

**CODE COMPLIANCE**

**CITY OF FORT COLLINS, COLORADO CODE COMPLIANCE:**  
 2015 IBC WITH LOCAL AMENDMENTS  
 2015 IMC WITH LOCAL AMENDMENTS  
 2015 IPC WITH LOCAL AMENDMENTS  
 2017 NATIONAL ELECTRICAL CODES

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**PROJECT SUMMARY**

**APPLICANT/TOWER OWNER:**  
 MOBILITIE  
 2220 UNIVERSITY DRIVE  
 NEWPORT BEACH, CA 92660

**TENEANT/CARRIER:**  
 T-MOBILE  
 18400 E 22ND AVENUE  
 AURORA, CO 80011

**APPLICANT AGENT:**  
 TSJ CONSULTING INC.  
 27130 PASEO ESPADA, SUITE #A-1426  
 SAN JUAN CAPISTRANO, CA 92675  
 MOBILE: (925) 785-3727  
 EMAIL: tom@tsjconsultinginc.com

**DESIGN CONSULTANT:**  
 CAMP & ASSOCIATES INC.  
 19401 40TH AVE W SUITE 304  
 LYNNWOOD, WA 98036  
 CONTACT: ERIC CAMP  
 PHONE: 425-740-6392

**LEGAL DESCRIPTION:**  
 LOT 1, FAITH EVANGELICAL FREE CHURCH NORTH PARKING LOT, LESS THAT PORTION CONVEYED TO THE CITY OF FORT COLLINS IN DEED RECORDED NOVEMBER 5, 1996 AS RECEPTION NO. 96079886, IN THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

**SITE NAME:** SUMMITVIEW COMMUNITY CHURCH

**SITE ADDRESS:** 1601 W DRAKE ROAD  
 FORT COLLINS, CO 80526

**LAND OWNER:** SUMMITVIEW COMMUNITY CHURCH

**STRUCTURE OWNER:** MOBILITIE

**JURISDICTION:** FT COLLINS

**PARCEL NUMBER:** 97224189001

**ZONING:** POL (PUBLIC OPEN LANDS)

**OCCUPANCY:** U (UTILITY)

**CONSTRUCTION TYPE:** 2B


**PROJECT DESCRIPTION:**  
**SCOPE OF WORK:**  
 EQUIPMENT COMPOUND S.O.W.:  
 INSTALL: 1 (P) EQUIPMENT COMPOUND WHICH INCLUDES NEW EQUIPMENT CABINETS AND ANCILLARY EQUIPMENT WITHIN A WOODEN FENCE ENCLOSURE WITH BRICK PIERS  
 INSTALL: 1 (P) 71'-0" MONOPINE (TOP OF BRANCJES AT 75'-0") WITH PANEL ANTENNAS AND ANCILLARY EQUIPMENT  
 INSTALL: (P) (1) OVP-6 AT THE EQUIPMENT

**TOWER S.O.W.:**  
 INSTALL: (P) (20) PANEL ANTENNAS ON THE TOWER (14 OF WHICH ARE FOR FUTURE)  
 INSTALL: (P) (3) TMA'S ON THE TOWER  
 INSTALL: (P) (3) RRU'S ON THE TOWER  
 INSTALL: (P) (6) 7/8" CABLES FROM EQUIPMENT TO THE ANTENNAS  
 INSTALL: (P) (2) HCS CABLES (1 IS FOR FUTURE USE)  
 INSTALL: (P) (1) COVP-6 ON THE TOWER

**SIGNATURE BLOCK**

TITLE	SIGNATURE	DATE
CONSTRUCTION MANAGER		
RF ENGINEER		
REAL ESTATE		
SITE ACQUISITION		
PROPERTY OWNER		
TOWER OWNER		

CONFIDENTIAL AND PROPRIETARY  
 Not for disclosure outside MOBILITIE without permission.



# SUMMITVIEW COMMUNITY CHURCH (NEW BUILD)

PROJECT NUMBER: 3CO36507/DN04198D  
 1601 W DRAKE ROAD  
 FORT COLLINS, CO 80526  
 LAT: 40°33' 10.8" N      LONG: 105° 06' 21.1" W  
 ELEVATION: ±5054.9AMSL



**SUMMITVIEW COMMUNITY CHURCH**  
 (NEW BUILD)  
 1601 W DRAKE ROAD  
 FORT COLLINS, CO 80526



19401 40TH AVE. W., SUITE 304  
 LYNNWOOD, WA 98036  
 PHONE: (425) 740-6392  
 WWW.CAMPASSOC.COM

**PROJECT MANAGER:** GA

**PREPARED BY:** RDL

**APPROVED BY:** GV

GA	5/28/19	CLIENT REVISIONS
GA	3/28/19	CLIENT REVISIONS
RDL	2/25/19	CLIENT REVISIONS
RDL	2/19/19	CLIENT REVISIONS
GA	12/20/18	CLIENT REVISIONS

PLAN REVIEWERS SIGNATURE

PROFESSIONAL STAMP

SHEET NAME  
**TITLE SHEET**

SHEET NUMBER  
**T-1.0**

PROJECT NUMBER  
**3CO36507/DN04198D**

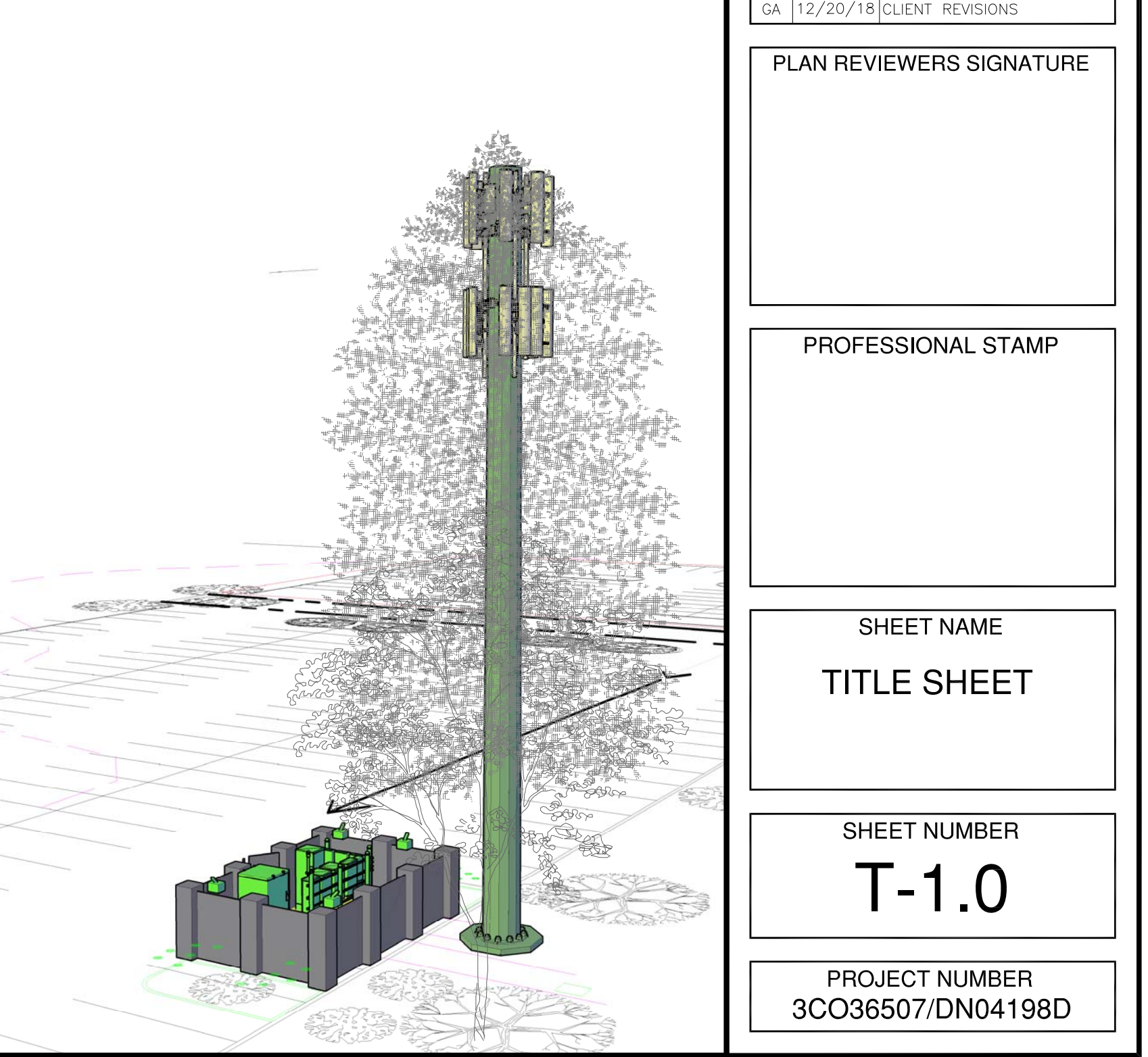
**AREA MAP**



**AERIAL VIEW**

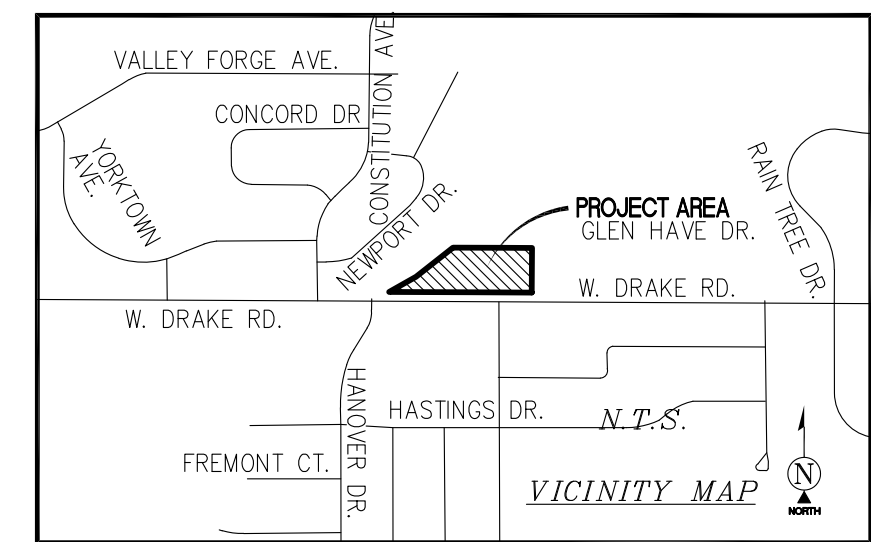
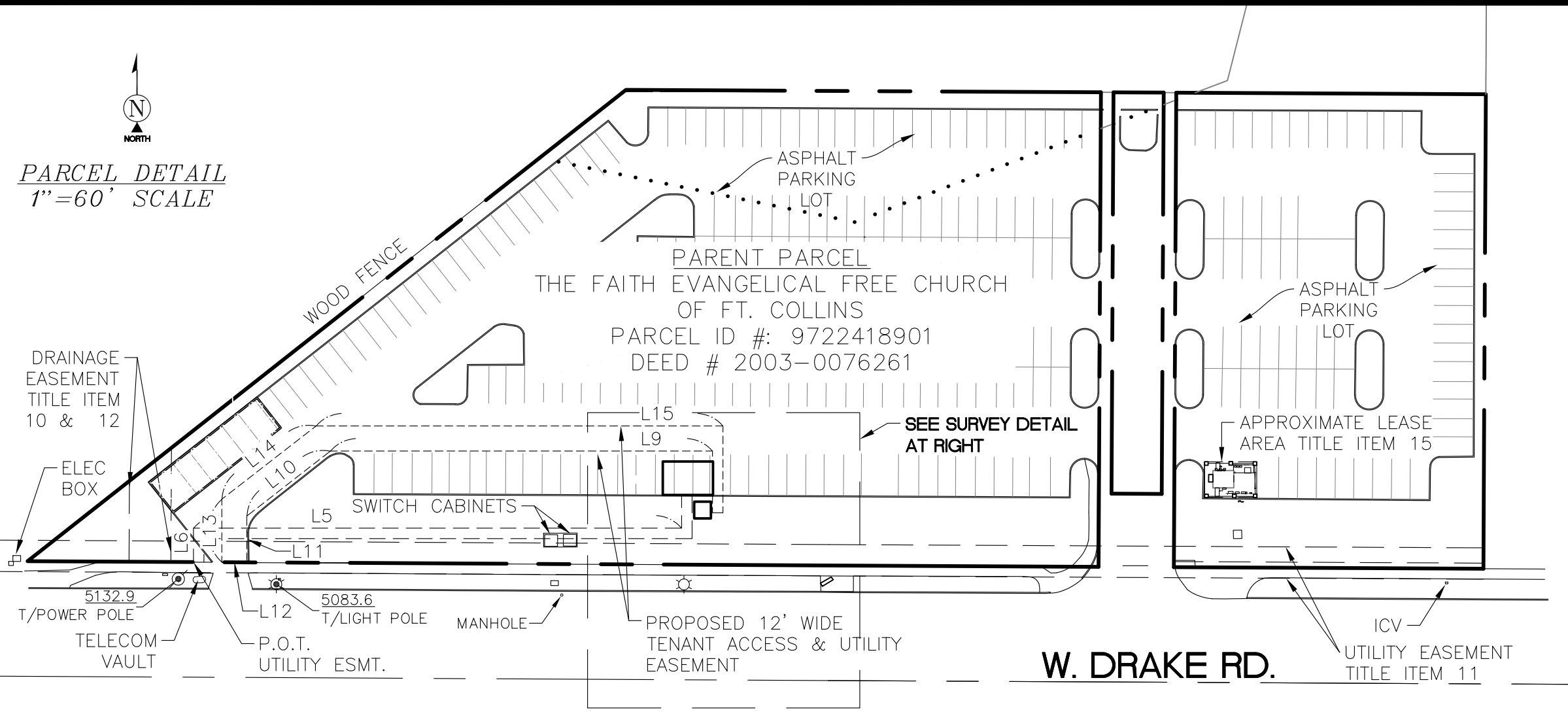


**PERSPECTIVE VIEW**



**DRIVING DIRECTIONS FROM DENVER INTERNATIONAL AIRPORT:**

- 1) DEPART NEAR WATKINS ON E 80TH AVE (SOUTH-EAST)
- 2) TURN RIGHT (SOUTH) ONTO HARRY B COMBS PKWY ROAD NAME CHANGES TO E 75TH AVE
- 3) KEEP RIGHT ONTO LOCAL ROAD(S)
- 4) KEEP STRAIGHT ONTO JACKSON GAP ST
- 5) TAKE RAMP (LEFT) ONTO PENA BLVD WEST \*TOLL ROAD\*
- 6) AT EXIT 6B, TAKE RAMP (RIGHT) ONTO E-470 TOLLWAY N / BOULDER / FORT COLLINS 9:23 AM22.7 \*TOLL ROAD\*
- 7) AT EXIT 47, KEEP RIGHT ONTO RAMP I-25 / DENVER / FT COLLINS \*TOLL ROAD\*
- 8) KEEP RIGHT TO STAY ON RAMP I-25 N / FT COLLINS
- 9) MERGE ONTO I-25 [US-87]
- 10) AT EXIT 262, TURN RIGHT ONTO RAMP CO-392 / WINDSOR
- 11) TURN LEFT (WEST) ONTO CO-392 [CR-32]
- 12) KEEP STRAIGHT ONTO CO-392 [CARPENTER RD]
- 13) TURN RIGHT (NORTH) ONTO US-287 [S COLLEGE AVE]
- 14) TURN LEFT (WEST) ONTO LOCAL ROAD(S) ROAD NAME CHANGES TO W DRAKE RD
- 15) ARRIVE AT 1601 W DRAKE RD, FORT COLLINS, CO 80526



POSITION OF GEODETIC COORDINATES- PROPOSED TOWER  
 LATITUDE 40° 33' 10.8" NORTH (NAD83)  
 LONGITUDE 105° 06' 21.1" WEST (NAD83)  
 GROUND ELEVATION @ 5054.9' (NAVD88)

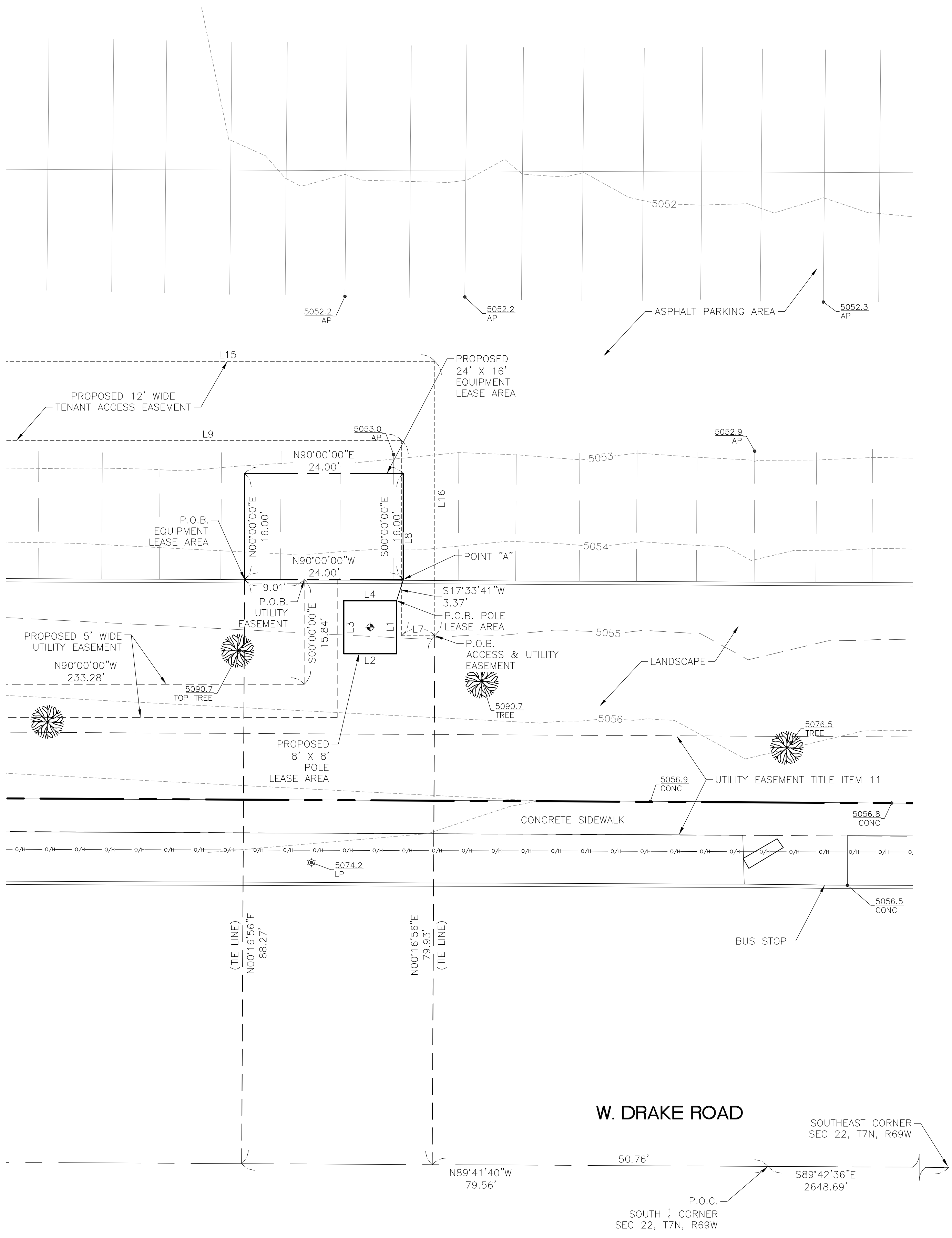
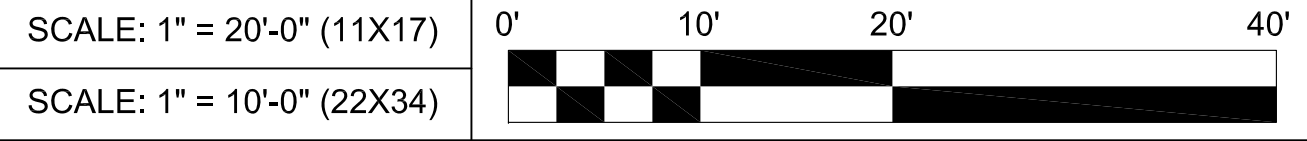
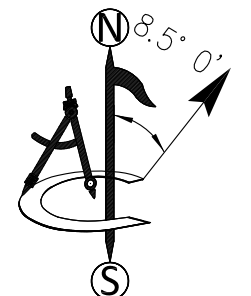
Line #	Length	Direction
L1	8.00'	S00°00'00"E
L2	8.00'	N90°00'00"W
L3	8.00'	N00°00'00"E
L4	8.00'	N90°00'00"E
L5	233.28'	N90°00'00"W
L6	16.24'	S00°00'00"E
L7	5.00'	N90°00'00"W
L8	29.47'	N00°00'00"E
L9	182.59'	N90°00'00"W
L10	50.57'	S52°10'29"W
L11	22.17'	S00°00'00"E
L12	11.95'	N89°41'39"W
L13	30.13'	N00°00'00"E
L14	57.05'	N52°10'29"E
L15	194.42'	N90°00'00"E
L16	41.47'	S00°00'00"E

**LEGEND**

AP	ASPHALT	POSITION OF GEODETIC COORDINATES
BLDG	TOP OF BUILDING	SPOT ELEVATION
CONC	CONCRETE	UTILITY MANHOLES
NG	NATURAL GRADE	UTILITY METER
PP	TOP OF UTILITY POLE	FIRE HYDRANT
LP	TOP OF LIGHT POLE	POWER POLE
D/W	ACCESS DRIVEWAY	IRRIGATION CONTROL VALVE
☆	LIGHT POLE	
⦿	GUY WIRE	
---	WOODEN FENCE	
---	OVERHEAD LINES	
---	MAJOR CONTOUR INTERVAL	
---	MINOR CONTOUR INTERVAL	
---	SUBJECT PROPERTY LINE	
---	TIE LINE	
---	EASEMENT	

**SURVEYOR'S NOTE**

1. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT ANY INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.
2. BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
3. THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, TO BE PROVIDED BY TITLE COMPANY.
4. BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 (2011) COORDINATE SYSTEM COLORADO STATE PLANE COORDINATE NORTH ZONE, DETERMINED BY GPS OBSERVATIONS.
5. THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #08069C0986G, MAP REVISED MAY 02, 2012.
6. PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY RAW STATIC GPS DATA PROCESSED ON THE NGS OPUS WEBSITE. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88 DATUM.
7. THE DATE OF SURVEY AND FIELD OBSERVATION USED FOR THIS SURVEY WERE TAKEN OCTOBER 25, 2016.
8. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH OR DETERMINE A T MOBILE WIRELESS LEASE PARCEL & ASSOCIATED EASEMENTS. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION PROVIDED AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
9. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.  
(C.R.S. 13-80-105)



DN04198D  
 SUMMITVIEW  
 COMMUNITY  
 CHURCH  
 1601 W. DRAKE  
 FT COLLINS, CO 80526  
 LARIMER COUNTY

19401 40TH AVE. W. SUITE 304 LYNNWOOD, WA 98036  
 PHONE: (425) 740-6390  
 FAX: (425) 224-1614 WWW.CAMPASSOC.COM

PROJECT MANAGER: SB

PREPARED BY: MTH

APPROVED BY: JH

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MF	05-15-19	COMMENTS (C)
MF	06-25-18	LEASE AREA (C)
CK	04-23-18	REVISE LEASE AREA (C)
RG	12-20-17	ADD LEGAL DESCRIPTION (C)
RR	06-16-17	UPDATE TITLE (C)
MF	02-14-17	COMMENTS (C)
CK	02-03-17	ADD TITLE
RAG	12-19-16	ADD POLE DETAIL
DO	12-17-18	COMMENTS (C)

410 E. SOUTHERN AVE. TEMPE, AZ 85282  
 Ph. (480) 659-4072

SHEET NAME  
**PRELIMINARY  
 SITE SURVEY**

SHEET NUMBER  
 SV-1

PROJECT NUMBER  
 3C036507/DN04198D

**LESSOR'S LEGAL DESCRIPTION**

PROPERTY LOCATED IN LARIMER, CO LOT ONE (1), FAITH EVANGELICAL FREE CHURCH SUB-DIVISION AND LOTS ONE (1), TWO (2) AND TRACTS B, C, F AND G FAITH EVANGELICAL FREE CHURCH NORTH PARKING LOT, LESS THAT PORTION CONVEYED TO THE CITY OF FORT COLLINS IN DEED RECORDED NOVEMBER 5, 1996 AS RECEPTION NO. 96079886, IN THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO. AND BEING THE SAME PROPERTY CONVEYED TO SUMMITVIEW COMMUNITY CHURCH, A COLORADO CORPORATION FROM THE FAITH EVANGELICAL FREE CHURCH OF FORT COLLINS, A COLORADO NON-PROFIT CORPORATION BY WARRANTY DEED DATED JUNE 18, 2003 AND RECORDED JUNE 23, 2003 IN INSTRUMENT NO. 2003-0076261.

**SCHEDULE "B" NOTE**

REFERENCE IS MADE TO THE REPORT OF TITLE ORDER #36200-17-01959, ISSUED BY NORTH AMERICAN TITLE INSURANCE COMPANY, DATED JUNE 2, 2017. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

NOTE: TITLE ITEMS 1-7, 9, 13, 14, AND 16-20 ARE NOT SURVEY MATTERS OR ARE NOT PLOTTABLE.

ITEMIZED NOTES:

8. EASEMENTS, NOTES, TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AS SHOWN ON THE PLAT OF FAITH EVANGELICAL FREE CHURCH SUBDIVISION RECORDED FEBRUARY 18, 1972 IN PLAT BOOK F AT PAGE 34. (DOES NOT AFFECT LEASE AREA)

9. TERMS, CONDITIONS, PROVISIONS AND AGREEMENTS SPECIFIED UNDER THE AGREEMENT BY AND BETWEEN THE CITY OF FORT COLLINS AND FAITH EVANGELICAL FREE CHURCH RECORDED FEBRUARY 6, 1980 AT RECEPTION NO. 349427. (UNDEFINED)

10. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE AGREEMENT OF EXCHANGE OF REAL PROPERTY RECORDED SEPTEMBER 21, 1990 AT RECEPTION NO. 90043794. (PLOTTED)

11. EASEMENTS, NOTES, TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AS SHOWN ON THE PLAT OF FAITH EVANGELICAL FREE CHURCH NORTH PARKING LOT RECORDED OCTOBER 12, 1990 IN PLAT BOOK F AT PAGE 281. (PLOTTED)

12. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND EASEMENTS SPECIFIED UNDER THE GRANT OF STORM DRAINAGE EASEMENTS RECORDED OCTOBER 25, 1990 AT RECEPTION NO. 90049275. (PLOTTED)

15. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE MEMORANDUM OF LEASE RECORDED OCTOBER 29, 2003 AT RECEPTION NO. 2003-0136960. SUBORDINATION, ATTORNMEN AND NON-DISTURBANCE AGREEMENT RECORDED MARCH 28, 2013 AT RECEPTION NO. 20130023636. (PLOTTED)

**UTILITY EASEMENT LEGAL DESCRIPTION**

A PORTION OF THAT CERTAIN PROPERTY DESCRIBED IN A DEED DATED JUNE 18, 2003 AND RECORDED JUNE 23, 2003 IN INSTRUMENT NO. 2003-0076261; ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO, BEING A 5.00 FEET WIDE STRIP OF LAND LYING EAST & SOUTH OF THE FOLLOWING DESCRIBED SIDELINE:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22 FROM WHICH THE SOUTHEAST CORNER BEARS SOUTH 89°42'36" EAST, A DISTANCE OF 2648.69 FEET; THENCE ALONG SOUTH LINE OF SAID SECTION NORTH 89°41'40" WEST, A DISTANCE OF 79.56 FEET; THENCE DEPARTING SAID LINE, NORTH 00°16'56" EAST, A DISTANCE OF 88.27 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 9.01 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 15.84 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 233.28 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 16.24 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST DRAKE ROAD, SAID POINT ALSO BEING THE POINT OF TERMINUS.

BOTH SIDELINES OF SAID 5.00 FEET WIDE STRIP OF LAND ARE TO TERMINATE ON SAID NORTH RIGHT-OF-WAY LINE.

CONTAINING 1327 SQ. FT. OF LAND MORE OR LESS.

**LEASE AREA LEGAL DESCRIPTION**

A PORTION OF THAT CERTAIN PROPERTY DESCRIBED IN A DEED DATED JUNE 18, 2003 AND RECORDED JUNE 23, 2003 IN INSTRUMENT NO. 2003-0076261; ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22 FROM WHICH THE SOUTHEAST CORNER BEARS SOUTH 89°42'36" EAST, A DISTANCE OF 2648.69 FEET; THENCE ALONG SOUTH LINE OF SAID SECTION NORTH 89°41'40" WEST, A DISTANCE OF 79.56 FEET; THENCE DEPARTING SAID LINE, NORTH 00°16'56" EAST, A DISTANCE OF 88.27 FEET TO THE POINT OF BEGINNING OF A 24.00 FEET BY 16.00 FEET EQUIPMENT LEASE AREA;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 16.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 24.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 16.00 FEET TO A POINT TO BE HEREAFTER KNOWN AS POINT "A"; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 384 SQ. FT. MORE OR LESS.

TOGETHER WITH:

A PORTION OF THAT CERTAIN PROPERTY DESCRIBED IN A DEED DATED JUNE 18, 2003 AND RECORDED JUNE 23, 2003 IN INSTRUMENT NO. 2003-0076261; ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE AFOREMENTIONED POINT "A"; THENCE SOUTH 17°33'41" WEST, A DISTANCE OF 3.37 FEET TO THE POINT OF BEGINNING OF AN 8.00 FEET BY 8.00 FEET POLE LEASE AREA;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 8.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 8.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 64 SQ. FT. MORE OR LESS.

**ACCESS & UTILITY EASEMENT LEGAL DESCRIPTION**

A PORTION OF THAT CERTAIN PROPERTY DESCRIBED IN A DEED DATED JUNE 18, 2003 AND RECORDED JUNE 23, 2003 IN INSTRUMENT NO. 2003-0076261; ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22 FROM WHICH THE SOUTHEAST CORNER BEARS SOUTH 89°42'36" EAST, A DISTANCE OF 2648.69 FEET; THENCE ALONG SOUTH LINE OF SAID SECTION NORTH 89°41'40" WEST, A DISTANCE OF 50.76 FEET; THENCE DEPARTING SAID LINE, NORTH 00°16'56" EAST, A DISTANCE OF 79.93 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 29.47 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 182.59 FEET; THENCE SOUTH 52°10'29" WEST, A DISTANCE OF 50.57 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 22.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST DRAKE ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89°41'39" WEST, A DISTANCE OF 11.95 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 00°00'00" EAST, A DISTANCE OF 30.13 FEET; THENCE NORTH 52°10'29" EAST, A DISTANCE OF 57.05 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 194.42 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 41.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 3488 SQ. FT. OF LAND MORE OR LESS.

**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. WIRELESS TELECOMMUNICATION FACILITY OR EQUIPMENT OWNERS OR LESSEES OR EMPLOYEES THEREOF, AND APPLICANTS FOR THE APPROVAL OF PLANS FOR THE INSTALLATION OF SUCH FACILITIES OR EQUIPMENT, SHALL COOPERATE IN GOOD FAITH TO ACHIEVE CO-LOCATION OF WIRELESS TELECOMMUNICATION FACILITIES AND EQUIPMENT.



DN04198D  
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LARIMER COUNTY



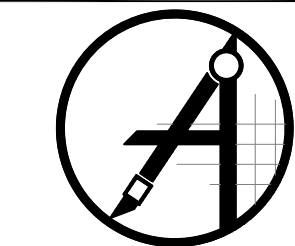
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ambit consulting  
410 E. SOUTHERN AVE. TEMPE, AZ 85282  
PH. (480) 659-4072

SHEET NAME  
PRELIMINARY  
NOTES

SHEET NUMBER  
SV-2

NOTES  
3C036507/DN04198D



CURRENT

VIEW #1 LOOKING NORTH FROM THE CHURCH



CURRENT

VIEW #2 LOOKING NORTHWEST ON W. DRAKE ROAD



PROPOSED

TIM BRADLEY IMAGING



PROPOSED

TIM BRADLEY IMAGING

**SUMMITVIEW COMMUNITY CHURCH**

(NEW BUILD)  
1601 W DRAKE ROAD  
FORT COLLINS, CO 80526



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PLAN REVIEWERS SIGNATURE

PROFESSIONAL STAMP

SHEET NAME  
**PHOTO SIMULATIONS**

SHEET NUMBER  
**T-1.1**

PROJECT NUMBER  
3CO36507/DN04198D



CURRENT

VIEW #3 LOOKING NORTHEAST  
ON W. DRAKE ROAD



CURRENT

VIEW #4 LOOKING SOUTH  
ON SPRING CREEK TRAIL



PROPOSED

TIM BRADLEY IMAGING



PROPOSED

TIM BRADLEY IMAGING

**SUMMITVIEW  
COMMUNITY  
CHURCH**

(NEW BUILD)  
1601 W DRAKE ROAD  
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GA	3/28/19	CLIENT REVISIONS
RDL	2/25/19	CLIENT REVISIONS
RDL	2/19/19	CLIENT REVISIONS
GA	12/20/18	CLIENT REVISIONS

PLAN REVIEWERS SIGNATURE

PROFESSIONAL STAMP

SHEET NAME  
**PHOTO  
SIMULATIONS**

SHEET NUMBER  
**T-1.2**

PROJECT NUMBER  
3CO36507/DN04198D



**SUMMITVIEW  
COMMUNITY  
CHURCH**

(NEW BUILD)  
1601 W DRAKE ROAD  
FORT COLLINS, CO 80526



**CAMP+  
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**PROJECT MANAGER:** GA

**PREPARED BY:** RDL

**APPROVED BY:** GV

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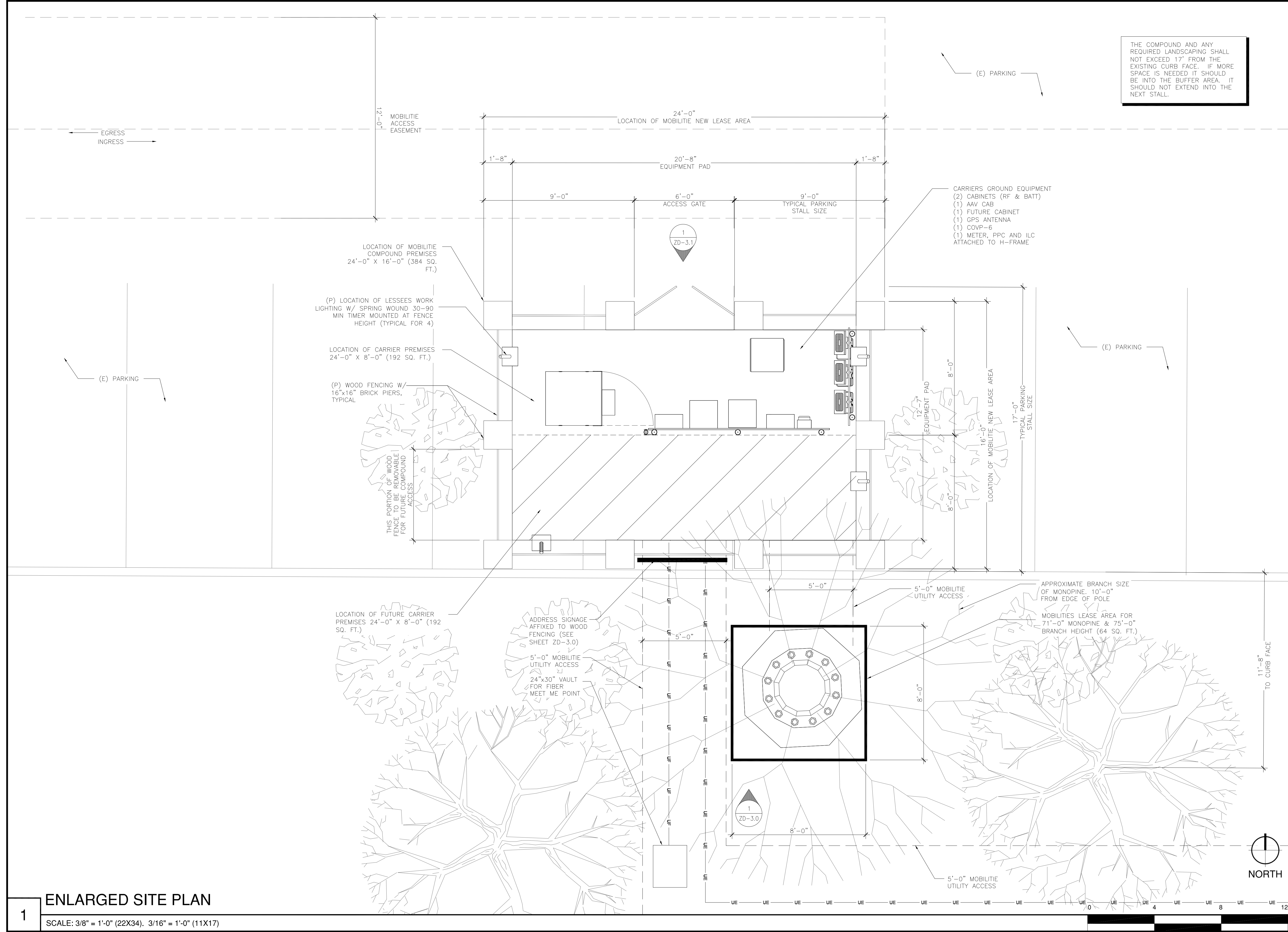
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SHEET NAME  
**ENLARGED SITE  
PLAN**

SHEET NUMBER  
**ZD-1.1**

PROJECT NUMBER  
3C036507/DN04198D

THE COMPOUND AND ANY  
REQUIRED LANDSCAPING SHALL  
NOT EXCEED 17' FROM THE  
EXISTING CURB FACE. IF MORE  
SPACE IS NEEDED IT SHOULD  
BE INTO THE BUFFER AREA. IT  
SHOULD NOT EXTEND INTO THE  
NEXT STALL.

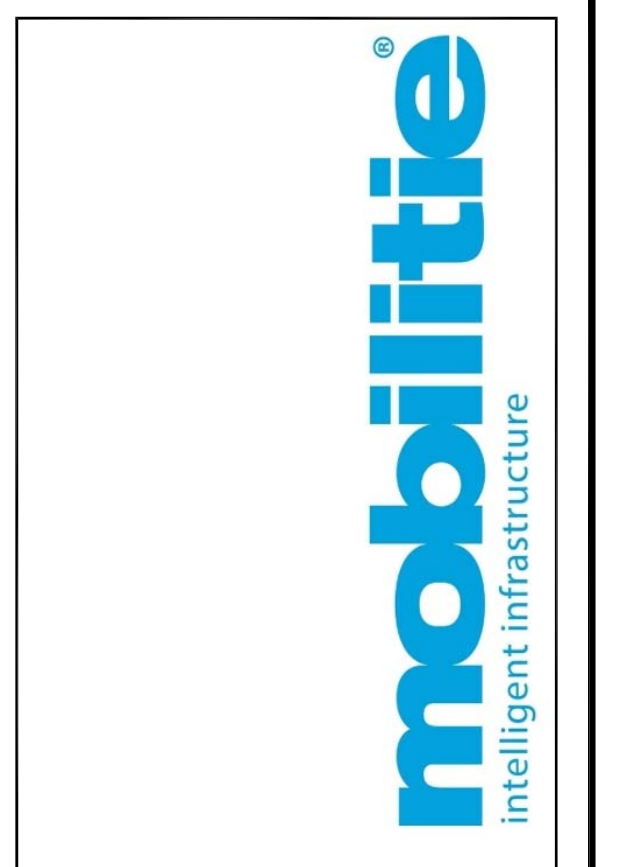
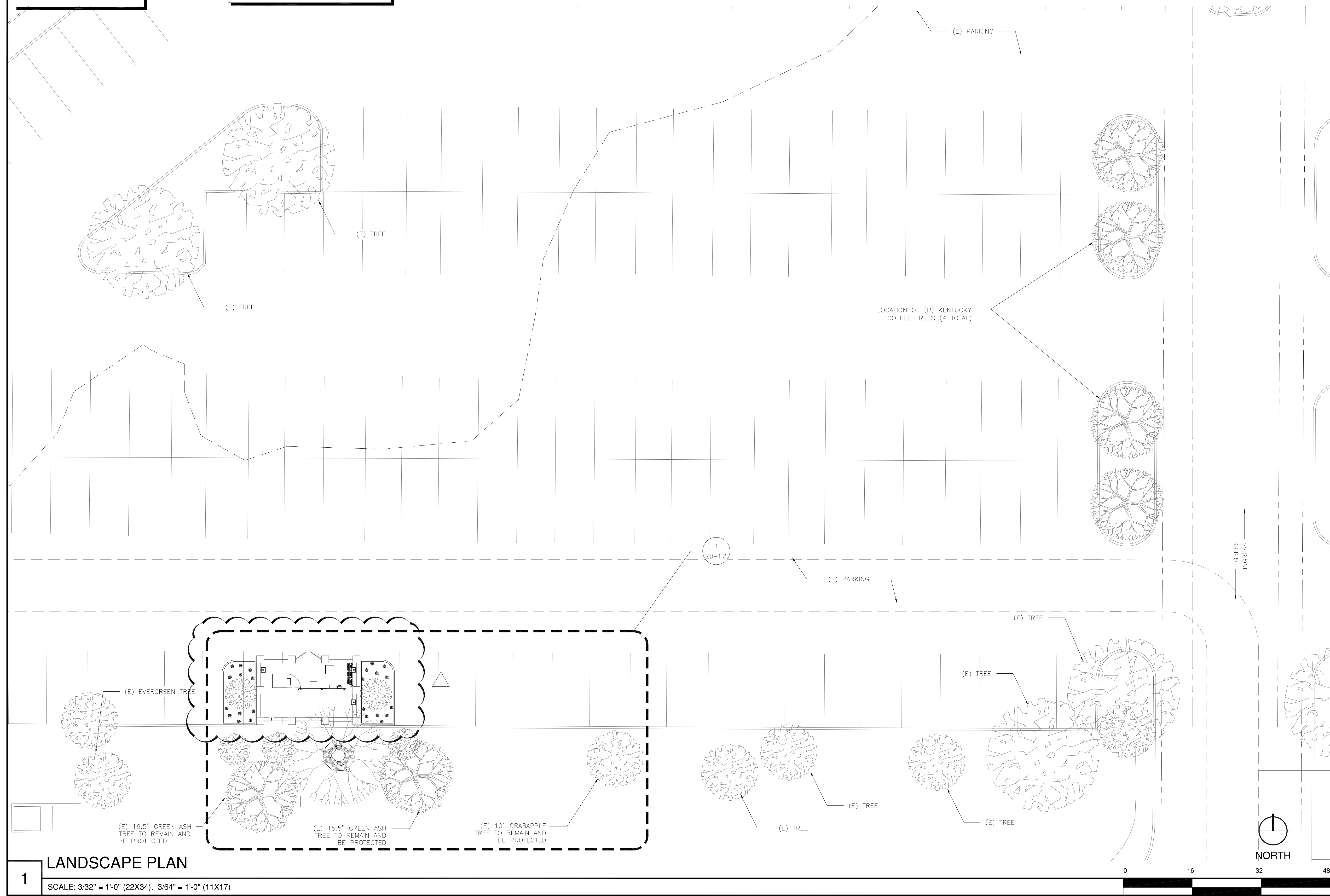


**ENLARGED SITE PLAN**

1 SCALE: 3/8" = 1'-0" (22X34). 3/16" = 1'-0" (11X17)

THE COMPOUND AND ANY REQUIRED LANDSCAPING SHALL NOT EXCEED 17' FROM THE EXISTING CURB FACE. IF MORE SPACE IS NEEDED IT SHOULD BE INTO THE BUFFER AREA. IT SHOULD NOT EXTEND INTO THE NEXT STALL.

NOTE:  
FINAL GRADING WILL MAINTAIN EXISTING DRAINAGE PATTERNS.



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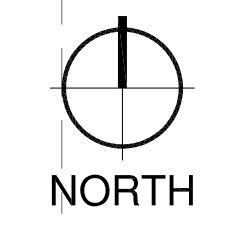
PROFESSIONAL STAMP

SHEET NAME  
**LANDSCAPE PLAN**

SHEET NUMBER  
**ZD-1.2**

PROJECT NUMBER  
3CO36507/DN04198D

**1** LANDSCAPE PLAN  
SCALE: 3/32" = 1'-0" (22X34), 3/64" = 1'-0" (11X17)

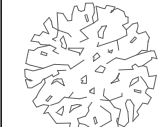





THE COMPOUND AND ANY REQUIRED LANDSCAPING SHALL NOT EXCEED 17' FROM THE EXISTING CURB FACE. IF MORE SPACE IS NEEDED IT SHOULD BE INTO THE BUFFER AREA. IT SHOULD NOT EXTEND INTO THE NEXT STALL.

NOTE:  
FINAL GRADING WILL MAINTAIN EXISTING DRAINAGE PATTERNS.

### TREE SCHEDULE

SYMBOL	COMMON NAME	SIZE	QUANTITY	METHOD OF TRANSPLANT
<b>TREES</b>				
	SOUTHWESTERN WHITE PINE	8'	5	2" BALLED AND BURLAPPED
<b>SHRUBS</b>				
	DWARF MUGO PINE	30"	24	2" BALLED AND BURLAPPED

### EXISTING TREE SCHEDULE

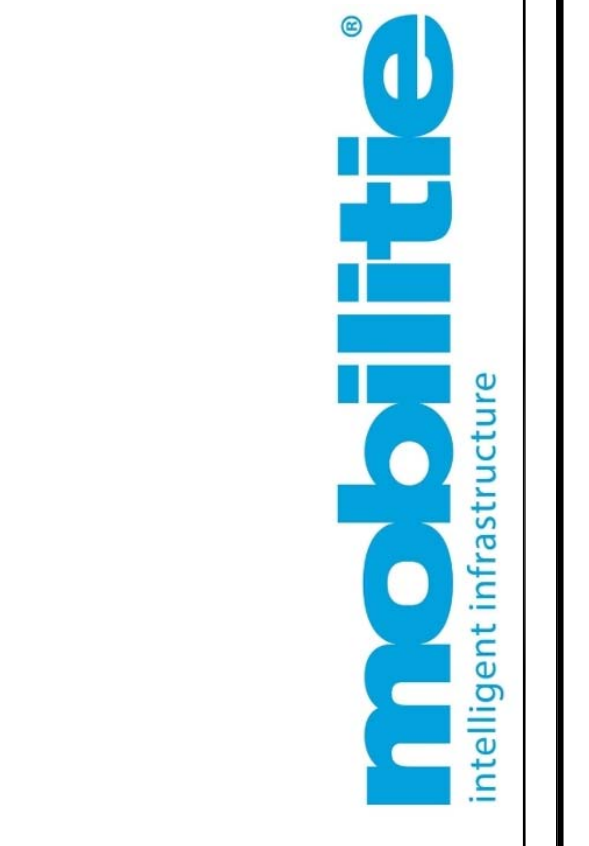
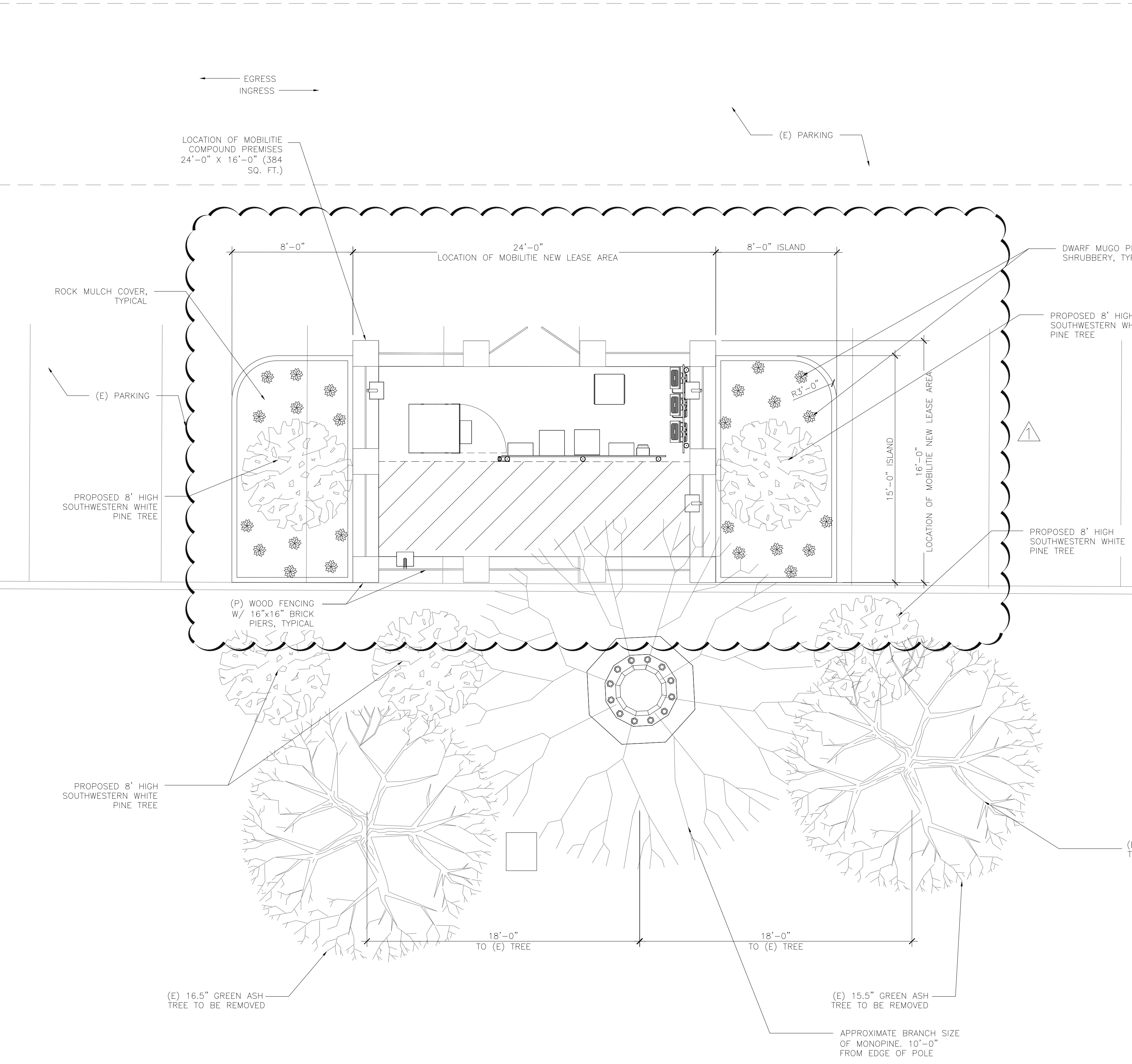
TO BE RETAINED	TO BE REMOVED	TOTAL TREES
1	2	3

**STREET TREE NOTES**

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

NO TREES SHALL BE REMOVED DURING THE SONGBIRD NESTING SEASON (FEBRUARY 1 TO JULY 31) WITHOUT FIRST HAVING A PROFESSIONAL ECOLOGIST OR WILDLIFE BIOLOGIST COMPLETE A NESTING SURVEY TO IDENTIFY ANY ACTIVE NESTS EXISTING ON THE PROJECT SITE. THE SURVEY SHALL BE SENT TO THE CITY ENVIRONMENTAL PLANNER. IF ACTIVE NESTS ARE FOUND, THE CITY WILL COORDINATE WITH RELEVANT STATE AND FEDERAL REPRESENTATIVES TO DETERMINE WHETHER ADDITIONAL RESTRICTIONS ON TREE REMOVAL AND CONSTRUCTION APPLY."



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PROFESSIONAL STAMP

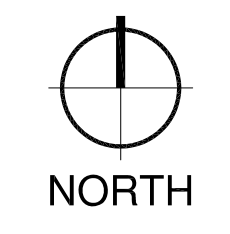
SHEET NAME  
**ENLARGED LANDSCAPE PLAN**

SHEET NUMBER  
**ZD-1.3**

PROJECT NUMBER  
3CO36507/DN04198D

**ENLARGED LANDSCAPE PLAN**

SCALE: 3/8" = 1'-0" (22X34). 3/16" = 1'-0" (11X17)



**B. Required Street Tree Note, from City Forester (if applicable):**

**This note to be placed prominently on all landscape site plan sheets with a bold box around the text for emphasis:**

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

**C. Street Tree Notes Required (from City Forester). Include the heading "Street Tree notes":**

**STREET TREE NOTES:**

1. A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.
2. CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF EACH PHASE OF THE DEVELOPMENT. ALL MUST BE INSTALLED AS SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF STREET TREE PLANTING IS REQUIRED BEFORE FINAL APPROVAL OF EACH PHASE.
3. STREET LANDSCAPING, INCLUDING STREET TREES, SHALL BE SELECTED IN ACCORDANCE WITH ALL CITY CODES AND POLICIES. ALL TREE PRUNING AND REMOVAL WORKS SHALL BE PERFORMED BY A CITY OF FORT COLLINS LICENSED ARBORERS WHERE REQUIRED BY CODE. STREET TREES SHALL BE SUPPLIED AND PLANTED BY THE DEVELOPER USING A QUALIFIED LANDSCAPE CONTRACTOR.
4. THE DEVELOPER SHALL REPLACE DEAD OR DYING STREET TREES AFTER PLANTING UNTIL FINAL MAINTENANCE INSPECTION AND ACCEPTANCE BY THE CITY OF FORT COLLINS FORESTRY DIVISION. ALL STREET TREES IN THE PROJECT MUST BE ESTABLISHED, WITH AN APPROVED SPECIES AND OF ACCEPTABLE CONDITION PRIOR TO ACCEPTANCE.
5. SUBJECT TO APPROVAL BY THE CITY FORESTER – STREET TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY LOCATIONS, UTILITY SEPARATIONS BETWEEN TREES, STREET SIGNS AND STREET LIGHTS. STREET TREES TO BE CENTERED IN THE MIDDLE OF THE LOT TO THE EXTENT FEASIBLE. QUANTITIES SHOWN ON PLAN MUST BE INSTALLED UNLESS A REDUCTION IS APPROVED BY THE CITY TO MEET SEPARATION STANDARDS.

**D. Tree protection notes, if applicable. Include the heading "tree protection notes":**

**TREE PROTECTION NOTES:**

1. ALL EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT AND WITHIN ANY NATURAL AREA BUFFER ZONES SHALL REMAIN AND BE PROTECTED UNLESS NOTED ON THESE PLANS FOR REMOVAL.
2. WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
3. ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS. TREE PRUNING AND REMOVAL SHALL BE PERFORMED BY A BUSINESS THAT HOLDS A CURRENT CITY OF FORT COLLINS ARBORIST LICENSE WHERE REQUIRED BY CODE.
4. PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
5. DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
6. NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
7. LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF," RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (G)(3)

Revised April 5, 2018:  
 1. Additions made to Landscape Irrigation note 2.  
 2. Site plan note 14 edited to reference the property owner, and not a homeowner's association.  
 3. Site plan note 15 added regarding maintenance of landscaping in right-of-ways. 4

ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.

8. THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREST HEIGHT AS DESCRIBED IN THE CHART BELOW:

Tree Diameter at Breast Height (inches)	Auger Distance From Face of Tree (feet)
0-2 1	
3-4 2	
5-9 5	
10-14 10	
15-19 12	
Over 19	15

9. ALL TREE REMOVAL SHOWN SHALL BE COMPLETED OUTSIDE OF THE SONGBIRD NESTING SEASON (FEB 1 - JULY 31) OR CONDUCT A SURVEY OF TREES ENSURING NO ACTIVE NESTS IN THE AREA.

**E. General landscape notes. Include the heading "General Landscape Notes":**

**GENERAL LANDSCAPE NOTES:**

1. PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE – FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
2. IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF FORT COLLINS WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL. IRRIGATION SYSTEMS TO BE TURNED OVER TO THE CITY PARKS DEPARTMENT FOR MAINTENANCE MUST BE APPROVED BY THE PARKS MANAGER AND MEET PARKS IRRIGATION STANDARDS. DESIGN REVIEW SHALL OCCUR DURING UTILITIES DEPARTMENT IRRIGATION REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND CONSTRUCTION OBSERVATION AND INSPECTION BY PARKS SHALL BE INCORPORATED INTO THE CONSTRUCTION PROCESS.
3. TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
4. SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH CITY CODE SECTION 12-132. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOUGHLY LOOSENEED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENEED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN SECTION 12-132.
5. INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
6. MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
7. REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
8. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
  - 40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
  - 15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS
  - 10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
  - 6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES.
  - 4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
  - 4 FEET BETWEEN TREES AND GAS LINES
9. ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS PER LUC 3.2.1(D)(2)(a).

10. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
11. THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
12. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION – AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
13. ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.

**LANDSCAPE GENERAL NOTES**

SCALE: NO SCALE



**SUMMITVIEW  
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**APPROVED BY:** GV

REV	DATE	DESCRIPTION
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PLAN REVIEWERS SIGNATURE

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**LANDSCAPE NOTES**

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**PLAN REVIEWERS SIGNATURE**

PROPOSED MONOPINE BRANCHES SHALL HAVE A DENSITY THICKNESS OF 3 BRANCHES PER FOOT.  
ANTENNAS TO HAVE CAMOUFLAGED MATCHING "ANTENNA SOCKS" WITH TUFTS OF EVERGREEN MATERIAL PER MANUFACTURER

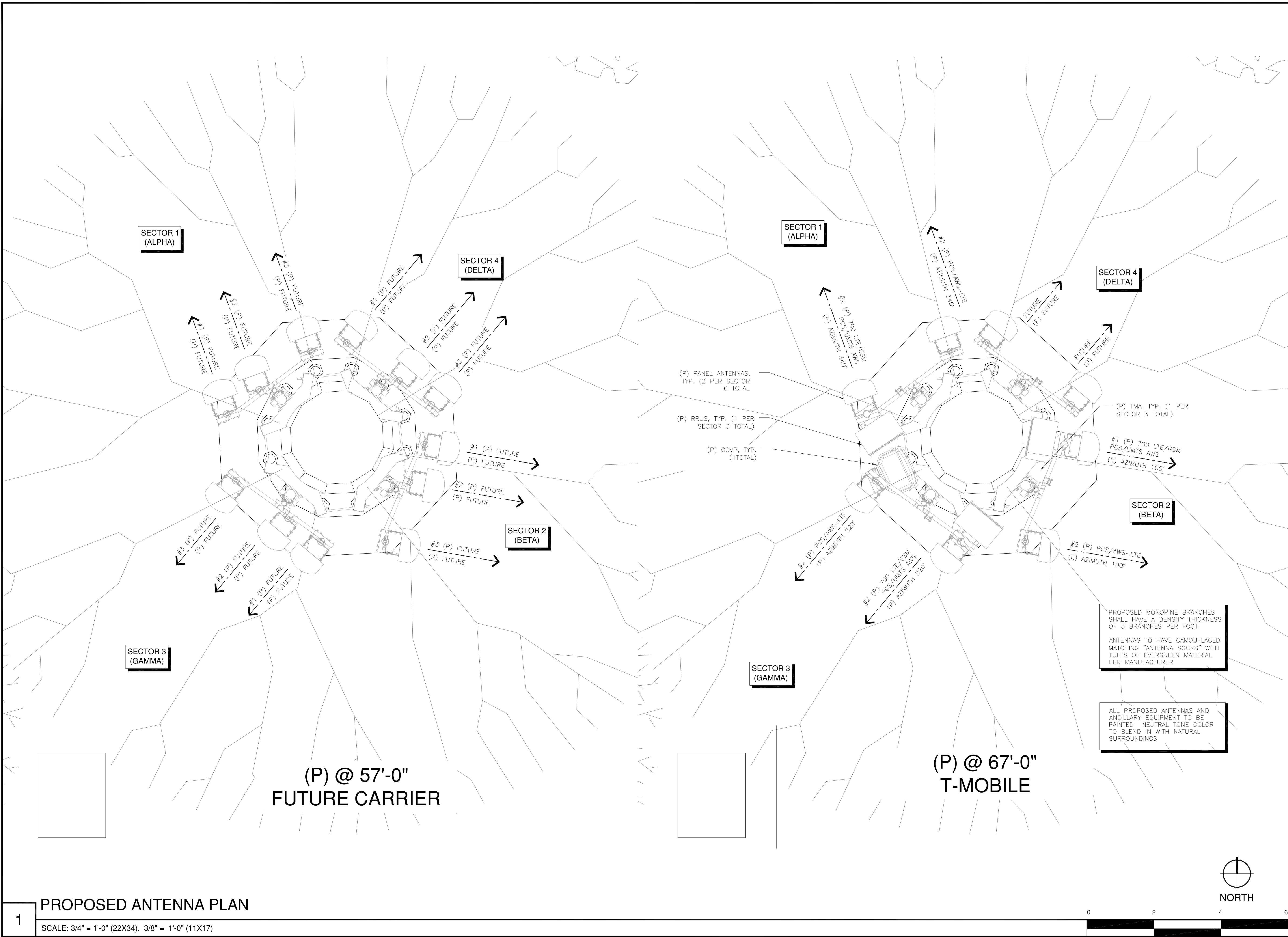
**PROFESSIONAL STAMP**

ALL PROPOSED ANTENNAS AND ANCILLARY EQUIPMENT TO BE PAINTED NEUTRAL TONE COLOR TO BLEND IN WITH NATURAL SURROUNDINGS

SHEET NAME  
**ANTENNA PLANS**

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**ZD-2.0**

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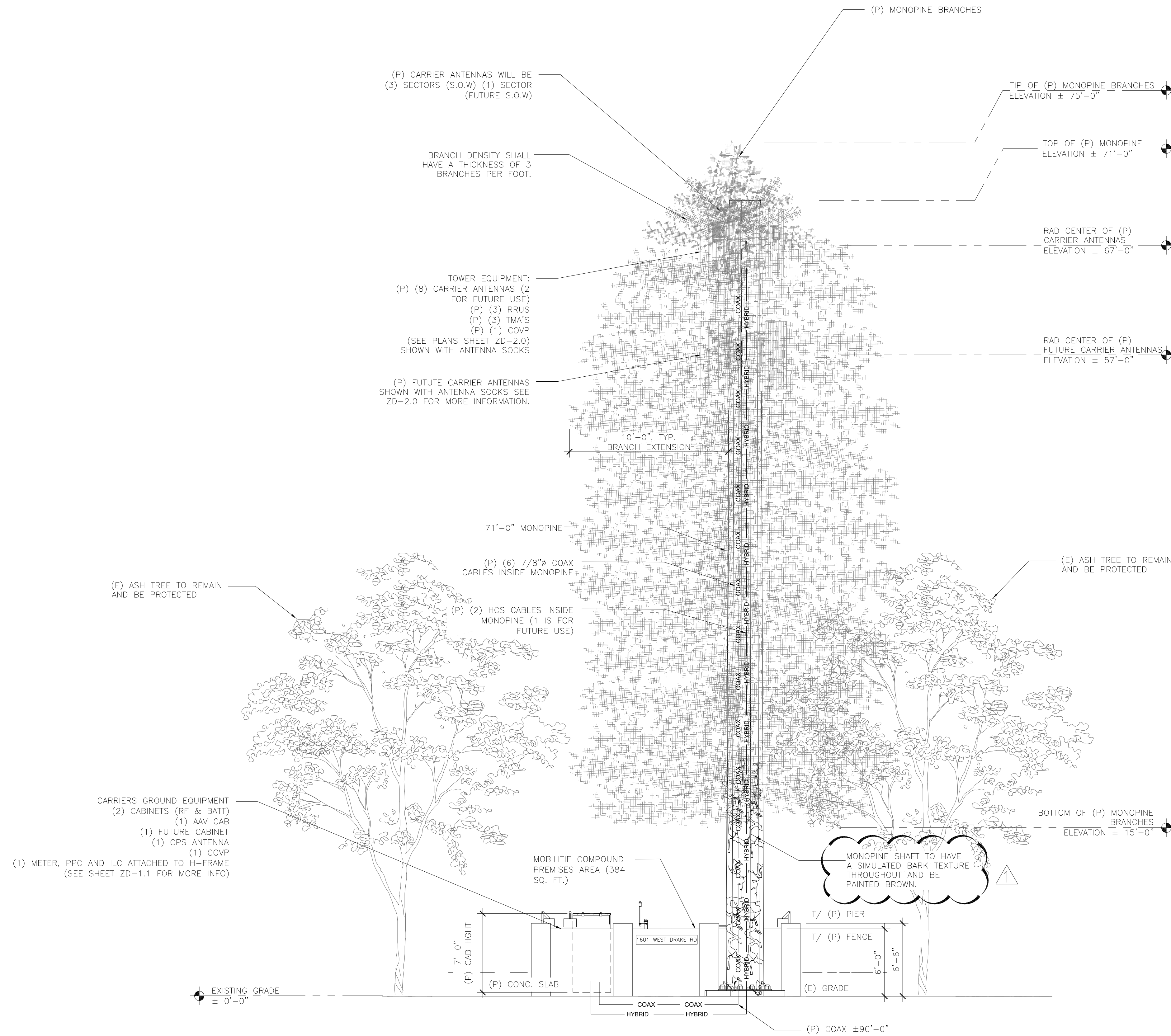
PLAN REVIEWERS SIGNATURE

PROFESSIONAL STAMP

SHEET NAME  
**SOUTH ELEVATION**

SHEET NUMBER  
**ZD-3.0**

PROJECT NUMBER  
3CO36507/DN04198D



ALL PROPOSED ANTENNAS AND ANCILLARY EQUIPMENT TO BE PAINTED NEUTRAL TONE COLOR TO BLEND IN WITH NATURAL SURROUNDINGS

PROPOSED MONOPINE BRANCHES SHALL HAVE A DENSITY THICKNESS OF 3 BRANCHES PER FOOT.

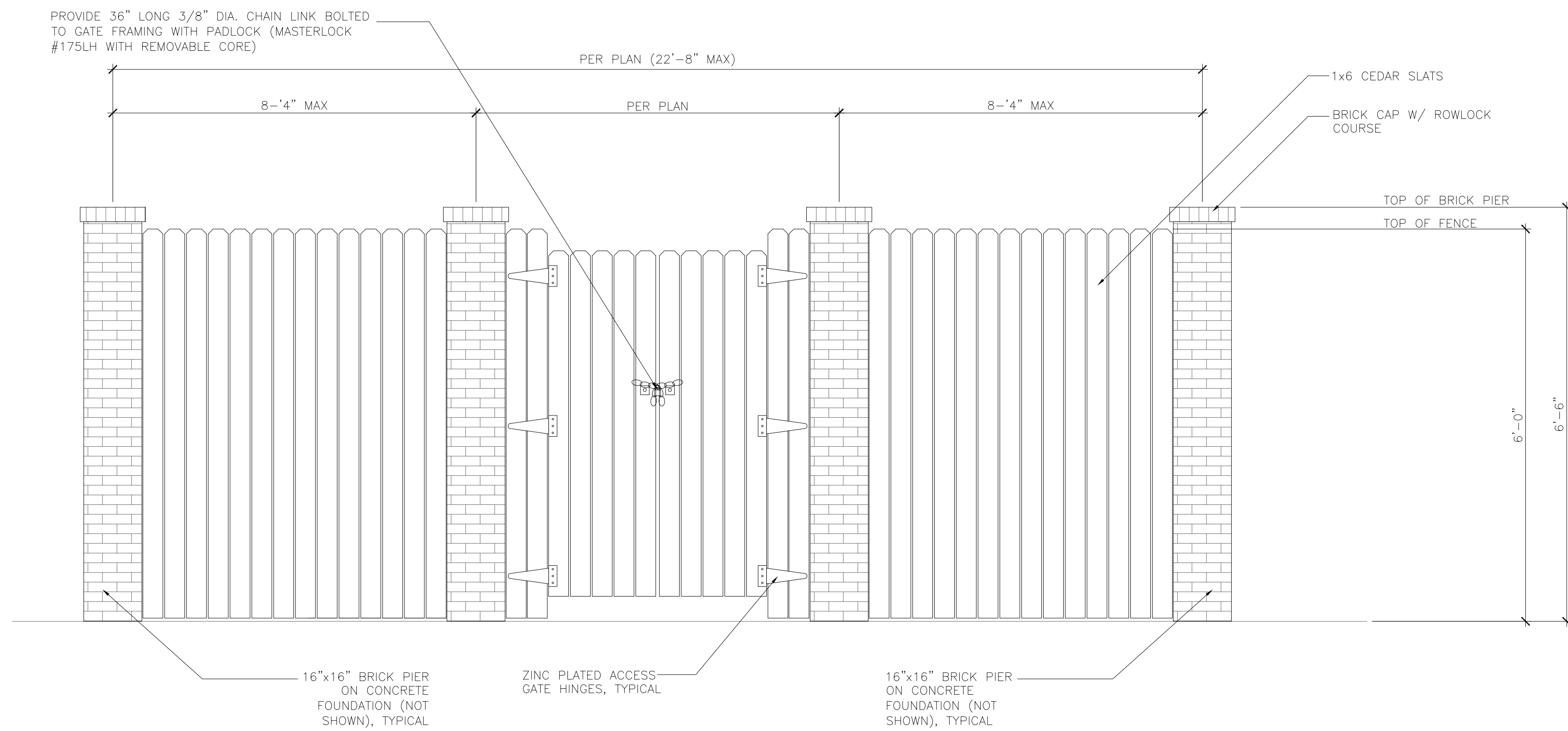
ANTENNAS TO HAVE CAMOUFLAGED MATCHING "ANTENNA SOCKS" WITH TUFTS OF EVERGREEN MATERIAL PER MANUFACTURER

ALL PROPOSED EQUIPMENT CABINETS AND OTHER GROUND EQUIPMENT TO BE PAINTED NEUTRAL TONE COLOR TO BLEND IN WITH NATURAL SURROUNDINGS

**SOUTH ELEVATION**

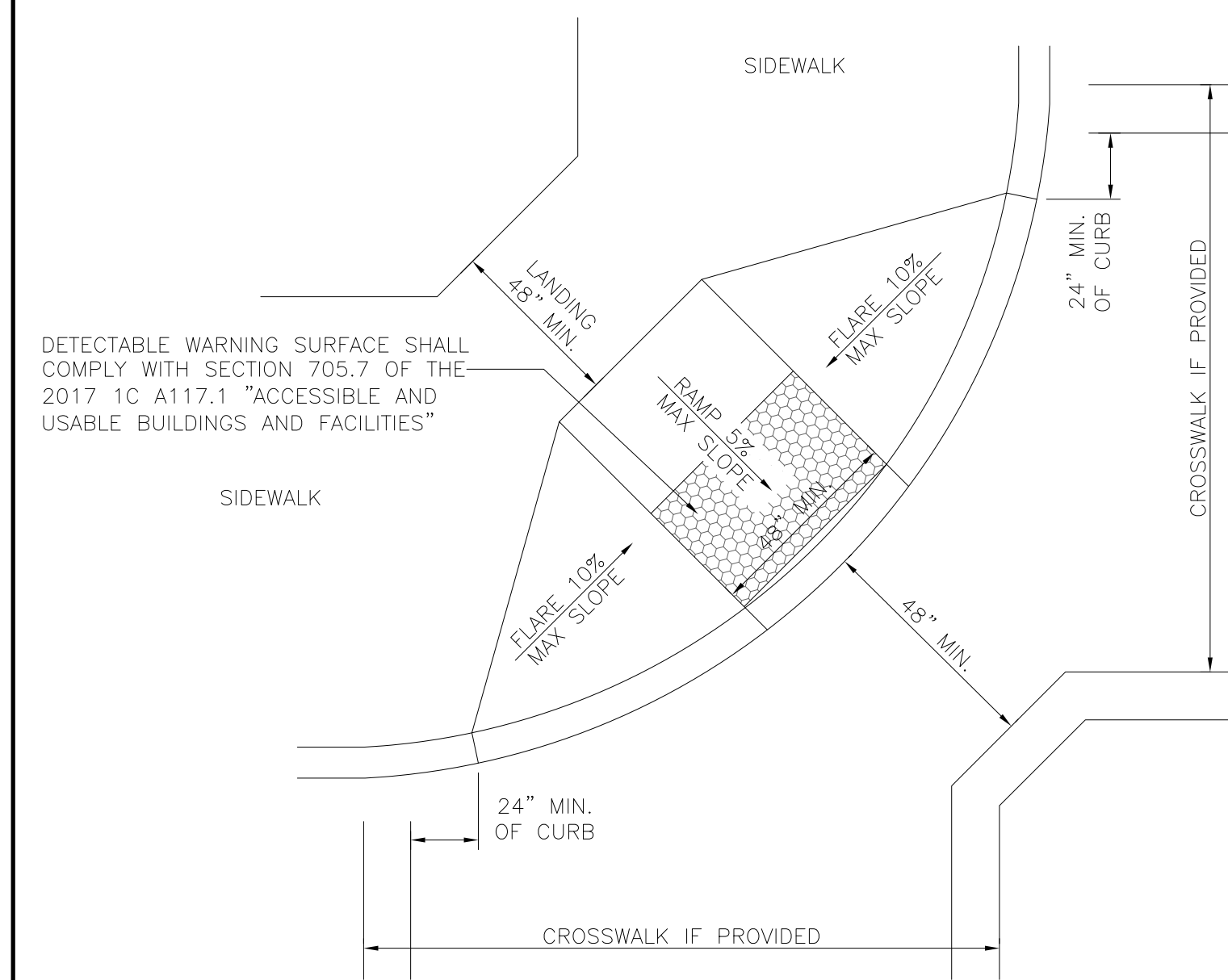
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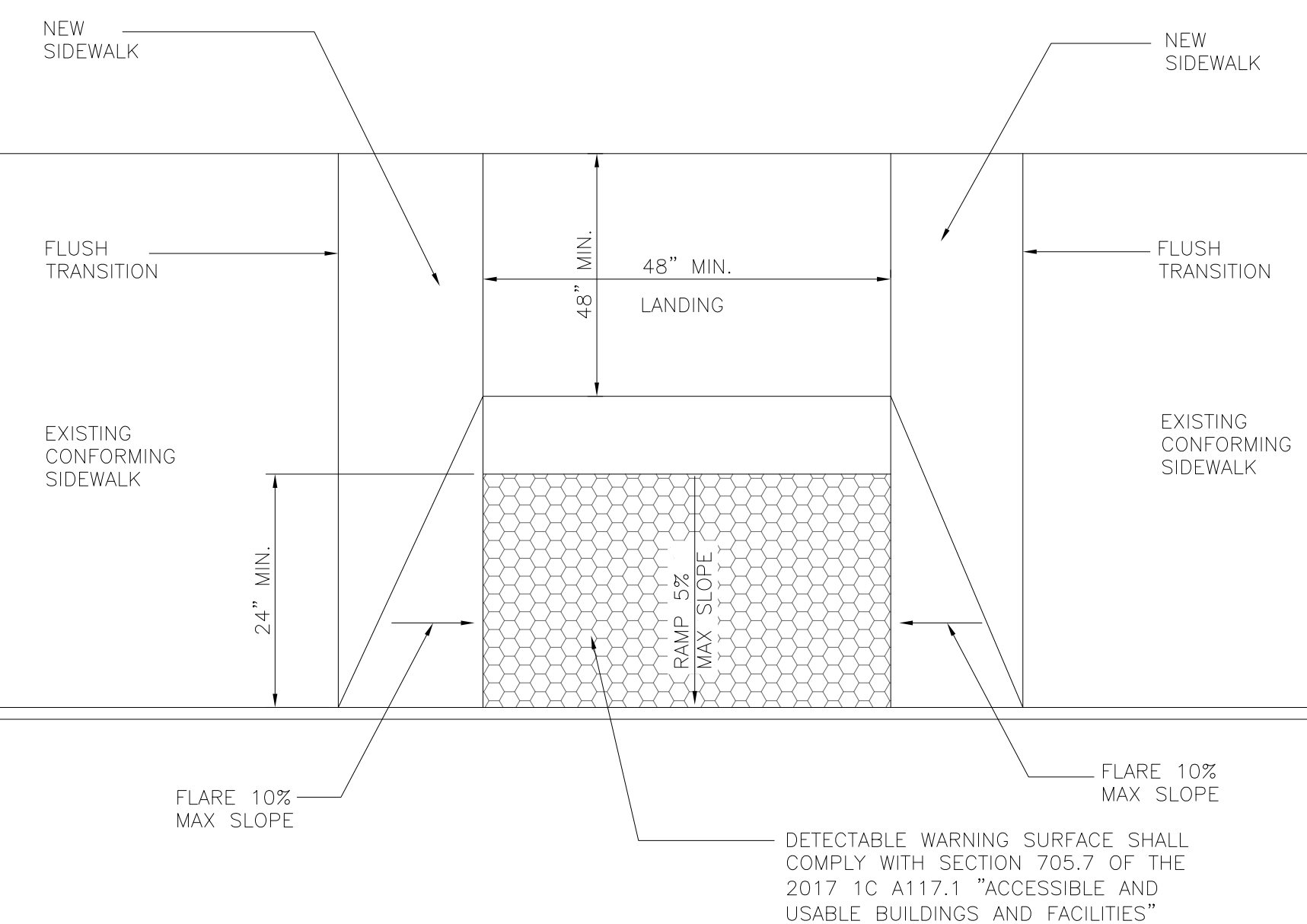
**1 NORTH FACE ELEVATION DETAIL**

NOT TO SCALE



**2 TYPICAL HANDICAP CURB DET. AT CORNER**

NOT TO SCALE



**3 TYPICAL HANDICAP CURB DETAIL**

NOT TO SCALE



**SUMMITVIEW COMMUNITY CHURCH**  
(NEW BUILD)  
1601 W DRAKE ROAD  
FORT COLLINS, CO 80526



19401 40TH AVE. W., SUITE 304  
LYNNWOOD, WA 98036  
PHONE: (425) 740-6392  
WWW.CAMPASSOC.COM

PROJECT MANAGER: GA

PREPARED BY: RDL

APPROVED BY: GV

GA	5/28/19	CLIENT REVISIONS
GA	3/28/19	CLIENT REVISIONS
RDL	2/25/19	CLIENT REVISIONS
RDL	2/19/19	CLIENT REVISIONS
GA	12/20/18	CLIENT REVISIONS

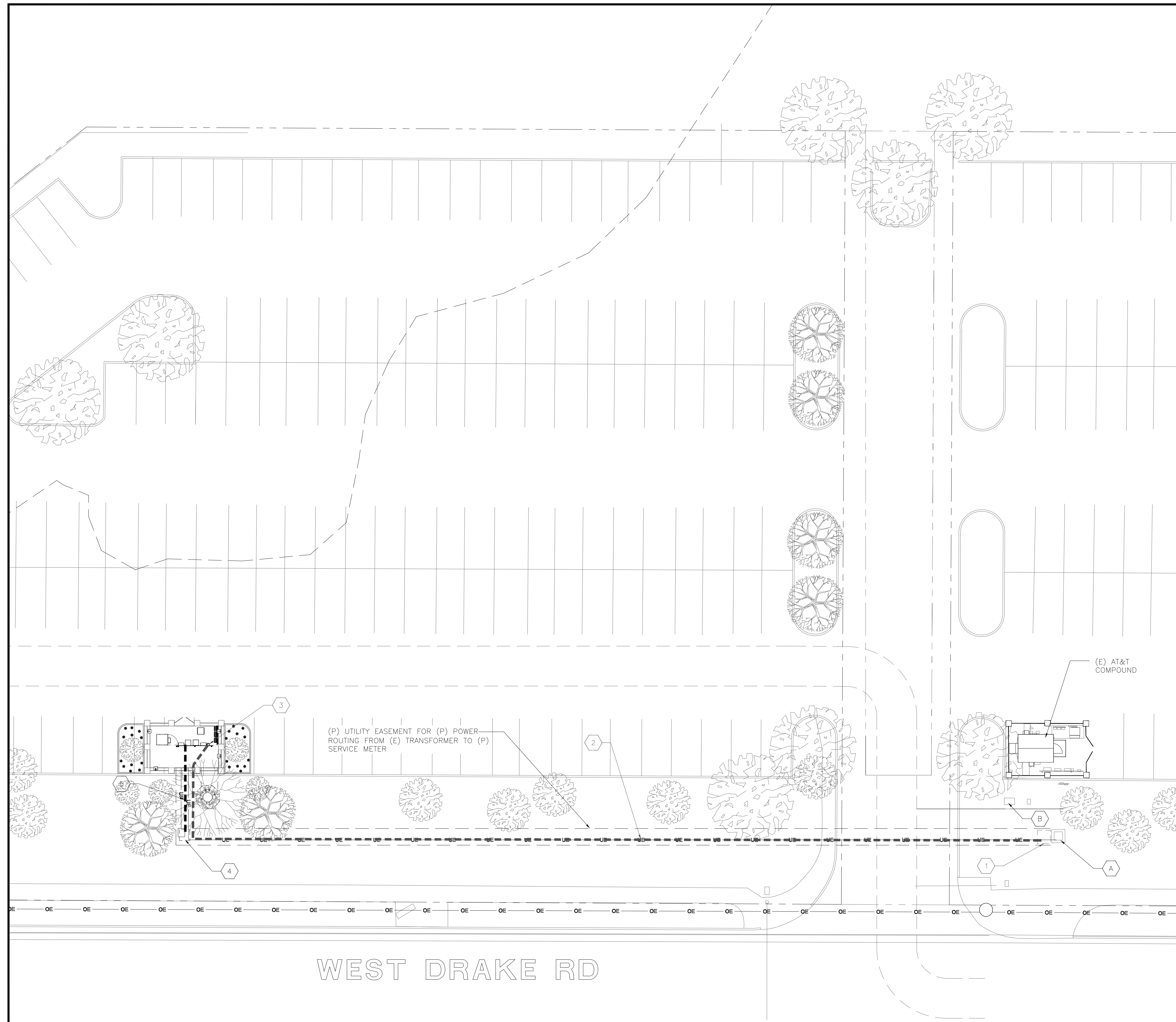
PLAN REVIEWERS SIGNATURE

PROFESSIONAL STAMP

SHEET NAME  
**NORTH FACE FENCE ELEVATION**

SHEET NUMBER  
**ZD-3.1**

PROJECT NUMBER  
3C036507/DN04198D

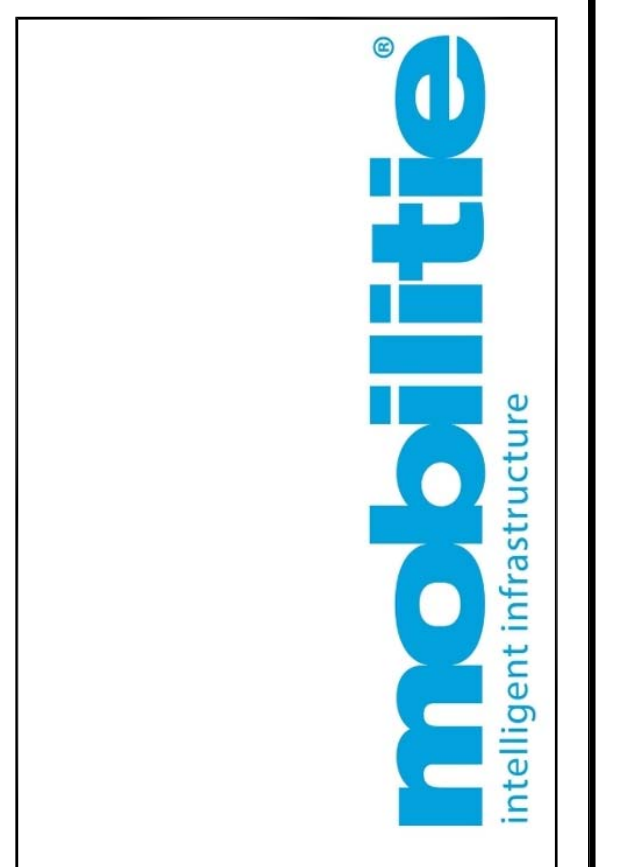


- LEGEND:**
- # SITE CONDITIONS
  - # MOB/GC RESPONSIBILITY
  - # FIBER PROVIDER RESPONSIBILITY
  - MOB/GC RESPONSIBILITY ABOVE
  - - - MOB/GC RESPONSIBILITY BELOW
  - MOB/GC RESPONSIBILITY ABOVE
  - - - MOB/GC RESPONSIBILITY BELOW

- SITE CONDITIONS:**
- A (E) PAD MOUNTED TRANSFORMER
  - B (E) FIBER VAULT

- MOBILITIE/GC RESPONSIBILITY (POWER RELATED):**
- 1 MOB/GC (N) 4'x4'x3' EXCAVATED PIT ADJACENT TO (E) TRANSFORMER AND TERMINATE (N) 2"Ø CONDUIT. BACKFILL AS REQUIRED
  - 2 MOB/GC TO PROVIDE (N) 2"Ø CONDUIT FOR POWER CABLE LOCATED 36" MINIMUM BELOW FINISH GRADE FROM THE (E) TRANSFORMER TO THE (N) METER ON (N) UTILITY FRAME INSIDE (N) VZW COMPOUND
  - 3 MOB/GC TO PROVIDE (N) UTILITY METER

- MOBILITIE/GC RESPONSIBILITY (FIBER RELATED):**
- 4 MOB/GC TO PROVIDE (N) UNDERGROUND FIBER VAULT FOR FIBER MEET-ME POINT.
  - 5 MOB/GC TO PROVIDE (2) (N) 4" UNDERGROUND CONDUITS W/ (2) 1-1/4" INNERDUCTS AND MEASURED MULETAPE FROM (N) FIBER VAULT TO (N) TELCO ENCLOSURE AT (N) UTILITY H-FRAME INSIDE (N) MOB COMPOUND.



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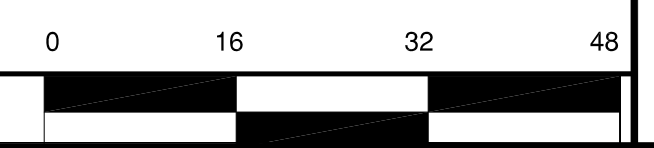
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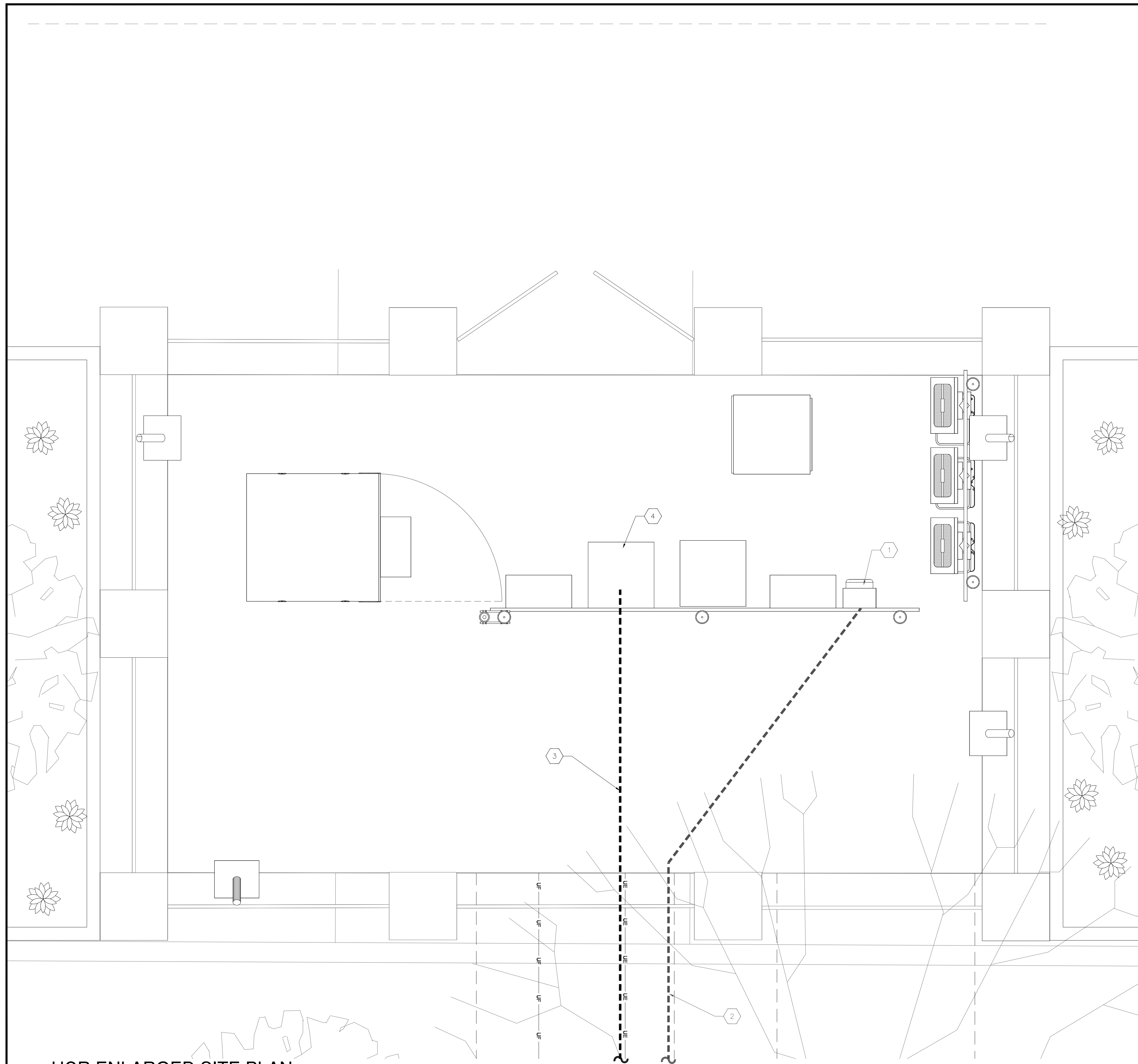
SHEET NAME  
**UCR OVERALL SITE PLAN**

SHEET NUMBER  
**ZD-4.0**

PROJECT NUMBER  
 3CO36507/DN04198D

WEST DRAKE RD





**LEGEND:**

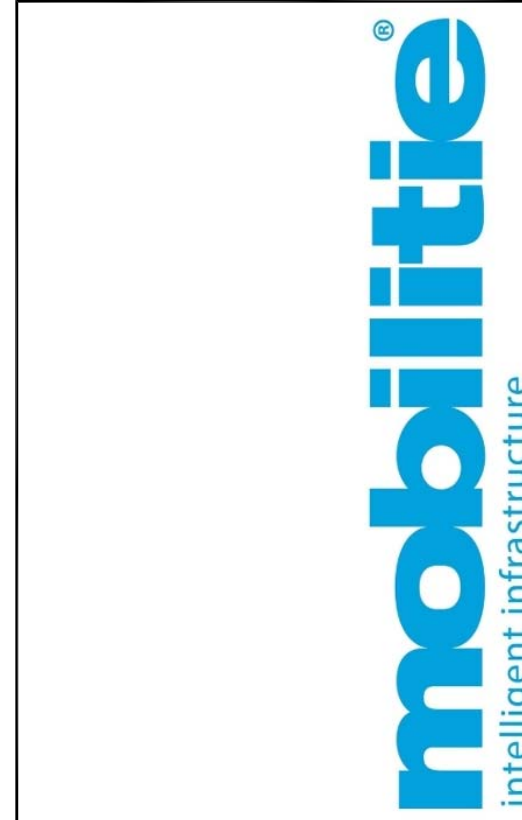
- SITE CONDITIONS
- MOB/GC RESPONSIBILITY
- FIBER PROVIDER RESPONSIBILITY
- MOB/GC RESPONSIBILITY ABOVE
- MOB/GC RESPONSIBILITY BELOW
- FIBER PROVIDER RESPONSIBILITY ABOVE
- FIBER PROVIDER RESPONSIBILITY BELOW

**MOBILITIE/GC RESPONSIBILITY (POWER RELATED):**

- MOB/GC TO PROVIDE (N) UTILITY METER (COORDINATED WITH POWER UTILITY COMPANY)
- MOB/GC TO PROVIDE (N) 2"Ø CONDUIT FOR POWER CABLE LOCATED 36" MINIMUM BELOW FINISH GRADE FROM THE (E) TRANSFORMER TO THE (N) UTILITY METER.

**MOBILITIE/GC RESPONSIBILITY (FIBER RELATED):**

- MOB/GC TO PROVIDE (2) (N) 4" UNDERGROUND CONDUITS W/ (2) 1-1/4" INNERDUCTS AND MEASURED MULETAPE FROM (N) FIBER VAULT TO (N) TELCO ENCLOSURE AT (N) UTILITY H-FRAME INSIDE (N) VZW COMPOUND.
- MOB/GC TO PROVIDE LC/UPC FIBER DEMARCATION PANEL EQUIPPED WITH SPLICE TRAY AND PRE-CONNECTORIZED CABLE WITH FIBER TAILS.



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SHEET NAME  
**UCR ENLARGED SITE PLAN**

SHEET NUMBER  
**ZD-4.1**

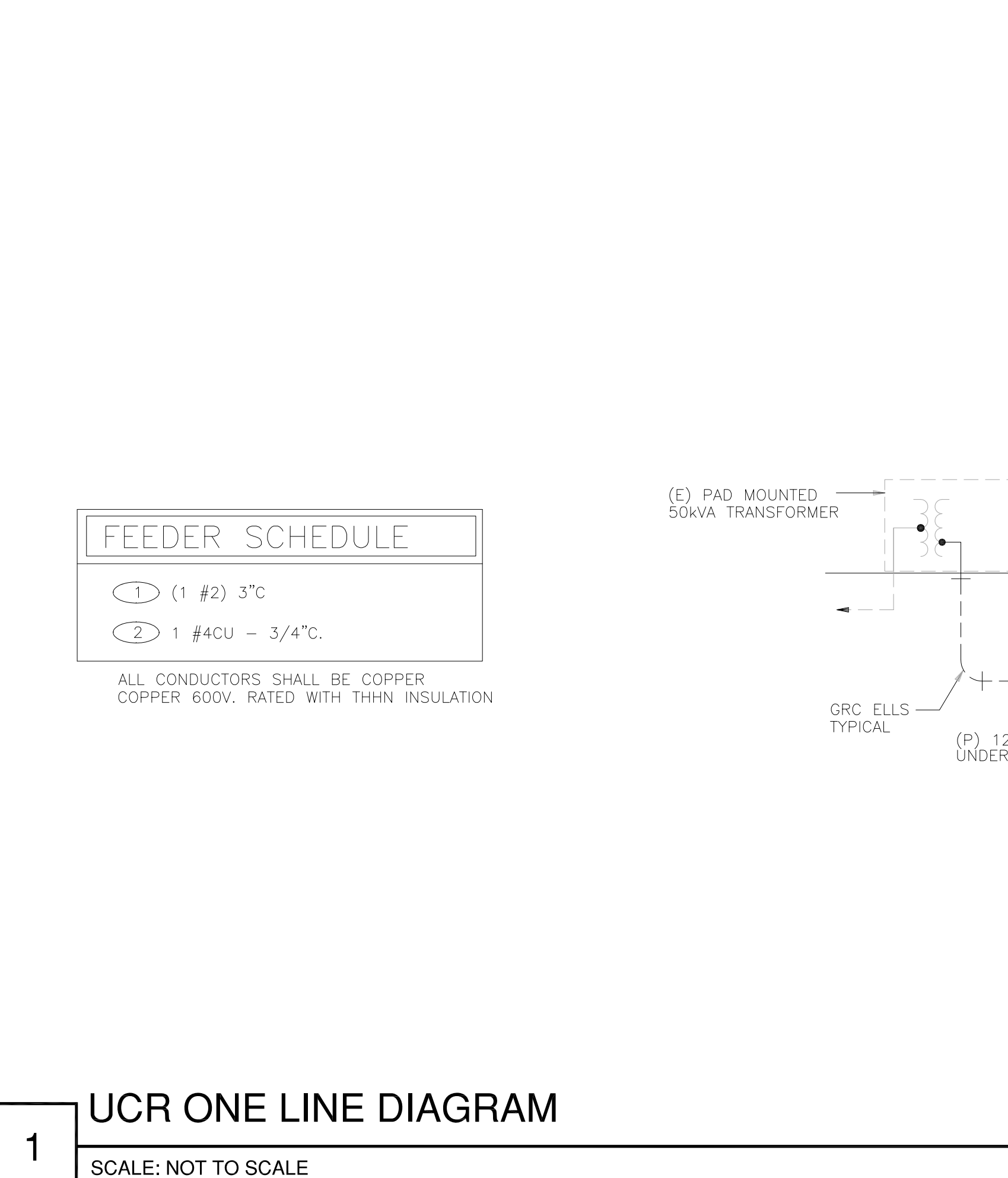
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**1 UCR ENLARGED SITE PLAN**

SCALE: 3/4" = 1'-0" (22X34). 3/8" = 1'-0" (11X17)



A									
225 A. BUS 200 A. MAIN CIRCUIT BREAKER									
208 / 120 VOLT, 1 PHASE, 3 WIRE									
10000 AMPERE PANEL SHORT CIRCUIT RATING									
PANEL TYPE: SQUARE D PANEL MOUNTING: SURFACE									
NOTE: PROVIDE WITH INTERNAL TVSS									
DESCRIPTION	TOTAL (VA)	BREAKER A / P	CCT PH CCT	BREAKER A / P	TOTAL (VA)	DESCRIPTION			
BATTERY HTR	100	20 / 1	1 A 2	40 / 2	2400	RECTIFIER 1 & 2			
BATTERY HTR	100	20 / 1	3 B 4	40 / 2	2400	RECTIFIER 3 & 4			
RECEPT	180	20 / 1	5 A 6	40 / 2	2400	RECTIFIER 3 & 4			
EXHAUST FAN	160	20 / 1	7 B 8	40 / 2	2400	RECTIFIER 3 & 4			
SPARE		20 / 1	9 A 10	60 / 2		SURGE ARRESTOR			
SPARE		20 / 1	11 B 12	40 / 2		RECTIFIER 3 & 4			
SPACE		/ /	13 A 14	/ /		SPACE			
SPACE		/ /	15 B 16	/ /		SPACE			
SPACE		/ /	17 A 18	/ /		SPACE			
SPACE		/ /	19 B 20	/ /		SPACE			
PANEL LOADING SUMMARY									
LOAD TYPE	CONNECTED LOAD	POWER FACTOR	KVA	LOAD FACTOR	NEC CALCULATED LOAD				
LIGHTING									
INCANDESCENT	0.0 KW @	100% =	0.0 @ 100% =	0.0	0.0 KVA				
FLUORESCENT	0.0 KW @	95% =	0.0 @ 100% =	0.0	0.0 KVA				
RECEPTACLES									
FIRST 10 KW	0.2 KW @	100% =	0.2 @ 100% =	0.2	0.2 KVA				
REMAINDER	0.0 KW @	100% =	0.0 @ 50% =	0.0	0.0 KVA				
MOTORS									
LARGEST	0.1 KW @	80% =	0.2 @ 125% =	0.2	0.2 KVA				
REMAINDER	0.0 KW @	80% =	0.0 @ 100% =	0.0	0.0 KVA				
OTHER	9.8 KW @	100% =	9.8 @ 100% =	9.8	9.8 KVA				
TOTAL	10.1 KW		10.1 KVA		10.2 KVA				
						MINIMUM PANEL AMPACITY = 49 AMPERES			
PHASE "A"	5.1 KW			A-B	99%	PHASE BALANCE			
PHASE "B"	5.0 KW								



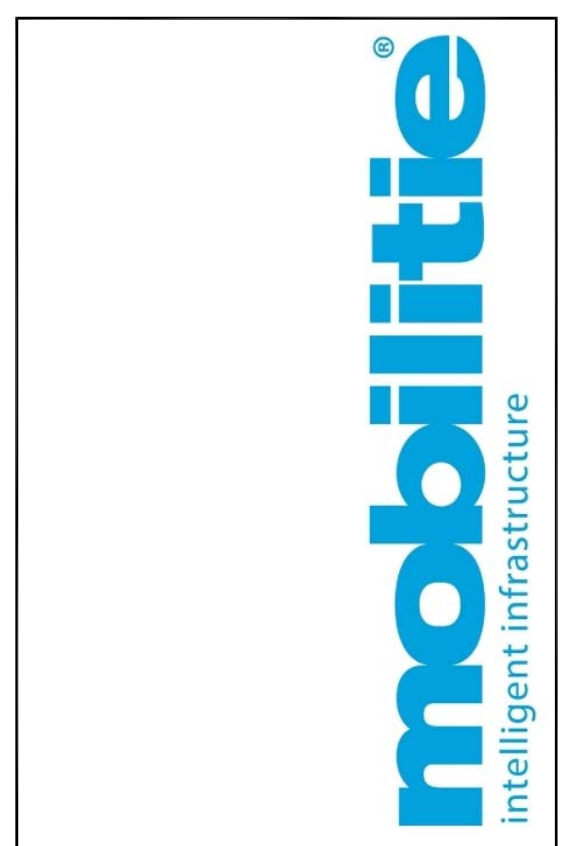
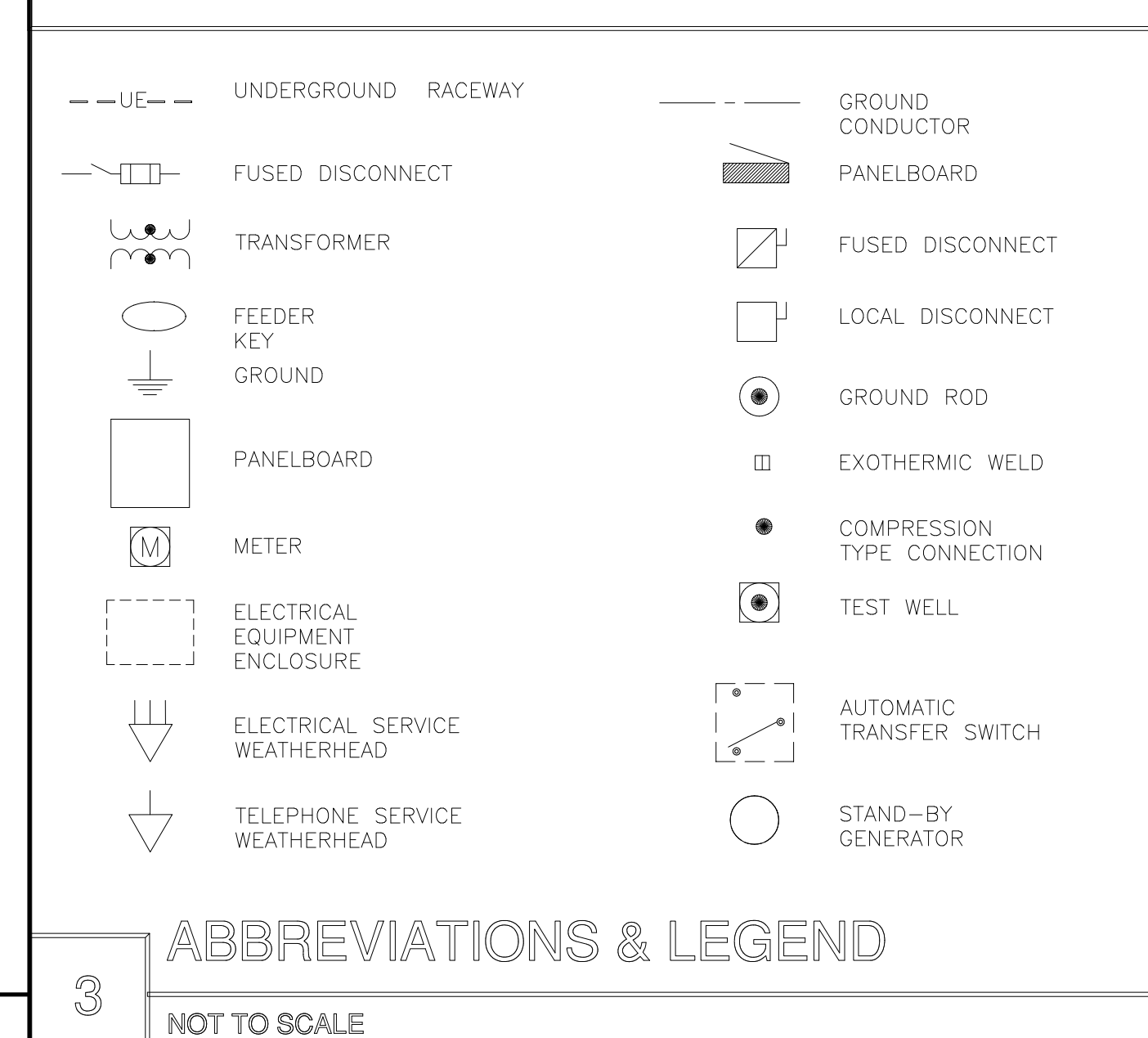
- INSTALLATION OF SECONDARY POWER AND CONNECTION TO METER SHALL BE COMPLETED IN COMPLIANCE WITH NATIONAL ELECTRIC CODE, NFPA 70, THE CITY OF DENVER, AND THE STATE OF COLORADO LAWS, RULES AND REGULATIONS FOR INSTALLING ELECTRIC WIRES & EQUIPMENT, ALL LATEST ISSUE, AND WITH SPECIFICATIONS PER A.S.T.M. B 231, B 400, I.C.E.A. S651-401, I.C.E.A. P81-570, & LOCAL PUD.
- PROVIDE A METER BASE PER LOCAL UTILITY STANDARDS. MOUNT ON SIDE OF OWNER FURNISHED BACK BOARD.
- UNDERGROUND CONDUIT SHALL BE RIGID POLYVINYL CHLORIDE CONDUIT: SCHEDULE 40, TYPE 1, CONFORMING TO UL ARTICLE 651: WESTERN PLASTICS OR CARLON MANUFACTURER. COUPLINGS SHALL BE SLIP-ON, SOLVENT SEALED T PIPE: SOLVENT, WESTERN TYPE COMPATIBLE WITH PVC DUCT. ALL BENDS SHALL BE "WIDE SWEEP" TYPE WITH A 24" MINIMUM RADIUS. ALL CONDUIT UNDER ROADS SHALL BE RGS, (OR PVC ENCASED IN 8"x18" RED CONCRETE DUCTBANK).
- CONDUIT USED INDOORS SHALL BE E.M.T., AND RIGID GALVANIZED STEEL FOR OUTDOORS. COUPLINGS SHALL BE RIGID STEEL AND COMPRESSION TYPE FOR E.M.T. SET SCREW FITTINGS ARE NOT PERMITTED. FOR ALL STUBS-UPS, USE RIGID GALVANIZED STEEL CONDUIT.
- WIRE AND CABLE SHALL BE OF THE TYPE AND SIZE AS REQUIRED BY NEC. THERE WILL BE NO SPLICES ALLOWED. PROVIDE HDPE PULLING HAND HOLES AS NEEDED.
- CONTRACTOR SHALL PROVIDE TEST OF THE GROUNDING SYSTEM BY CERTIFIED TESTING AGENT. PROVIDE INDEPENDENT TEST RESULTS TO THE PROJECT MANAGER FOR REVIEW. GROUNDING SYSTEM RESISTANCE TO GROUND SHALL NOT EXCEED 5 OHMS. ALL ABOVE GRADE INTERIOR GROUNDING CONNECTORS SHALL BE DOUBLE-LUG COMPRESSION TYPE. ALL BELOW GRADE AND EXPOSED EXTERIOR GROUNDING CONNECTIONS TO PERMANENT EQUIPMENT AND FIXED BUILDING ELEMENTS SHALL BE CADWELD TYPE. CARE SHALL BE TAKEN TO REVIEW CONNECTION LOCATIONS AND MATERIAL TYPES TO AVOID POSSIBLE GALVANIC CORROSION. ALL EXPOSED GROUNDING CONNECTIONS TO BE COATED WITH ANTI-CORROSIVE AGENT SUCH AS "NO-OXY", "NOALX" OR "PENETROX". VERIFY PRODUCT WITH PROJECT MANAGER. ALL BOLTS, WASHERS AND NUTS USED ON GROUNDING CONNECTIONS SHALL BE STAINLESS STEEL.
- ALL EXTERIOR GROUND BARS SHALL BE COATED WITH ANTI-CORROSIVE AGENT SUCH AS LPS-3 OR AS PER NOTE 6 ABOVE.
- ALL JUNCTION AND OUTLET BOXES TO BE LABELED WITH KROY TAPE, OR EQUAL, DESIGNATING ALL CIRCUIT NUMBERS CONTAINED IN EACH BOX.
- CONTRACTOR TO ENSURE ILC PROVIDED WITH (2) INTERNAL TVSS.
- CONTRACTOR SHALL COORDINATE WITH SITE SURVEY TO LOCATE EXISTING UNDERGROUND UTILITIES. WHEREVER POTENTIAL CONFLICTS/ INTERFERENCES EXIST, HAND EXCAVATE TO AVOID DAMAGE. CONTACT ALL UTILITIES TO LOCATE UNDERGROUND PIPING IN PUBLIC ROW.
- VERIFY THAT A.I.C. OF THE UTILITY DOES NOT EXCEED THE A.I.C. RATING OF THE PROVIDED EQUIPMENT SHELTER PACKAGE. IF OVER 10KAIC, PROVIDE FUSIBLE SERVICE ENTRANCE SWITCH AND CONFIRM LOWERING OF AIC TO ACCEPTABLE LEVELS.
- UTILITY POINTS OF SERVICE AND WORK / MATERIALS SHOWN ARE BASED UPON PRELIMINARY INFORMATION PROVIDED BY THE UTILITY COMPANIES AND ARE FOR BID PURPOSES ONLY.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR FINAL AND EXACT WORK / MATERIALS REQUIREMENTS AND CONSTRUCT TO UTILITY COMPANY ENGINEERING PLANS AND SPECIFICATIONS ONLY. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL ROPES, CABLES, PULL BOXES, CONCRETE ENCASEMENT OF CONDUIT (IF REQUIRED), TRANSFORMER PAD, BARRIERS, POLE RISERS, TRENCHING, BACKFILL. PAY ALL UTILITY COMPANY FEES AND INCLUDE ALL REQUIREMENTS IN SCOPE OF WORK.

## 2 GENERAL NOTES

NOT TO SCALE

**ABBREVIATIONS**

A	AMPERES	KVA	KILOWATT
AWG	AMERICAN WIRE GAUGE	MGB	MASTER GROUND BAR
BCW	BARE COPPER WIRE	MCB	MAIN CIRCUIT BREAKER
CGB	COLLECTION GROUND BAR	PCS	PERSONAL COMMUNICATION SYSTEM
C	CIRCUIT	P	POLE
CU	COPPER	PUD	PUBLIC UTILITIES DISTRICT
DWG	DRAWING	RGS	RIGID GALVANIZED STEEL
EMT	ELECTRICAL METALLIC TUBING	RWY	RACEWAY
GEN	GENERATOR	TYP	TYPICAL
GRC	GALVANIZED RIGID CONDUIT	V	VOLTS
IGR	INTERIOR GROUND RING (HALO)	VA	VOLT AMPS
IMC	INTERMEDIATE METALLIC CONDUIT	W	WIRE



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**SHEET NAME**  
UCR ONE LINE DIAGRAM

**SHEET NUMBER**  
ZD-4.2

**PROJECT NUMBER**  
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**1 UCR ONE LINE DIAGRAM**  
SCALE: NOT TO SCALE

**3 ABBREVIATIONS & LEGEND**  
NOT TO SCALE