

1/2" thick brick, mortared on scratch coat on metal lath system over ply sheathing.

BRICK-IT 17 CENTRAL AVE. HAUPPAUGE, NY 11788 631-244-3993

WWW.BRICKIT.COM

D.F.-LARCH STUD |ROOF PLY:  $\frac{7}{6}$ " OSB/PLY, 32/16 APA SPAN RATING, UNBLOCKED W/ (2) H-CLIPS @ P OF WALL CONTROL OR DATUM POINT UNBLOCKED EDGES, U.N.O ROOF NAILING: 8d @ 6" O.C. SUPPORTED EDGES, 12" O.C. FIELD NAILING. ------ PROPERTY LINE 4. |WALL PLY: 7/6" OSB/PLY, ONE SIDE, BLOCKED, U.N.O. SEE ALSO SHEARWALL SCHED. |WALL NAILING: 8d @ 6" O.C. SUPPORTED EDGES, 12" O.C. FIELD NAILING. . ALL PLY NAILING TO BE %" FROM EDGE OF PANEL. PANELS TO BE SEPARATED %". ALL NAILS TO BE COMMON NAILS, CONFORMING TO IBC \$2303.6 & MEETING MINIMUM REQUIREMENTS OF FASTENING SCHEDULE (IBC TABLE 2304.9.1). | SILL PLATES SHALL BE NATURALLY—PRESERVATIVE OR PRESSURE—TREATED WOOD W/ |½"øx9" EMBED ANCHOR BOLTS @ 1'-4" O.C. & AT EACH END OF WALL NEW CONTOUR WALL DOUBLE TOP PLATES SHALL BE SAME DIMENSION AS WALL STUDS AND SHALL OVERLAP @ CORNERS AND INTERSECTIONS WITH A MINIMUM OFFSET OF 48" W/ (8) 160 FACE NAILS EACH SIDE OF JOINT, U.N.O. d PENNY ~ APPROXIMATELY  $^{
m D_{*}}$ |all headers in exterior walls shall be framed-in using a minimum of (1) 2imes1 KING STUD AND (1) 2x CRIPPLE STUD AT EACH END OF HEADER. SOLID BLOCKING SHALL BE PROVIDED BENEATH ALL LOAD-BEARING ELEMENTS (BEAMS, HEADERS, GIRDERS, ETC.) TO ENSURE A CONTINUOUS LOAD PATH TO FOUNDATION. 12. GLU-LAM BEAMS SHALL CONFORM TO THE 2005 NDS. THE DESIGN, INSTALLATION AND CONSTRUCTION OF COLD—FORMED STEEL SHALL MEET THE REQUIREMENTS OF IBC §2209, §2210 AND §2211 SIMPLE SPAN - 24F-V4 DF/DF Fb+=2,400 PSI, Fb-=1,850 PSI, Fv=265 PSI, E=1,800 KSICONTINUOUS SPAN - 24F-V8 DF/DF (1.8E) Fb+=2,400 PSI, Fb-=2,400 PSI, Fv=265 PSI, E=1,800 KSI STUDS SHALL COMPLY WITH ASTM 995, FORMED TO CHANNEL SHAPE, SOLID OR ENGINEERED LUMBER SHALL CONFORM TO 2005 NDS & ILEVEL (TJI) SPECIFICATIONS. FASTEN MULTIPLE PLIES TOGETHER WITH (2) ROWS OF 16d NAILS @ 12" O.C. PSL (PARALLAM) STUDS, TIGHT FIT, SOLID WEB Fb=2,900 PSI, Fv=290 PSI, E=2,000 KSI LVL (MICROLLAM) Fb=2,600 PSI, Fv=285 PSI, E=1,900 KSI FASTENING OF COLD FORMED STEEL FRAMING SHALL BE WITH SELF-TAPPING SCREWS LSL (TIMBERSTAND) Fb=2,325 PSI, Fv=310 PSI, E=1,550 KSI STRAP ANCHORS AT 16" O.C. EACH WAY WITH #10 SCREWS. MANUFACTURER INFORMATION: FIBERGLASS REINFORCED POLYMER (FRP) PANELS: StealthSkin V (SSV) Concealment Panels w/ custom matched brick texture to match thin—brick and existing church brick.

WOOD FRAMING NOTES:

JOISTS, RAFTERS

SILLS, PLATES

SPECIES TYPE AND GRADE IS PROVIDED FOR REFERENCE; ALTERNATE SPECIES MAY BE

900

1,000

1,200

900

900

180

180

170

180

180

1,600

1,700

1,600

1,600

1,400

SUBSTITUTED PROVIDED MINIMUM PROPERTIES ARE MAINTAINED:

POSTS, BEAMS (4" THK.) D.F.-LARCH #1

POSTS, BEAMS (6" THK.) D.F.-LARCH #1

<u>SPECIES & GRADE</u>

D.F.-LARCH #2 P.T.

D.F.-LARCH #2

NEW VERIZON WIRELESS NTENNA SCREEN LOCATION

VIEW OF THE NEW VERIZON WIRELESS LEASE AREA (LOOKING EAST)



VIEW OF THE NEW VERIZON WIRELESS LEASE AREA (LOOKING NORTHEAST)



VIEW OF THE NEW VERIZON WIRELESS LEASE AREA (LOOKING NORTH)

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**Verizon**wireless 3131 SOUTH VAUGHN WAY, SUITE 550

AURORA, COLORADO 80018



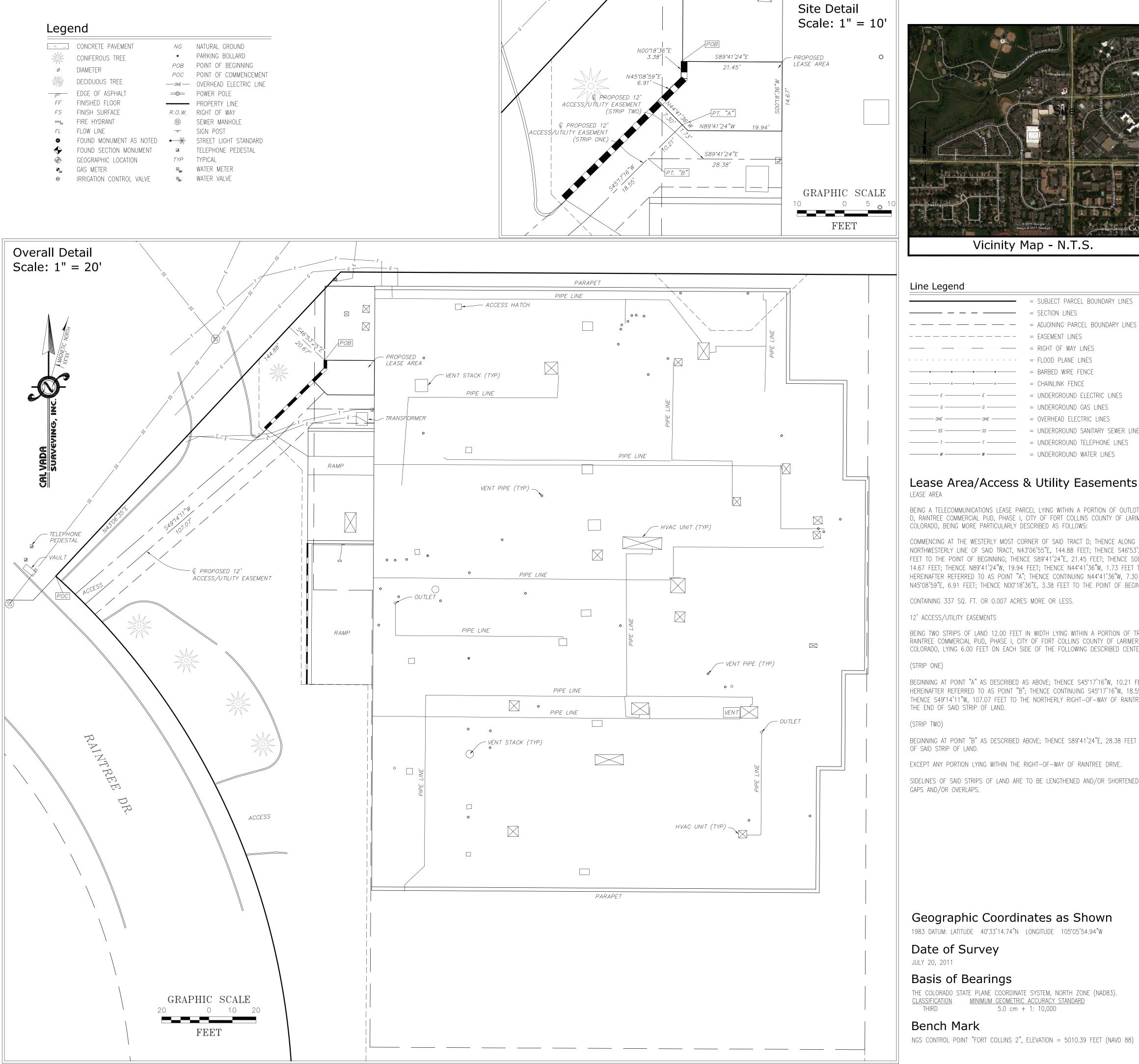
NEW MEXICO / IDAHO / TEXAS / NEVADA / COLORADO FTC WOLF PUP (ALT.4) FITNESS CENTER/COMMUNICATION SITE

ROOF TOP ROJECT ADDRESS: 2555 SOUTH SHIELDS STREET

FORT COLLINS, COLORADO 80526 LARIMER COUNTY

SPECIFICATION & PHOTO SHEET

REV		DESCRIPTION		[	DATE	BY	CHK
2	REVISION PER	OWNER COMMENT	S	09/	09/24/12		JDD
3	REVISION UTIL	TY COORDINATION		11/	13/12	SJH	JDD
4	CITY OF FORT	COLLINS COMMEN	VTS	12/19/12		SJH	JDD
5	CITY OF FORT	COLLINS COMMEN	VTS	02/	15/13	SJH	JDD
6	STRUCTURAL SCREEN DESIGN R		EVISIONS	05/	14/13	ADR	SJH
SAVE DATE:			SHEET NUMBER:		ے	, D 4	
5/14/2013 5:39 PM						SP I	





# Line Legend

•		= SUBJECT PARCEL BOUNDARY LINES
	<del> </del>	= SECTION LINES
		= ADJOINING PARCEL BOUNDARY LINES
		= EASEMENT LINES
<u> </u>		= RIGHT OF WAY LINES
		= FLOOD PLANE LINES
**	**	= BARBED WIRE FENCE
xx	xx	= CHAINLINK FENCE
E	E	= UNDERGROUND ELECTRIC LINES
G	<i>G</i>	= UNDERGROUND GAS LINES
OHE	OHE	= OVERHEAD ELECTRIC LINES
	ss	= UNDERGROUND SANITARY SEWER LINES
т	т ———	= UNDERGROUND TELEPHONE LINES
w		= UNDERGROUND WATER LINES

# Lease Area/Access & Utility Easements

BEING A TELECOMMUNICATIONS LEASE PARCEL LYING WITHIN A PORTION OF OUTLOT B AND TRACT D, RAINTREE COMMERCIAL PUD, PHASE I, CITY OF FORT COLLINS COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY MOST CORNER OF SAID TRACT D; THENCE ALONG THE NORTHWESTERLY LINE OF SAID TRACT, N43°06'55"E, 144.88 FEET; THENCE S46°53'25"E, 20.67 FEET TO THE POINT OF BEGINNING; THENCE S89°41'24"E, 21.45 FEET; THENCE S00°18'36"W, N45°08'59"E, 6.91 FEET; THENCE N00°18'36"E, 3.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 337 SQ. FT. OR 0.007 ACRES MORE OR LESS.

12' ACCESS/UTILITY EASEMENTS

BEING TWO STRIPS OF LAND 12.00 FEET IN WIDTH LYING WITHIN A PORTION OF TRACT D, RAINTREE COMMERCIAL PUD, PHASE I, CITY OF FORT COLLINS COUNTY OF LARIMER, STATE OF COLORADO, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINES:

(STRIP ONE)

BEGINNING AT POINT "A" AS DESCRIBED AS ABOVE; THENCE S45°17'16"W, 10.21 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUING S45°17'16"W, 18.55 FEET; THENCE S49°14'11"W, 107.07 FEET TO THE NORTHERLY RIGHT-OF-WAY OF RAINTREE DRIVE AND THE END OF SAID STRIP OF LAND.

(STRIP TWO)

BEGINNING AT POINT "B" AS DESCRIBED ABOVE; THENCE S89°41'24"E, 28.38 FEET TO THE END OF SAID STRIP OF LAND.

EXCEPT ANY PORTION LYING WITHIN THE RIGHT-OF-WAY OF RAINTREE DRIVE.

5.0 cm + 1: 10,000

SIDELINES OF SAID STRIPS OF LAND ARE TO BE LENGTHENED AND/OR SHORTENED TO PREVENT GAPS AND/OR OVERLAPS.

# Title Report-2

PREPARED BY: LAND TITLE GUARANTEE COMPANY ORDER NO.: FC25110387\*1 EFFECTIVE DATE: AUGUST 14, 2012

#### Legal Description-2

TRACT D, RAINTREE COMMERCIAL PUD, PHASE I, CITY OF FORT COLLINS COUNTY OF LARIMER, STATE OF COLORADO

# Assessor's Parcel No.

97224-15-002

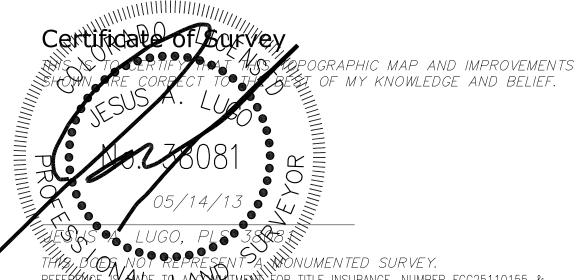
#### Easements-2

- 2 RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED MAY 07, 1892, IN BOOK 86 AT PAGE 284. (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).
- 3 ACCESS RIGHTS AS SET FORTH IN DEED RECORDED MARCH 13, 1967 IN BOOK 1357 AT PAGE 469. (DOES NOT AFFECT SUBJECT PROPERTY).
- 4\ EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT RECORDED JULY 8, 1985 AT RECEPTION NO. 32758 AND NOVEMBER 1, 1985 AT RECEPTION NO. 85056229 AND OCTOBER 12, 1994 AT RECEPTION NO. 94083706. (AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON).
- 5\ TERMS, CONDITIONS AND PROVISIONS OF NOTICE RECORDED OCTOBER 24, 1984 IN BOOK 2295 AT PAGE 318 AND JULY 8, 1985 AT RECEPTION NO. 85032759 AND JULY 18, 1985 AT RECEPTION NO. 85034850 AND AUGUST 23, 1985 AT RECEPTION NO. 85041840 AND MARCH 22, 1989 AT RECEPTION NO. 89012112. (AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON).
- RECEPTION NO. 85032760 AND JULY 18, 1985 AT RECEPTION NO. 85041841 AND AUGUST 23, 1985 AT RECEPTION NO. 85041841 AND MARCH 22, 1989 AT RECEPTION NO. 89012113. (AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM).

6 TERMS, CONDITIONS AND PROVISIONS OF LANDSCAPE COVENANTS RECORDED JULY 08, 1985 AT

- 7 RIGHT OF WAY EASEMENT AS GRANTED TO CITY OF FORT COLLINS IN INSTRUMENT RECORDED APRIL 02, 1985, UNDER RECEPTION NO. 85015150. (DOES NOT AFFECT SUBJECT PROPERTY). 8 RIGHT OF WAY EASEMENT AS GRANTED IN INSTRUMENT RECORDED MARCH 03, 1989, UNDER
- RECEPTION NO. 89009445. (DOES NOT AFFECT SUBJECT PROPERTY).
- 9 TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED AUGUST 18, 1989 AT RECEPTION NO. 89037100. (DOES NOT AFFECT SUBJECT PROPERTY).
- 10 TERMS, CONDITIONS AND PROVISIONS OF PERMIT RECORDED NOVEMBER 29, 1989 AT RECEPTION NO. 89054838. (DOES NOT AFFECT SUBJECT PROPERTY).
- 11 RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED FEBRUARY 05, 1986, UNDER RECEPTION NO. 86006273, AND AS AMENDED IN INSTRUMENT RECORDED MARCH 03, 1989, UNDER RECEPTION NO. 89009443, AND AS AMENDED IN INSTRUMENT RECORDED JULY 25, 1995, UNDER RECEPTION NO. 95043886 AND ASSIGNMENT RECEPTION NO. 86030681 AND CERTIFICATE OF COMPLIANCE RECORDED MARCH 3, 1989 AT RECEPTION NO. 86009442 AND DECEMBER 21, 1994 AT RECEPTION NO. 94100114 AND AGREEMENT RECORDED MARCH 9, 1994 AT RECEPTION NO. 94021275 AND CONFIRMATION RECORDED MAY 1, 1995 AT RECEPTION NO. 95024240 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).
- 12 TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT RECORDED APRIL 23, 1999 AT RECEPTION NO. 99034860. (AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM).
- 14.67 FEET; THENCE N89°41'24"W, 19.94 FEET; THENCE N44°41'36"W, 1.73 FEET TO A POINT 13 DEED OF TRUST DATED APRIL 02, 2012, FROM RSCOWN, LLC, AS TO AN UNDIVIDED 50% INTEREST HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING N44°41'36"W, 7.30 FEET; THENCE AND MORGAN PROPERTY INVESTMENTS, LLC, AS TO AN UNDIVIDED 50% INTEREST TO THE PUBLIC TRUSTEE OF LARIMER COUNTY FOR THE USE OF BANK OF COLORADO TO SECURE THE SUM OF \$4,700,00.00 RECORDED APRIL 02, 2012, UNDER RECEPTION NO. 20120021365.
  - SAID DEED OF TRUST WAS FURTHER SECURED IN ASSIGNMENT OF RENTS RECORDED APRIL 02, 2012, UNDER RECEPTION NO. 20120021366. (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).

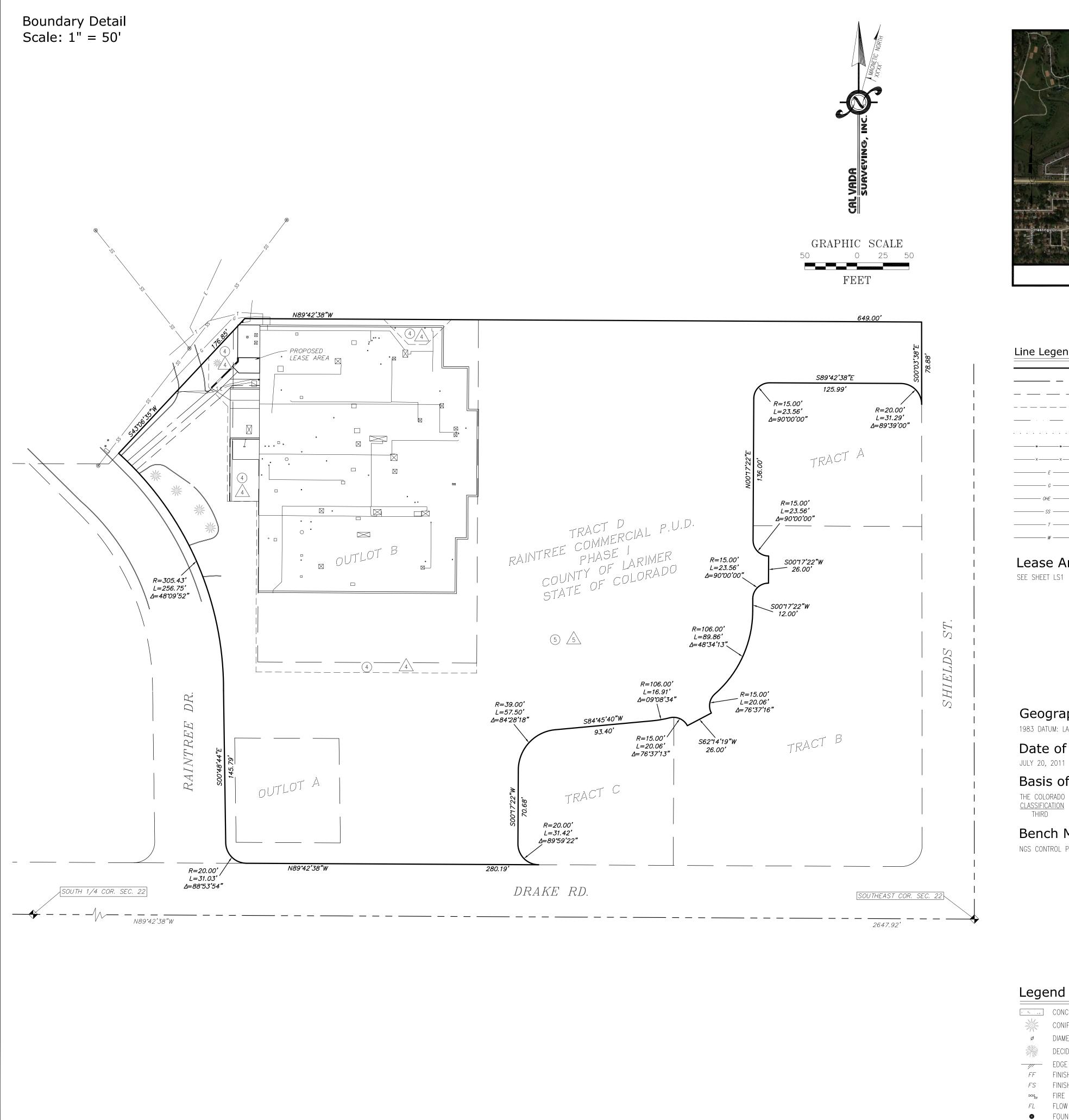
	EVISIONS	
Ц	11/14/12	11/14/12 UPDATED UTILITY EASEMENT
c د	JT	
	9/12/11	ADDED LEASE AREA
_	Τſ	
c	8/20/12	ADDED TOPO
7	ΤΓ	
7	8/27/12	ADDED TITLE REPORT
· ·	Τſ	
	8/30/12	RELOCATED LEASE AREA
4	JT	



DOES NOT REPRESENT A WONUMENTED SURVEY.

ENGE, 19 HADE TO ACCOMPLIANT FOR TITLE INSURANCE, NUMBER FCC25110155 & JULY 27, 2012 & AUDUST 14, 2012. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THE LESSOR'S LEGAL DESCRIPTION AND RECORD BOUNDARY ARE SHOWN HEREON FOR REFERENCE

THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE LESSOR'S PROPERTY.





Vicinity Map - N.T.S.

# Title Report-1

PREPARED BY: LAND TITLE GUARANTEE COMPANY ORDER NO.: FCC25110155 EFFECTIVE DATE: JULY 27, 2012

#### Legal Description-1

OUTLOT B, RAINTREE COMMERCIAL PUD, PHASE I, CITY OF FORT COLLINS COUNTY OF LARIMER, STATE OF COLORADO

# Assessor's Parcel No.

97224-15-002

### Title Report-2

PREPARED BY: LAND TITLE GUARANTEE COMPANY ORDER NO.: FC25110387\*1 EFFECTIVE DATE: AUGUST 14, 2012

# Legal Description-2

TRACT D, RAINTREE COMMERCIAL PUD, PHASE I, CITY OF FORT COLLINS COUNTY OF LARIMER, STATE OF COLORADO

#### Line Legend

		= SUBJECT PARCEL BOUNDARY LINES
		= SECTION LINES
		= ADJOINING PARCEL BOUNDARY LINES
		= EASEMENT LINES
	<del></del> · · <del></del>	= RIGHT OF WAY LINES
		= FLOOD PLANE LINES
**	**	= BARBED WIRE FENCE
xx	xx	= CHAINLINK FENCE
E	<i>E</i>	= UNDERGROUND ELECTRIC LINES
G	<i>G</i>	= UNDERGROUND GAS LINES
OHE	OHE	= OVERHEAD ELECTRIC LINES
SS	SS	= UNDERGROUND SANITARY SEWER LINES
	т	= UNDERGROUND TELEPHONE LINES
w	w	= UNDERGROUND WATER LINES

# Lease Area/Access & Utility Easements

# Geographic Coordinates as Shown

1983 DATUM: LATITUDE 40°33'14.74"N LONGITUDE 105°05'54.94"W

#### Date of Survey

JULY 20, 2011

# Basis of Bearings

THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83). <u>CLASSIFICATION</u> <u>MINIMUM GEOMETRIC ACCURACY STANDARD</u> 5.0 cm + 1: 10,000

#### Bench Mark

NGS CONTROL POINT "FORT COLLINS 2", ELEVATION = 5010.39 FEET (NAVD 88)

# Easements-Title Report 1

- 2 RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED MAY 07, 1892, IN BOOK 86 AT PAGE 284. (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).
- 3 ACCESS RIGHTS AS SET FORTH IN DEED RECORDED MARCH 13, 1967 IN BOOK 1357 AT PAGE 469. (DOES NOT AFFECT SUBJECT PROPERTY).
- 4 EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT RECORDED JULY 8, 1985 AT RECEPTION NO. 32758 AND NOVEMBER 1, 1985 AT RECEPTION NO. 85056229 AND OCTOBER 12, 1994 AT RECEPTION NO. 94083706. (AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON).
- (5) TERMS, CONDITIONS AND PROVISIONS OF NOTICE RECORDED OCTOBER 24, 1984 IN BOOK 2295 AT PAGE 318 AND JULY 8, 1985 AT RECEPTION NO. 85032759 AND JULY 18, 1985 AT RECEPTION NO. 85034850 AND AUGUST 23, 1985 AT RECEPTION NO. 85041840 AND MARCH 22, 1989 AT RECEPTION NO. 89012112. (AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON).
- 6 TERMS, CONDITIONS AND PROVISIONS OF LANDSCAPE COVENANTS RECORDED JULY 08, 1985 AT RECEPTION NO. 85032760 AND JULY 18, 1985 AT RECEPTION NO. 85041841 AND AUGUST 23, 1985 AT RECEPTION NO. 85041841 AND MARCH 22, 1989 AT RECEPTION NO. 89012113. (AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM).
- 7 RIGHT OF WAY EASEMENT AS GRANTED TO CITY OF FORT COLLINS IN INSTRUMENT RECORDED APRIL 02, 1985, UNDER RECEPTION NO. 85015150.
- 8 RIGHT OF WAY EASEMENT AS GRANTED IN INSTRUMENT RECORDED MARCH 03, 1989, UNDER RECEPTION NO. 89009445. (DOES NOT AFFECT SUBJECT PROPERTY).
- 9 TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED AUGUST 18, 1989 AT RECEPTION NO. 89037100. (DOES NOT AFFECT SUBJECT PROPERTY).
- 10 TERMS, CONDITIONS AND PROVISIONS OF PERMIT RECORDED NOVEMBER 29, 1989 AT RECEPTION NO. 89054838. (DOES NOT AFFECT SUBJECT PROPERTY).
- 11 RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED FEBRUARY 05, 1986, UNDER RECEPTION NO. 86006273, AND AS AMENDED IN INSTRUMENT RECORDED MARCH 03, 1989, UNDER RECEPTION NO. 89009443, AND AS AMENDED IN INSTRUMENT RECORDED JULY 25, 1995, UNDER RECEPTION NO. 95043886 AND ASSIGNMENT RECORDED FEBRUARY 5, 1986 AT RECEPTION NO. 86006276 AND RE-RECORDED JUNE 11, 1986 AT RECEPTION NO. 86030681 AND CERTIFICATE OF COMPLIANCE RECORDED MARCH 3, 1989 AT RECEPTION NO. 86009442 AND DECEMBER 21, 1994 AT RECEPTION NO. 94100114 AND AGREEMENT RECORDED MARCH 9, 1994 AT RECEPTION NO. 94021275 AND CONFIRMATION RECORDED MAY 1, 1995 AT RECEPTION NO. 95024240 (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).
- 12 TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT RECORDED APRIL 23, 1999 AT RECEPTION NO. 99034860. (AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM).
- 13 DEED OF TRUST DATED APRIL 02, 2012, FROM RSCOWN, LLC, AS TO AN UNDIVIDED 50% INTEREST AND MORGAN PROPERTY INVESTMENTS, LLC, AS TO AN UNDIVIDED 50% INTEREST TO THE PUBLIC TRUSTEE OF LARIMER COUNTY FOR THE USE OF BANK OF COLORADO TO SECURE THE SUM OF \$4,700,000.00 RECORDED APRIL 02, 2012, UNDER RECEPTION NO. 20120021365.

SAID DEED OF TRUST WAS FURTHER SECURED IN ASSIGNMENT OF RENTS RECORDED APRIL 02, 2012, UNDER RECEPTION NO. 20120021366. (AFFECTS SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM).

4, 4,	CONCRETE PAVEMENT	NG	NATURAL GROUND
\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	CONIFEROUS TREE	•	PARKING BOLLARD
Ø	DIAMETER	POB	POINT OF BEGINNING
911/2		POC	POINT OF COMMENCEMENT
3/1/2	DECIDUOUS TREE	—— ОНЕ ——	OVERHEAD ELECTRIC LINE
	EDGE OF ASPHALT	<b>=</b>	POWER POLE
FF	FINISHED FLOOR		PROPERTY LINE
FS	FINISH SURFACE	R.O.W.	RIGHT OF WAY
ÞØ4 FH	FIRE HYDRANT	SS	SEWER MANHOLE
FL	FLOW LINE	-	SIGN POST
	FOUND MONUMENT AS NOTED	• *	STREET LIGHT STANDARD
<b>◆</b>	FOUND SECTION MONUMENT	<b>₽</b>	TELEPHONE PEDESTAL
4			T. (D. ( D. )

GEOGRAPHIC LOCATION

■<sub>CM</sub> GAS METER

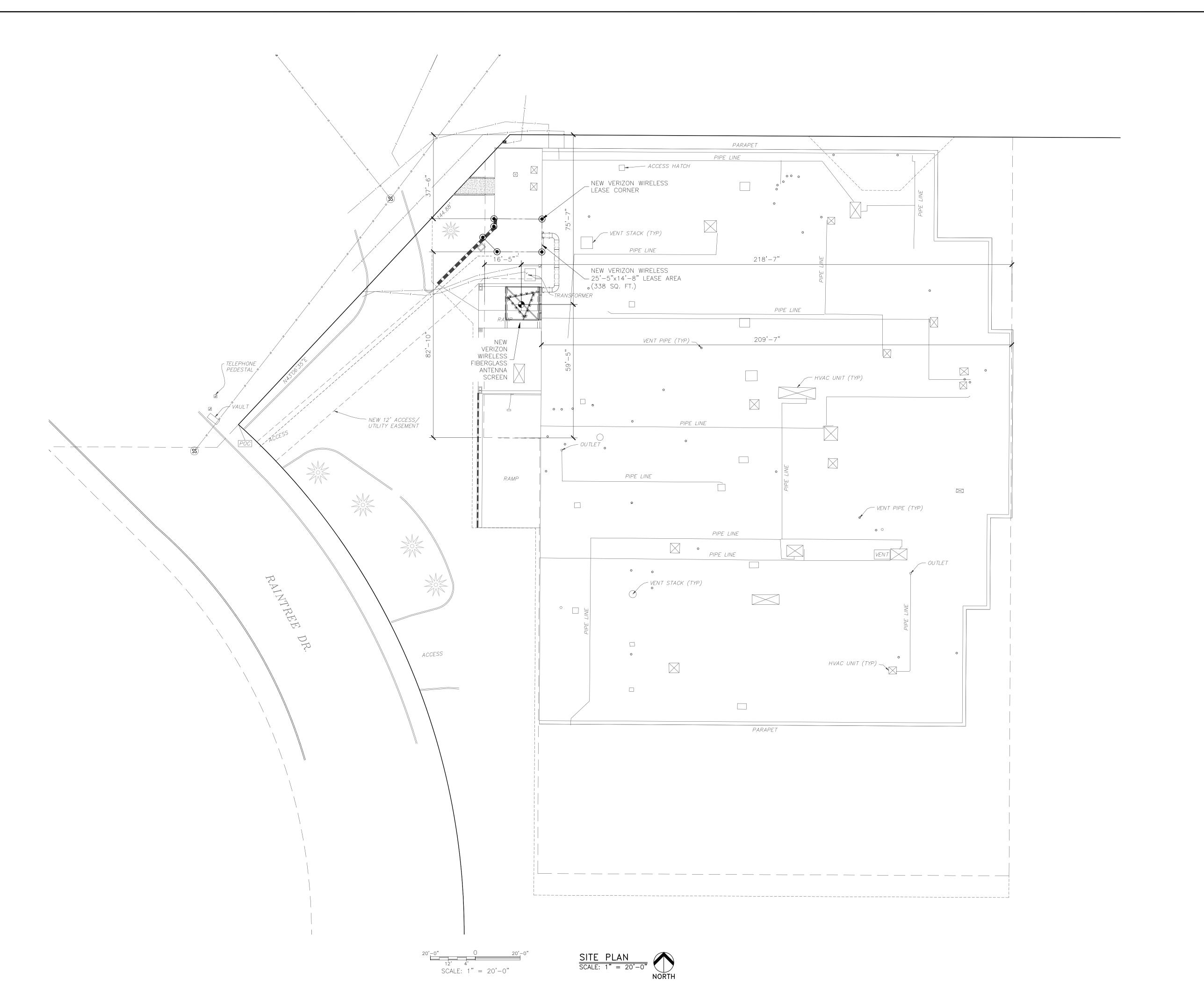
SS SEWER MANHOLE → SIGN POST TELEPHONE PEDESTAL *typ* Typical ■<sub>M</sub> WATER METER

# Easements-Title Report 2

SEE SHEET LS1



2555 S. SHIELD ST.
FORT COLLINS, CO. 80526
COUNTY OF LARIMER
TOPOGRAPHIC
SURVEY



SETBACK TABLE: TOWER CENTER TO LEASE BOUNDARY TO PARENT PROPERTY LINE PARENT PROPERTY LINE 16'-5" 0'-0"SOUTH 59'-5" 82'-10" EAST 218'-7" 209'-7" NORTH 75'-7" 37'-6"

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# Verizonwireless Verizonwireless

3131 SOUTH VAUGHN WAY, SUITE 550 AURORA, COLORADO 80018



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

FTC WOLF PUP (ALT.4) FITNESS CENTER/COMMUNICATION SITE ROOF TOP

PROJECT ADDRESS: 2555 SOUTH SHIELDS STREET

FORT COLLINS, COLORADO 80526 LARIMER COUNTY

SITE PLAN

REV		DESCRIPTION			)ATE	BY	СНІ
2	REVISION PER	OWNER COMMENT	S	09/	24/12	SJH	JD
3	REVISION UTIL	TY COORDINATION		11/	13/12	SJH	JD
4	CITY OF FORT	COLLINS COMMEN	NS .	12/	19/12	SJH	JD
5	CITY OF FORT	COLLINS COMMEN	NS .	02/	15/13	SJH	JD
6	STRUCTURAL S	SCREEN DESIGN R	EVISIONS	05/	14/13	ADR	SJI
S	AVE DATE:		SHEET NUME	BER:		71	
	5/14/201	3 5.39 PM				$\angle$	

