



ITEM NO 1 of 2
MEETING
DATE January 11, 2018
STAFF Kai Kleer

ADMINISTRATIVE HEARING OFFICER

STAFF REPORT

PROJECT: FTC Chippers SC, PDP170027

APPLICANT: LRK Consulting
Ryan Sagar
1196 Grant Street
Suite 313
Denver, CO 80203

OWNER: Blaco Investments LLC
1507 Red Sky Court
Fort Collins, CO 80525

PROJECT DESCRIPTION:

This is a request for a Project Development Plan that proposes the replacement of an existing 35-foot light pole with a new 35-foot “all-in-one” light pole that conceals wireless equipment in the base and top of the structure. The site is located at 3517 South Mason Street and is in the General Commercial (C-G) zone district.

RECOMMENDATION: Staff recommends approval of the FTC Chippers SC Wireless Telecommunication Equipment, PDP170027.

EXECUTIVE SUMMARY:

Staff finds the proposed FTC Chippers SC Project Development Plan complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The Project Development Plan complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The Project Development Plan complies with relevant standards of Article 3 – General Development Standards.

- The Project Development Plan complies with relevant standards located in Division 4.21 – General Commercial (C-G) of Article 4 – Districts.

COMMENTS:

1. Background

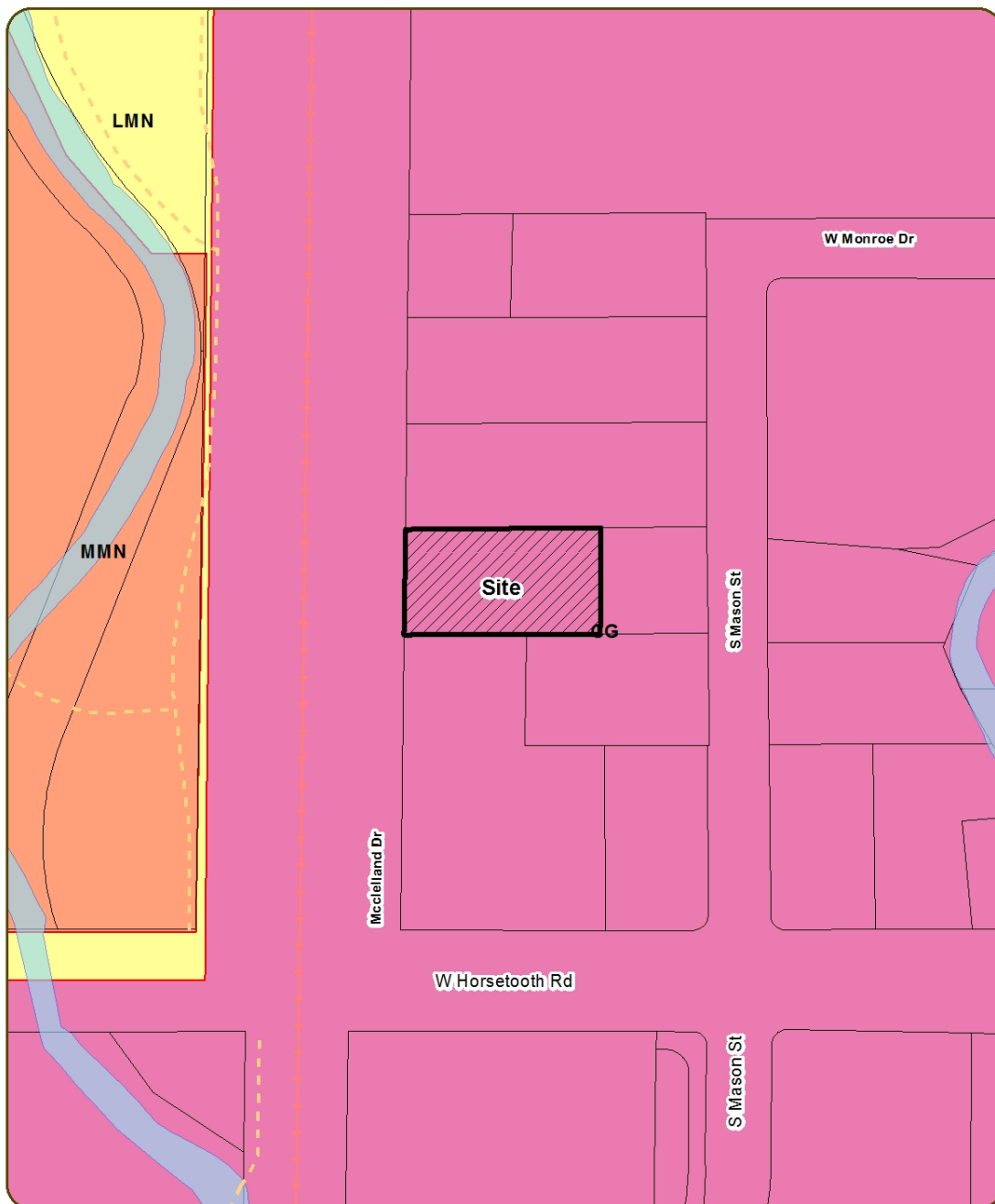
The project site is the western parking lot located on Lot 23 of the South Mesa Subdivision, which was subdivided in Larimer County on February 22, 1966. The property was later annexed into the City of Fort Collins as part of the Horsetooth - South Mesa Annexation in March 1977. In 1992 a .45 acre portion of Lot 23 was conveyed to the property owners to the south (formerly Alfalfas FC Inc.) and has remained a parking lot since that time. The parking lot now serves two businesses located at 216 W. Horsetooth Road.

The surrounding zoning and land uses to each side of the project site are as follows:

Direction	Zone District	Existing Land Uses
North	General Commercial (C-G)	Workshop and small custom industry
South	General Commercial (C-G)	Retail and limited indoor recreation
East	General Commercial (C-G)	Business service shop
West	General Commercial (C-G)	Railroad, MAX Transit Line and multifamily residential

A zoning and site vicinity map is presented on the following page.

Map 1: FTC Chippers SC, Zoning & Vicinity



**FTC Chippers SC
Zoning and Vicinity Map**

2. Compliance with Article 4 of the Land Use Code – General Commercial zone district:

The project complies with all applicable Article 4 standards as follows:

A. Section 4.21(B)(2)(E) – Permitted Uses

Wireless telecommunication equipment is a permitted use in the General Commercial zone district, subject to Administrative (Type 1) review. The project proposes the replacement of an existing 35-foot light pole with a new 35-foot “all-in-one” light pole that conceals wireless equipment in the base and top of the structure.

3. Compliance with Article 3 of the Land Use Code – General Development Standards:

Article 3 includes additional standards specific to lighting and wireless telecommunication facilities and equipment. Compliance with these standards is described in detail below:

A. Section 3.2.4 – Site Lighting

The proposal meets all applicable site lighting standards. Further, the proposed replacement lighting will reduce the amount of offsite light spill to both north and south properties.

B. Section 3.8.13 – Wireless Telecommunication

3.8.13(B) – Co-location

To reduce the impact of multiple carriers siting wireless telecommunication equipment in more than one location, no 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 proposed plan contains notes indicating that owners and employees shall cooperate to achieve future co-location efforts.

3.8.13(C)(3) – Wireless Telecommunication Equipment

Wireless telecommunication equipment must be of the same color as the building or structure to which or on which such equipment is mounted. Whenever a wireless telecommunication antenna is attached to a building roof,

the height of the antenna must not be more than fifteen (15) feet over the height of the building.

All wireless telecommunication equipment must be located as far from the edge of the roof as possible. Even if the building is constructed at or above the building height limitations contained in Section 3.8.17, the additional fifteen (15) feet is permissible.

Whenever wireless telecommunication equipment is mounted to the wall of a building or structure, the equipment must be mounted in a configuration as flush to the wall as technically possible and must not project above the wall on which it is mounted. Such equipment must, to the maximum extent feasible, also feature the smallest and most discreet components that the technology will allow so as to have the least possible impact on the architectural character and overall aesthetics of the building or structure. Roof and ground-mounted wireless telecommunication equipment must be screened by parapet walls or screen walls in a manner compatible with the building's design, color and material.

The applicant proposes to replace an existing parking-lot light pole with an "all-in-one" light pole that houses the equipment in both the base and top of the structure. The equipment is fully concealed and the pole is proposed to be painted to match the color of the existing light poles on the site.

3.8.13(C)(8) – Color

Telecommunication equipment must be painted to match as closely as possible the color and texture of the wall, building or surrounding built environment. Muted colors, earth tones and subdued colors must be used.

Notes for the equipment have been added to the plan to ensure that they match the existing light poles on the site.

4. Findings of Fact/Conclusion:

In evaluating the request for the FTC Chippers SC, Wireless Telecommunication Equipment Project Development Plan, staff makes the following findings of fact:

- A. The FTC Chippers SC – Wireless Telecommunication Equipment Project Development Plan complies with the process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.

- B. The FTC Chippers SC – Wireless Telecommunication Equipment Project Development Plan complies with the applicable standards located in Article 3 – General Development Standards.
- C. The FTC Chippers SC – Wireless Telecommunication Equipment Project Development Plan complies with the applicable standards in Division 4.21, General Commercial District (C-G) of Article 4 – Districts.

RECOMMENDATION:

Staff recommends approval of the FTC Chippers SC – Wireless Telecommunication Equipment Project Development Plan, PDP170027.

ATTACHMENTS:

- 1. Applicant's Statement of Planning Objectives
- 2. FTC Chippers SC Plan Set
 - a. Photosimulation Views
 - b. Site Plan
 - c. Equipment Plan
 - d. Elevations
 - e. Landscape Plan
 - f. Photometric Plan

LRK CONSULTING ON BEHALF OF VERIZON WIRELESS

July 21, 2017

Wireless-Telecommunications Equipment (Co-location) Review: Planning Objective
FTC Chippers SC located at 3517 S Mason Street, Parcel ID# 9726414040

Verizon Wireless is submitting an application for Wireless-Telecommunications Equipment including the installation of an antenna attached to an existing parking light pole with ground equipment located at the base. The installation of this new equipment will provide critical 4G-LTE voice and data services to a location with increasingly higher pedestrian and vehicular traffic providing an immediate benefit to the traveling public, emergency services, residents, employees, and customers who shop at the nearby commercial developments.

Specifically, my client proposes the installation of the following equipment:

- An antenna attached to an existing 35'-5" parking light pole, antenna not to exceed the top of structure.
- A new 8' cedar fence to provide screening around proposed ground equipment.
- Telecommunications equipment including Remote Radio Heads (RRHs), Over-Voltage Protection Units (OVPs), and radio cabinet attached to a new H-frame structure inside the fenced compound.
- An underground fiber vault located near the property line in the northwest corner of the property.
- Underground cabling from utility sources to the proposed H-Frame and ground equipment.
- Cabling from the proposed antenna to the ground equipment secured to the existing light pole.

In accordance with the Communications and Technology section of the City Comprehensive Plan, this new wireless equipment will provide citizens access to high-quality, reliable wireless service in a part of the city that faces significant coverage and capacity demands. Access to this improved service will continue to be a critical component for community interactions as well as economic growth now that 4G-LTE has become widely utilized and as the nation begins to transition into 5G capabilities.

Furthermore, this design carefully took into consideration and meets the standards as outlined in Paragraph C Standards of Chapter 3.8.13 of the Municipal Code specifically relating to meeting required setbacks, mounting as flush to the structure as possible, using the smallest and most discreet components that technology will allow, and incorporating screening of the ground mechanical equipment through fencing.

Please let me know if there is anything else I can provide you with to aid in the review of this project. I look forward to working with your department as Verizon Wireless continues to invest in reliable, fast, and strong wireless services in the City of Fort Collins.

Sincerely,



Senior Site Acquisition Consultant, LRK Consulting LLC
1196 Grant Street, Unit 313, Denver, CO 80203
mrsagar45@gmail.com
219-477-0099

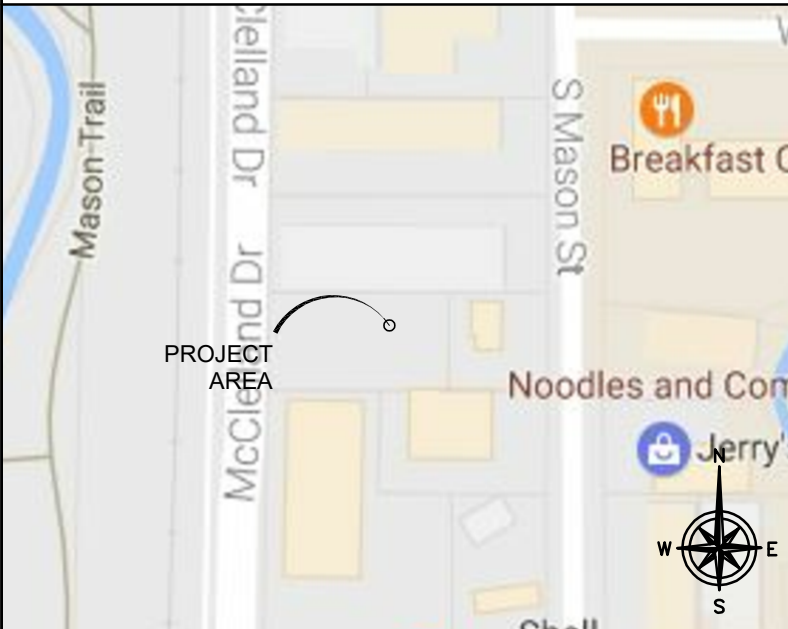


SMALL CELL
3517 S MASON ST
FT. COLLINS, COLORADO 80525
ZONING DRAWINGS



AERO PROJECT #: 097-17-0101

REVISION SCHEDULE			
G	11-09-17	LCW	REVISED
F	09-21-17	RPH	REVISED
E	07-10-17	KRC	REVISED
D	07-05-17	GAC	REVISED
C	06-08-17	KRC	REVISED
B	06-06-17	KRC	REVISED
A	05-12-17	KRC	PRELIMINARY
REV	DATE	BY	DESCRIPTION

SITE DIRECTIONS		CLIENT		PROJECT DATA		SHEET INDEX																					
<p>DEPART 3131 S VAUGHN WAY, AURORA, CO 80014: HEAD SOUTH TOWARD S VAUGHN WAY. TURN RIGHT ONTO S VAUGHN WAY. TURN LEFT TO MERGE ONTO CO-83 N TOWARD INTERSTATE 225. MERGE ONTO CO-83 N. USE THE RIGHT 3 LANES TO TAKE THE INTERSTATE 225 S EXIT. MERGE ONTO I-225 S. USE THE RIGHT 2 LANES TO TAKE EXIT 1B FOR INTERSTATE 25 N TOWARD FT. COLLINS. KEEP RIGHT AND MERGE ONTO I-25 N. CONTINUE ON I-25 N TOWARDS FORT COLLINS. TAKE EXIT 265 FOR HARMONY RD. TURN LEFT ONTO E HARMONY RD. CONTINUE ON HARMONY TO ZIEGLER RD. TURN RIGHT ON ZIEGLER RD. AT THE TRAFFIC CIRCLE TAKE THE 3RD EXIT ONTO E. HORSETOOTH RD. CONTINUE ON HORSETOOTH RD TO McCLELLAND DR. TURN RIGHT ON McCLELLAND DR. DESTINATION WILL BE ON THE RIGHT IN PARKING LOT</p> <p>LEGAL DESCRIPTION</p> <p>SITUATED IN THE COUNTY OF LARIMER AND IN THE STATE OF COLORADO:</p> <p>A PART OF LOT 23, SOUTH MESA SUBDIVISION, IN THE CITY OF FORT COLLINS, WHICH BEGINS AT THE SOUTHWEST CORNER OF SAID LOT 23, AND RUN THENCE N 00°54' E 103.01 FEET TO THE NORTHWEST CORNER LOT 23; THENCE N 89°55' E 189.23 FEET ALONG THE NORTH LINE OF SAID LOT 23; THENCE S 00°05' E 103.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 23; THENCE S 89°55'W 191.00 FEET TO THE POINT OF BEGINNING.</p> <p>VICINITY MAP</p>  <p>FT. COLLINS, COLORADO</p>		<p>JENNIFER SCHNEIDER 10740 NALL AVENUE, SUITE 400 OVERLAND PARK, KS 66211 PHONE: 913-344-2030</p> <p>PROPERTY OWNER</p> <p>BLACO INVESTMENTS LLC CONTACT: KATHRYN FOX PHONE: 970-227-3381</p> <p>CONSTRUCTION MANAGER</p> <p>VERIZON WIRELESS 3131 S. VAUGHN WAY #550 AURORA, CO 80014 CONTACT: JASON SHELLEDY PHONE: 970-646-1283</p> <p>RF ENGINEER</p> <p>VERIZON WIRELESS 3131 S. VAUGHN WAY #550 AURORA, CO 80014 CONTACT: RAM NANDIRAJU EMAIL: Ram.Nandiraju@verizonwireless.com</p> <p>SITE ACQUISITION</p> <p>LRK CONSULTING 1196 GRANT STREET, UNIT 313 DENVER, CO 80203 CONTACT: RYAN SAGAR PHONE: 219-477-0099</p> <p>ENGINEER</p> <p>AERO SOLUTIONS, LLC 5555 CENTRAL AVE #100 BOULDER, CO 80301 CONTACT: MATT FLECK PHONE: 720-279-8973</p>		<p>JURISDICTION: CITY OF FT. COLLINS</p> <p>ZONING: GC-GENERAL COMMERCIAL</p> <p>APN: 9726414040</p> <p>PARCEL SIZE: 19,204 S.F.</p> <p>ELEVATION: 5038' (NAVD 88)</p> <p>STRUCTURE TYPE: ALL-IN-ONE SMALL CELL POLE</p> <p>STRUCTURE HEIGHT: 35'-0"±</p> <p>ANTENNA RAD CENTER: 33'-3" AGL</p> <p>APPLICANT: VERIZON WIRELESS</p> <p>APPLICANT CONTACT: JENNIFER SCHNEIDER 10740 NALL AVENUE, SUITE 400 OVERLAND PARK, KS 662211 PH: 913-344-2030</p> <p>ENGINEERING: AERO SOLUTIONS, LLC</p> <p>ENGINEERING CONTACT: MATT FLECK 5555 CENTRAL AVENUE #100 BOULDER, COLORADO 80301 PH: 720 279-8973</p>		<table><tr><td>T-1</td><td>TITLE SHEET</td></tr><tr><td>PH-1</td><td>PHOTOSIMULATION VIEWS</td></tr><tr><td>Z-1</td><td>SITE PLAN</td></tr><tr><td>Z-2</td><td>ENLARGED SITE PLAN</td></tr><tr><td>Z-3</td><td>EQUIPMENT PLAN</td></tr><tr><td>Z-4</td><td>ELEVATIONS</td></tr><tr><td>Z-5</td><td>LANDSCAPING PLAN</td></tr><tr><td>PM-1</td><td>PHOTOMETRIC PLAN - EXISTING CONDITIONS</td></tr><tr><td>PM-2</td><td>PHOTOMETRIC PLAN - PROPOSED</td></tr><tr><td>LD-1</td><td>LINE DRAWING</td></tr></table> <p>PROJECT DESCRIPTION</p> <div><div>1.</div><div>REMOVE EXISTING LIGHT POLE AND INSTALL NEW ALL-IN-ONE SMALL CELL POLE WITH LIGHT TO MATCH EXISTING.</div></div> <div><div>2.</div><div>INSTALL (2) NEW REMOTE RADIO HEADS WITHIN NEW POLE.</div></div> <div><div>3.</div><div>INSTALL NEW FIBER VAULT FOR PROPOSED FIBER RUN.</div></div> <div><div>4.</div><div>RUN FIBER TO PROPOSED EQUIPMENT.</div></div> <div><div>5.</div><div>INSTALL ASSOCIATED SERVICE EQUIPMENT WITHIN NEW POLE.</div></div> <div><div>6.</div><div>NEW COMMERCIAL POWER TO SITE.</div></div>		T-1	TITLE SHEET	PH-1	PHOTOSIMULATION VIEWS	Z-1	SITE PLAN	Z-2	ENLARGED SITE PLAN	Z-3	EQUIPMENT PLAN	Z-4	ELEVATIONS	Z-5	LANDSCAPING PLAN	PM-1	PHOTOMETRIC PLAN - EXISTING CONDITIONS	PM-2	PHOTOMETRIC PLAN - PROPOSED	LD-1	LINE DRAWING
		T-1	TITLE SHEET																								
		PH-1	PHOTOSIMULATION VIEWS																								
		Z-1	SITE PLAN																								
		Z-2	ENLARGED SITE PLAN																								
Z-3	EQUIPMENT PLAN																										
Z-4	ELEVATIONS																										
Z-5	LANDSCAPING PLAN																										
PM-1	PHOTOMETRIC PLAN - EXISTING CONDITIONS																										
PM-2	PHOTOMETRIC PLAN - PROPOSED																										
LD-1	LINE DRAWING																										
CODE ANALYSIS				APPROVALS																							
<p>BUILDING CODE: IBC 2012 (W/ LOCAL AMENDMENTS)</p> <p>ELECTRICAL CODE: NEC 2014</p> <p>FIRE SAFETY CODE: NFPA-1 (2006)</p> <p>USE GROUP: U - UTILITY</p> <p>CONSTRUCTION TYPE: IIB</p>		<p>VERIZON (RF): _____ DATE: _____</p> <p>VERIZON (CONST.): _____ DATE: _____</p> <p>VERIZON (RE): _____ DATE: _____</p> <p>LANDLORD: _____ DATE: _____</p>																									



1
PH-1 **PHOTOSIMULATION VIEW (BEFORE, LOOKING EAST)**
N.T.S.



2
PH-1 **PHOTOSIMULATION VIEW (AFTER, LOOKING EAST)**
N.T.S.

verizon
3131 SOUTH VAUGHN WAY #500
AURORA, COLORADO 80014
(303) 873-2652

AeroSolutions LLC
Optimizing Your Wireless Infrastructure
5555 CENTRAL AVENUE #100
BOULDER, COLORADO 80301
PH: (720) 304-6882
FAX: (720) 304-6883

AERO PROJECT #: 097-17-0101

REVISION SCHEDULE			
G	11-09-17	LCW	REVISED
F	09-21-17	RPH	REVISED
E	07-10-17	KRC	REVISED
D	07-05-17	GAC	REVISED
C	06-08-17	KRC	REVISED
B	06-06-17	KRC	REVISED
A	05-12-17	KRC	PRELIMINARY
REV	DATE	BY	DESCRIPTION

DRAWING TITLE:

**PHOTOSIMULATION
VIEWS**

DRAWING SHEET:

PH-1

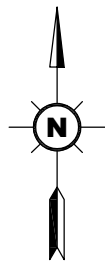
2 OF 10

SITE INFORMATION:

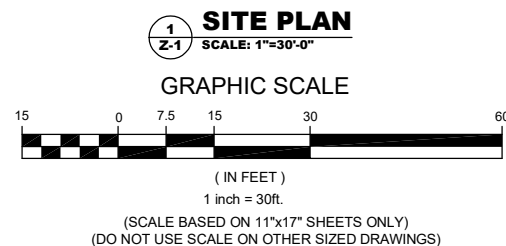
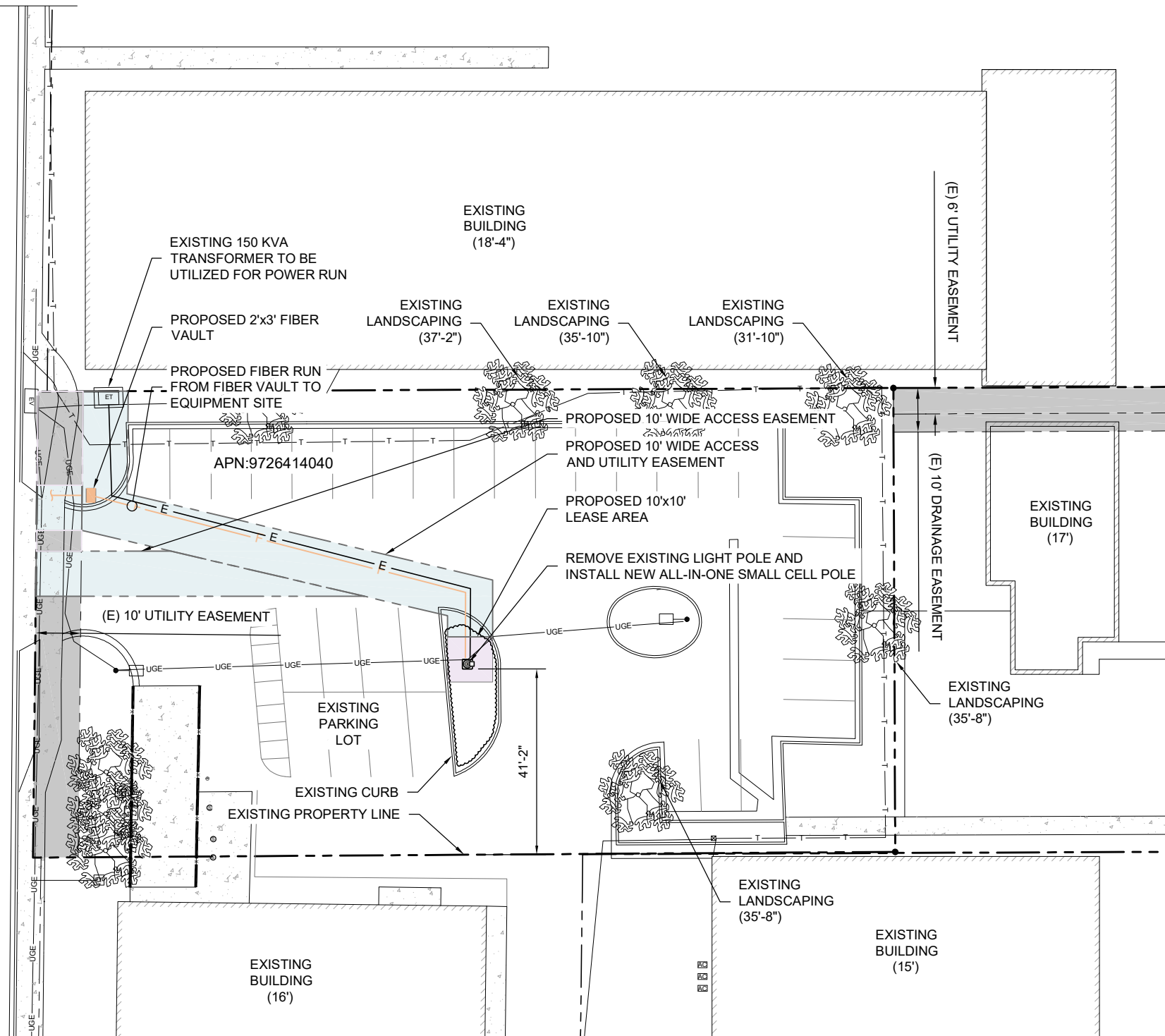
SITE NAME:
FTC CHIPPERS SC

SITE ADDRESS:
**3517 S MASON ST
FORT COLLINS, CO
80525**

JURISDICTION:
CITY OF FT COLLINS



McCLELLAND DR



VERIZON COLOR STANDARDS			
GRAY-EXISTING EASEMENT		ORANGE-FIBER	
PURPLE #1-LEASE AREA		TAN-ANTENNAS	
BLUE GRAY#1-ACCESS/UTILITY		RED-PENETRATIONS	
BLUE #1-HYBRID CABLES/COAX		UMBER-NEW WORK UTILITY EASEMENT	
BLUE #2-RRHS		GRAY-WALL HATCH	
GREEN-DC POWER		GREY-EXISTING	

LEGEND			
WATER LINE	— W —	STORM SEWER	— SD —
SANITARY SEWER	— SS —	UG ELECTRIC	— UE —
GAS LINE	— GAS —	ELECTRIC	— E —
FIBER LINE	— F —	OH TELCO	— OT —
OH ELECTRIC	— OE —	PROPERTY LINE	— — — — —
UG TELCO	— UT —	FENCE IRON	— O —
FENCE CLF	— X —	UG UTILITIES	— U/G —
RIGHT OF WAY	— — — — —	OH UTILITIES	— OHW —
WATER METER		SIGNAGE	
WATER VALVE		CATCH BASIN	
IRRIGATION VALVE		STORM MANHOLE	
SAN SEWER MH		POWER POLE	
TELCO MAN HOLE		TRAFFIC SIGNAL	
LIGHT POLE		ELECTRIC VAULT	
ELEC PULL BOX		ELECTRIC CABINET	
ELECTRIC EQUIP		ELECTRICAL XFMR	

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 THIS BUILDING, STRUCTURE OR LOCATION.



PROTECT YOURSELF. GIVE THREE WORKING DAYS NOTICE.
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

verizon
3131 SOUTH VAUGHN WAY #500
AURORA, COLORADO 80014
(303) 873-2652

AeroSolutions LLC
Optimizing Your Wireless Infrastructure
5555 CENTRAL AVENUE #100
BOULDER, COLORADO 80301
PH: (720) 304-6882
FAX: (720) 304-6883

AERO PROJECT #: 097-17-0101

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION
G	11-09-17	LCW	REVISED
F	09-21-17	RPH	REVISED
E	07-10-17	KRC	REVISED
D	07-05-17	GAC	REVISED
C	06-08-17	KRC	REVISED
B	06-06-17	KRC	REVISED
A	05-12-17	KRC	PRELIMINARY

DRAWING TITLE:

SITE PLAN

DRAWING SHEET:

Z-1

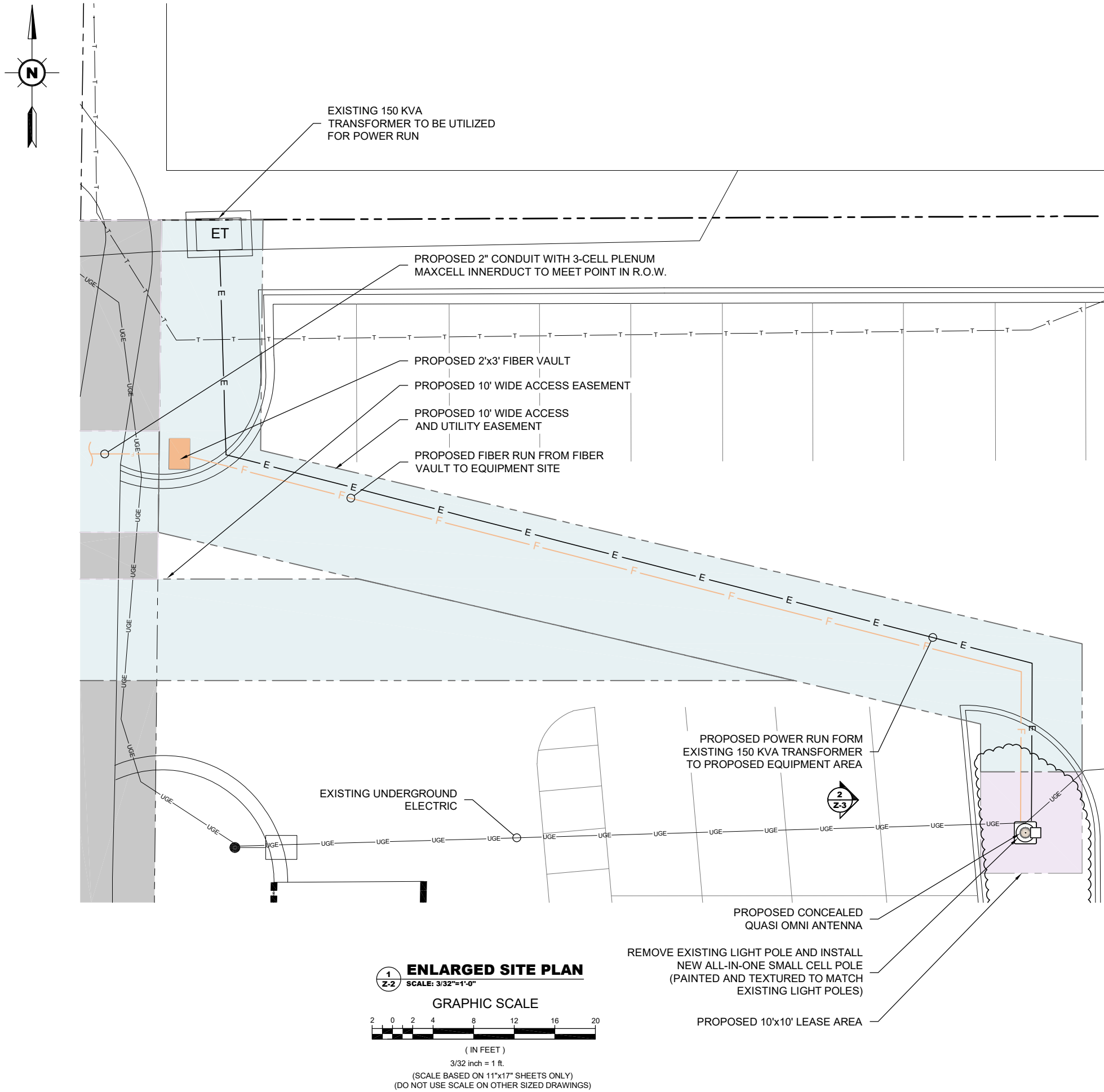
3 OF 10

SITE INFORMATION:

SITE NAME:
FTC CHIPPERS SC

SITE ADDRESS:
3517 S MASON ST
FORT COLLINS, CO
80525

JURISDICTION:
CITY OF FT COLLINS



GENERAL NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITY COMPANIES OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
5. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
8. NO NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
9. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION (THERE IS NO HANDICAP ACCESS REQUIRED).
10. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
11. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
12. CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
13. MOUNTS AND ANTENNAS ARE DESIGNED TO MEET EIA/TIA-222-G AS PER IBC 2012 REQUIREMENTS.
14. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
15. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
16. IF ANY PIPING EXISTS BENEATH THE SITE AREA, CONTRACTOR MUST LOCATE IT AND CONTACT OWNERS REPRESENTATIVE.



**Know what's below.
Call before you dig.**

PROTECT YOURSELF. ONE THREE
WORKING DAYS NOTICE
THIS DRAWING DOES NOT INCLUDE NECESSARY
COMPONENTS FOR CONSTRUCTION SAFETY. ALL
CONSTRUCTION MUST BE DONE IN COMPLIANCE
WITH THE OCCUPATIONAL SAFETY AND HEALTH
ACT OF 1970 AND ALL RULES AND REGULATIONS
THERE TO APPURTENANT.

verizon
3131 SOUTH VAUGHN WAY #500
AURORA, COLORADO 80014
(303) 873-2652

AeroSolutions LLC
Optimizing Your Wireless Infrastructure
5555 CENTRAL AVENUE #100
BOULDER, COLORADO 80301
PH: (720) 304-6882
FAX: (720) 304-6883

AERO PROJECT #: 097-17-0101

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION
G	11-09-17	LCW	REVISED
F	09-21-17	RPH	REVISED
E	07-10-17	KRC	REVISED
D	07-05-17	GAC	REVISED
C	06-08-17	KRC	REVISED
B	06-06-17	KRC	REVISED
A	05-12-17	KRC	PRELIMINARY

DRAWING TITLE:

**ENLARGED
SITE PLAN**

DRAWING SHEET:

Z-2

4 OF 10

SITE INFORMATION:

SITE NAME:
FTC CHIPPERS SC

SITE ADDRESS:
**3517 S MASON ST
FORT COLLINS, CO
80525**

JURISDICTION:
CITY OF FT COLLINS

AERO PROJECT #: 097-17-0101

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION
G	11-09-17	LCW	REVISED
F	09-21-17	RPH	REVISED
E	07-10-17	KRC	REVISED
D	07-05-17	GAC	REVISED
C	06-08-17	KRC	REVISED
B	06-06-17	KRC	REVISED
A	05-12-17	KRC	PRELIMINARY

DRAWING TITLE:

EQUIPMENT
PLAN

DRAWING SHEET:

Z-3

5 OF 10

SITE INFORMATION:

SITE NAME:
FTC CHIPPERS SC

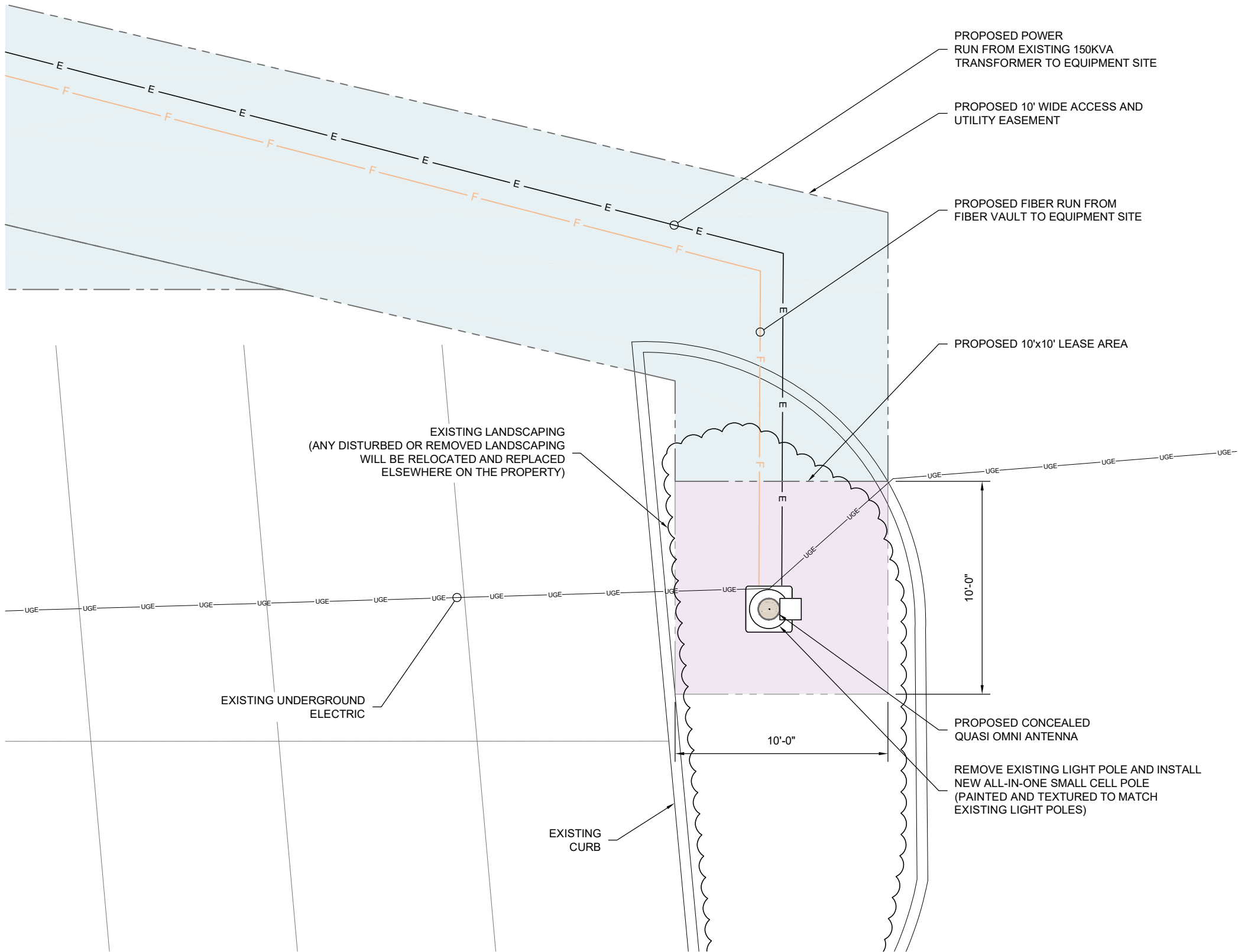
SITE ADDRESS:
3517 S MASON ST
FORT COLLINS, CO
80525

JURISDICTION:
CITY OF FT COLLINS

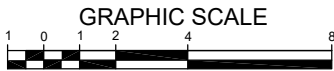


**Know what's below.
Call before you dig.**

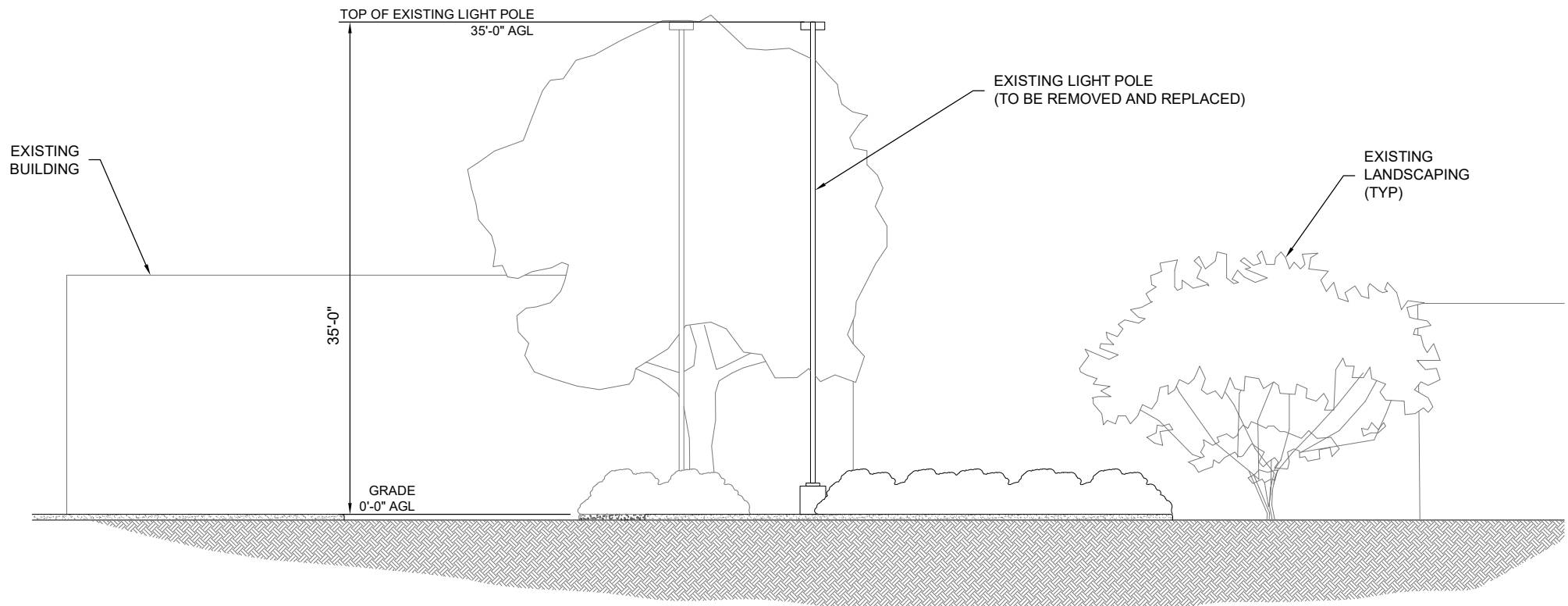
PROTECT YOURSELF. GIVE THREE
WORKING DAYS NOTICE.
THIS DRAWING DOES NOT INCLUDE NECESSARY
COMPONENTS FOR CONSTRUCTION SAFETY. ALL
CONSTRUCTION MUST BE DONE IN COMPLIANCE
WITH THE OCCUPATIONAL SAFETY AND HEALTH
ACT OF 1970 AND ALL RULES AND REGULATIONS
THERE TO APPURTENANT.



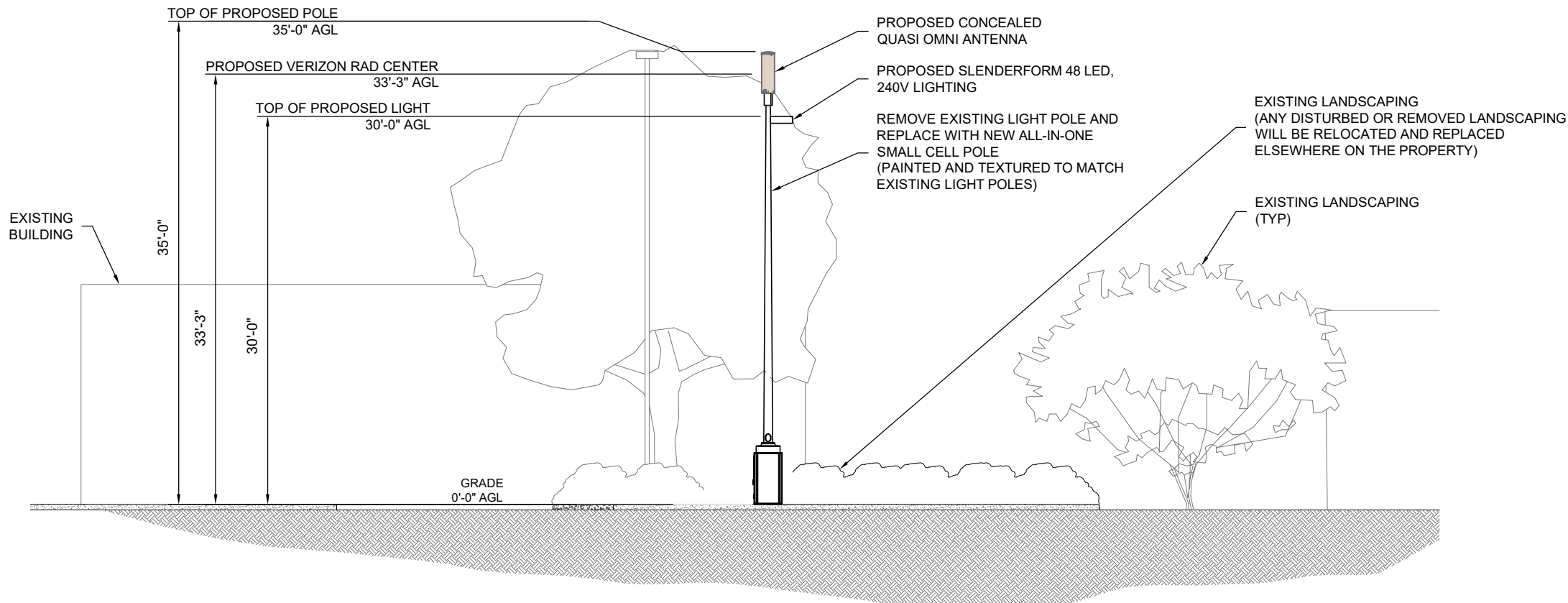
1
Z-3 **PROPOSED EQUIPMENT DETAIL**
SCALE: 3/16"=1'-0"



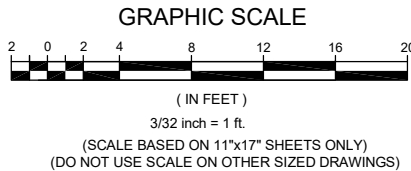
(IN FEET)
3/16 inch = 1 ft.
(SCALE BASED ON 11"x17" SHEETS ONLY)
(DO NOT USE SCALE ON OTHER SIZED DRAWINGS)



1 EXISTING ELEVATION - LOOKING EAST
SCALE: 3/32"=1'-0"



2 PROPOSED ELEVATION - LOOKING EAST
SCALE: 3/32"=1'-0"



AERO PROJECT #: 097-17-0101

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION
G	11-09-17	LCW	REVISED
F	09-21-17	RPH	REVISED
E	07-10-17	KRC	REVISED
D	07-05-17	GAC	REVISED
C	06-08-17	KRC	REVISED
B	06-06-17	KRC	REVISED
A	05-12-17	KRC	PRELIMINARY

DRAWING TITLE:

ELEVATIONS

DRAWING SHEET:

Z-4

6 OF 10

SITE INFORMATION:

SITE NAME:
FTC CHIPPERS SC

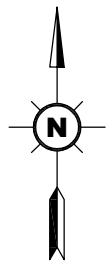
SITE ADDRESS:
3517 S MASON ST
FORT COLLINS, CO
80525

JURISDICTION:
CITY OF FT COLLINS



**Know what's below.
Call before you dig.**

PROTECT YOURSELF. GIVE THREE
WORKING DAYS NOTICE.
THIS DRAWING DOES NOT INCLUDE NECESSARY
COMPONENTS FOR CONSTRUCTION SAFETY. ALL
CONSTRUCTION MUST BE DONE IN COMPLIANCE
WITH THE OCCUPATIONAL SAFETY AND HEALTH
ACT OF 1970 AND ALL RULES AND REGULATIONS
THERE TO APPURTENANT.



AERO PROJECT #: 097-17-0101

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION
G	11-09-17	LCW	REVISED
F	09-21-17	RPH	REVISED
E	07-10-17	KRC	REVISED
D	07-05-17	GAC	REVISED
C	06-08-17	KRC	REVISED
B	06-06-17	KRC	REVISED
A	05-12-17	KRC	PRELIMINARY

DRAWING TITLE:

LANDSCAPING PLAN

DRAWING SHEET:

Z-5

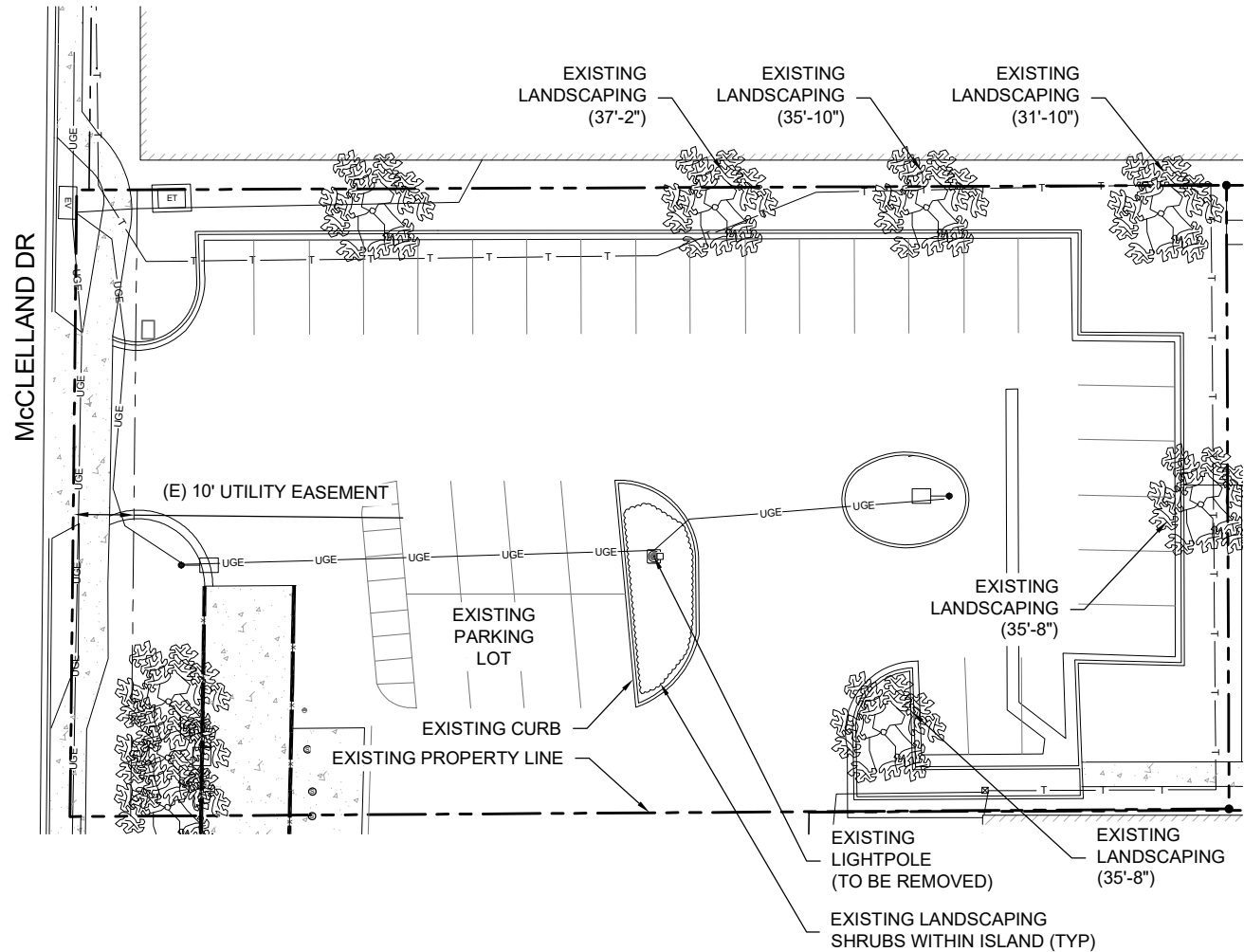
7 OF 10

SITE INFORMATION:

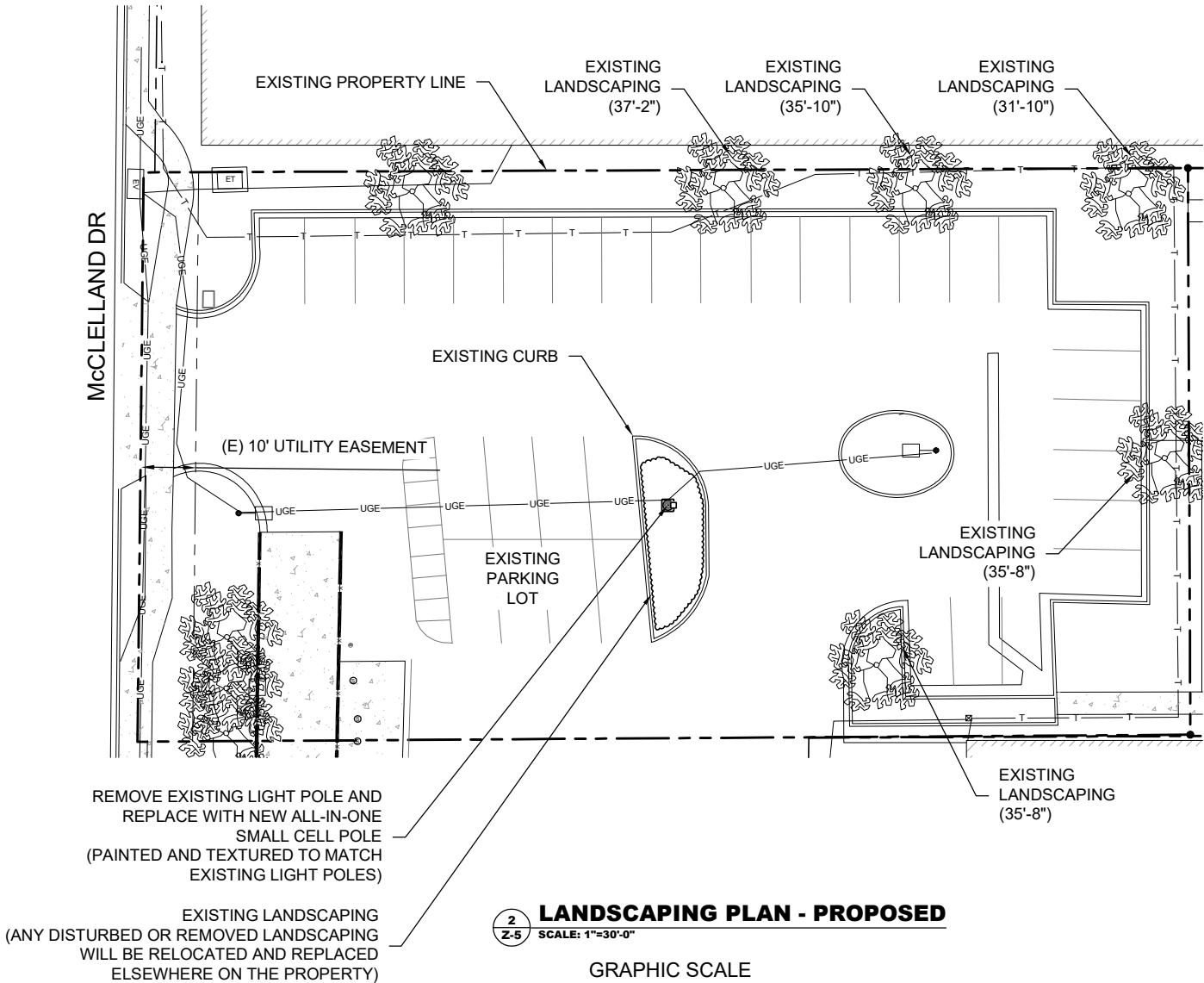
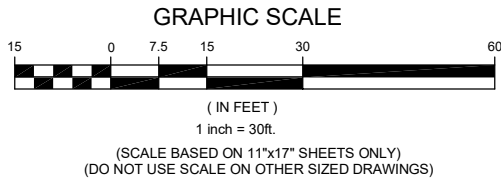
SITE NAME:
FTC CHIPPERS SC

SITE ADDRESS:
3517 S MASON ST
FORT COLLINS, CO
80525

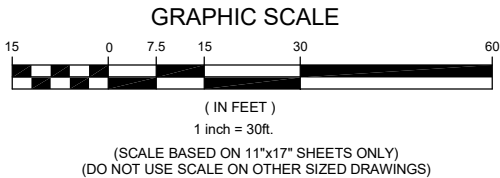
JURISDICTION:
CITY OF FT COLLINS



1 LANDSCAPING PLAN - EXISTING
Z-5 SCALE: 1"=30'-0"

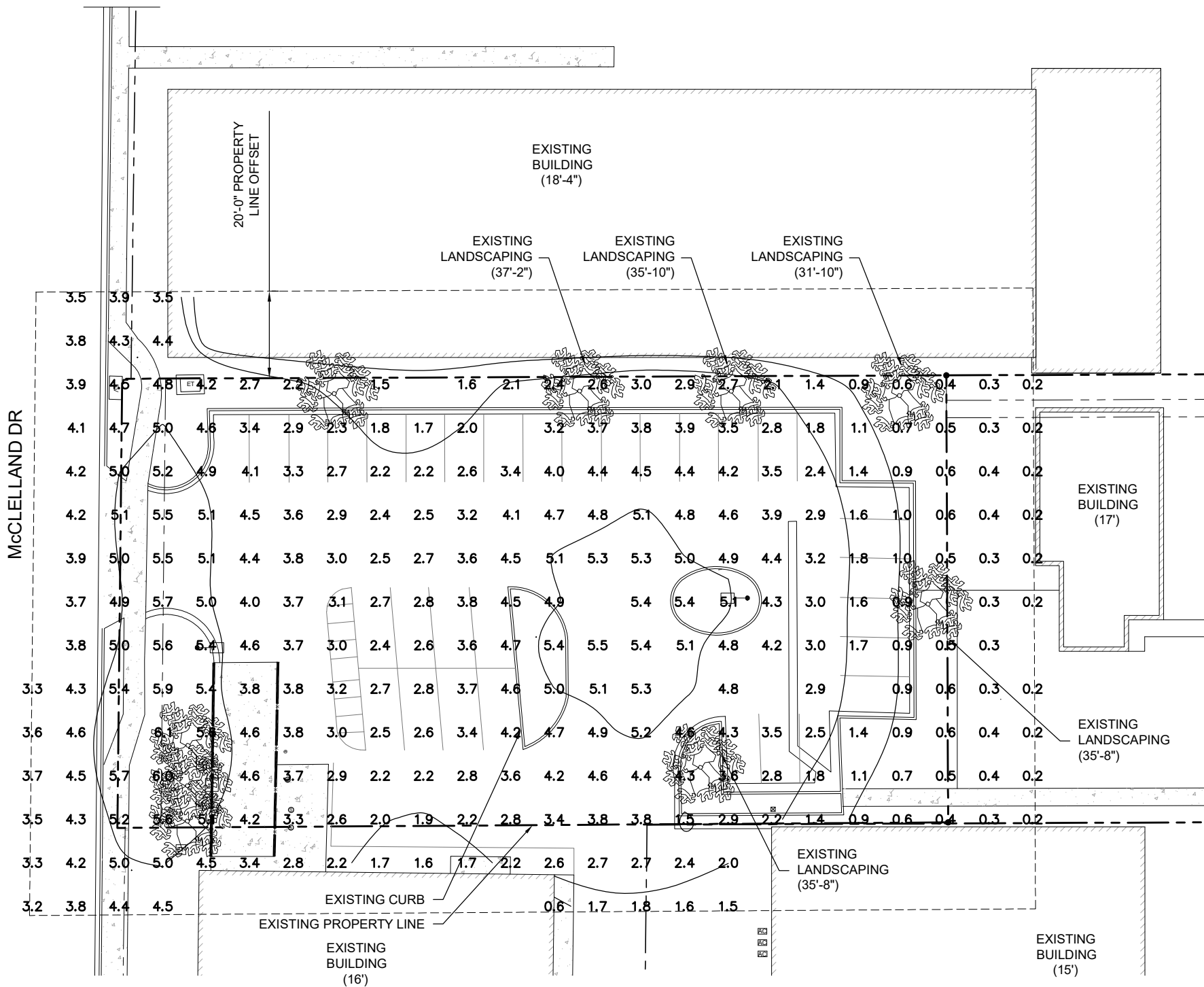
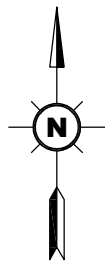


2 LANDSCAPING PLAN - PROPOSED
Z-5 SCALE: 1"=30'-0"

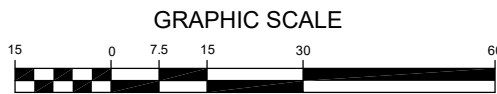


**Know what's below.
Call before you dig.**

PROTECT YOURSELF. GIVE THREE
WORKING DAYS NOTICE.
THIS DRAWING DOES NOT INCLUDE NECESSARY
COMPONENTS FOR CONSTRUCTION SAFETY. ALL
CONSTRUCTION MUST BE DONE IN COMPLIANCE
WITH THE OCCUPATIONAL SAFETY AND HEALTH
ACT OF 1970 AND ALL RULES AND REGULATIONS
THERE TO APPURTENANT.



1
PM-1
PHOTOMETRIC PLAN - EXISTING
SCALE: 1"=30'-0"



(SCALE BASED ON 11"x17" SHEETS ONLY)
(DO NOT USE SCALE ON OTHER SIZED DRAWINGS)

verizon
3131 SOUTH VAUGHN WAY #500
AURORA, COLORADO 80014
(303) 873-2652

AeroSolutions LLC
Optimizing Your Wireless Infrastructure
5555 CENTRAL AVENUE #100
BOULDER, COLORADO 80301
PH: (720) 304-6882
FAX: (720) 304-6883

AERO PROJECT #: 097-17-0101

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION
G	11-09-17	LCW	REVISED
F	09-21-17	RPH	REVISED
E	07-10-17	KRC	REVISED
D	07-05-17	GAC	REVISED
C	06-08-17	KRC	REVISED
B	06-06-17	KRC	REVISED
A	05-12-17	KRC	PRELIMINARY

DRAWING TITLE:

PHOTOMETRIC PLAN -
EXISTING CONDITIONS

DRAWING SHEET:

PM-1

8 OF 10

SITE INFORMATION:

SITE NAME:
FTC CHIPPERS SC

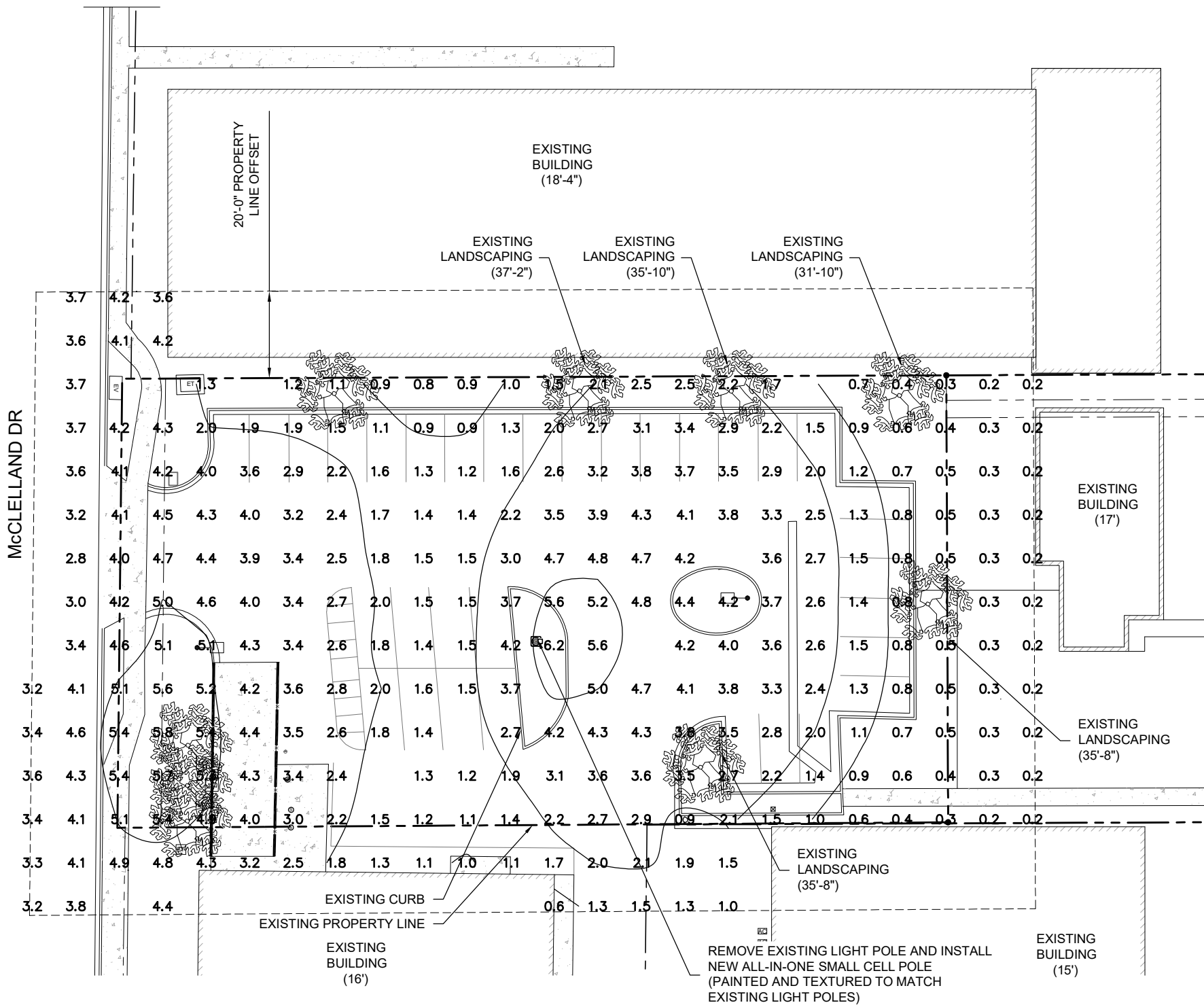
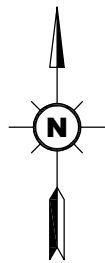
SITE ADDRESS:
3517 S MASON ST
FORT COLLINS, CO
80525

JURISDICTION:
CITY OF FT COLLINS

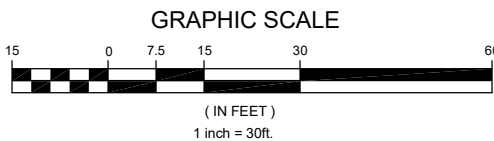


**Know what's below.
Call before you dig.**

PROTECT YOURSELF. GIVE THREE
WORKING DAYS NOTICE.
THIS DRAWING DOES NOT INCLUDE NECESSARY
COMPONENTS FOR CONSTRUCTION SAFETY. ALL
CONSTRUCTION MUST BE DONE IN COMPLIANCE
WITH THE OCCUPATIONAL SAFETY AND HEALTH
ACT OF 1970 AND ALL RULES AND REGULATIONS
THERE TO APPURTENANT.



1
PM-1
PHOTOMETRIC PLAN - PROPOSED
SCALE: 1"=30'-0"



(SCALE BASED ON 11"x17" SHEETS ONLY)
(DO NOT USE SCALE ON OTHER SIZED DRAWINGS)

AERO PROJECT #: 097-17-0101

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION
G	11-09-17	LCW	REVISED
F	09-21-17	RPH	REVISED
E	07-10-17	KRC	REVISED
D	07-05-17	GAC	REVISED
C	06-08-17	KRC	REVISED
B	06-06-17	KRC	REVISED
A	05-12-17	KRC	PRELIMINARY

DRAWING TITLE:

PHOTOMETRIC PLAN -
PROPOSED

DRAWING SHEET:

PM-2

9 OF 10

SITE INFORMATION:

SITE NAME:
FTC CHIPPERS SC

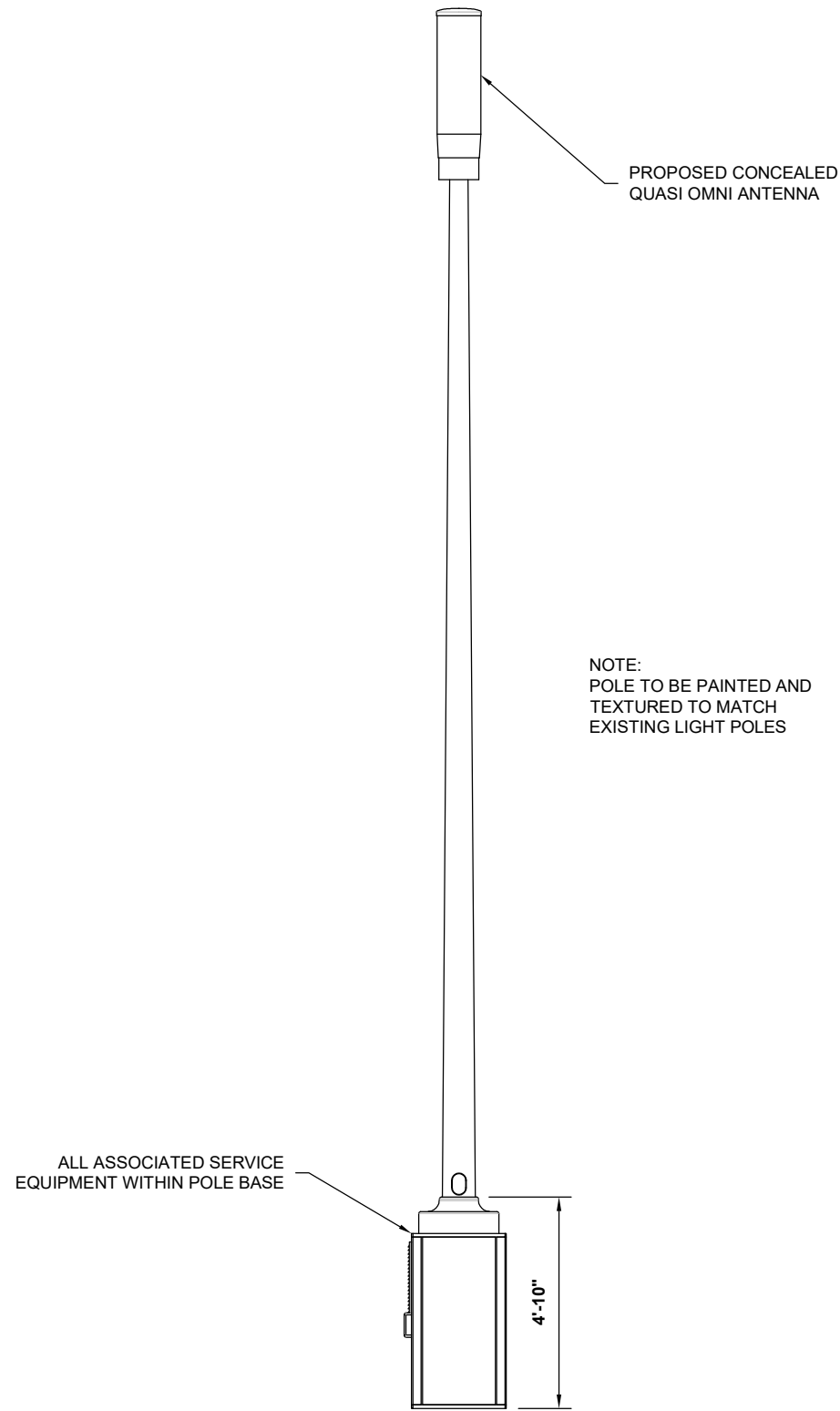
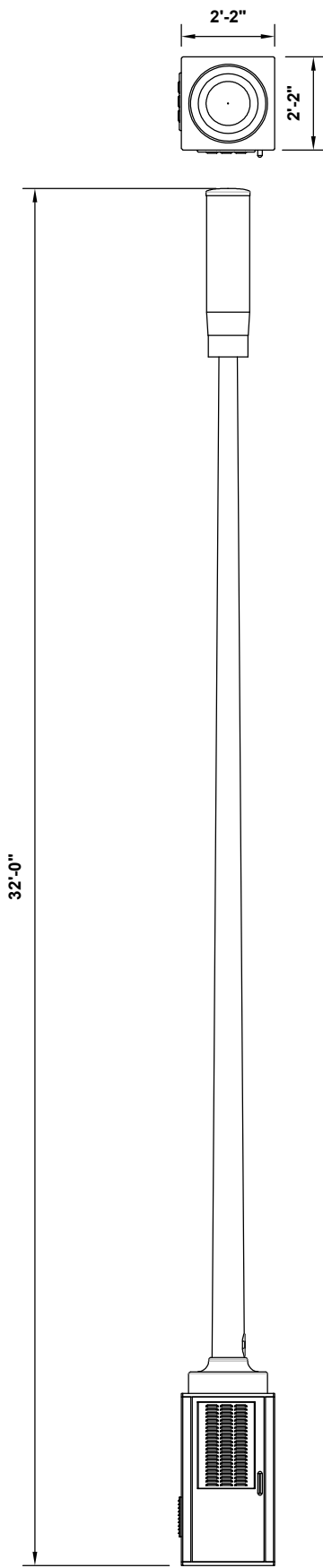
SITE ADDRESS:
3517 S MASON ST
FORT COLLINS, CO
80525

JURISDICTION:
CITY OF FT COLLINS



**Know what's below.
Call before you dig.**

PROTECT YOURSELF. GIVE THREE
WORKING DAYS NOTICE.
THIS DRAWING DOES NOT INCLUDE NECESSARY
COMPONENTS FOR CONSTRUCTION SAFETY. ALL
CONSTRUCTION MUST BE DONE IN COMPLIANCE
WITH THE OCCUPATIONAL SAFETY AND HEALTH
ACT OF 1970 AND ALL RULES AND REGULATIONS
THERE TO APPURTENANT.



METRO CELL LINE DRAWING
1 LD-1 N.T.S.

AERO PROJECT #: 097-17-0101

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION
G	11-09-17	LCW	REVISED
F	09-21-17	RPH	REVISED
E	07-10-17	KRC	REVISED
D	07-05-17	GAC	REVISED
C	06-08-17	KRC	REVISED
B	06-06-17	KRC	REVISED
A	05-12-17	KRC	PRELIMINARY

DRAWING TITLE:

LINE DRAWING

DRAWING SHEET:

LD-1

10 OF 10

SITE INFORMATION:

SITE NAME:
FTC CHIPPERS SC

SITE ADDRESS:
3517 S MASON ST
FORT COLLINS, CO
80525

JURISDICTION:
CITY OF FT COLLINS