



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

ADMINISTRATIVE HEARING OFFICER

STAFF REPORT

PROJECT: FTC Eastside Park SC, PDP170029

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

OWNER: Vineyard Christian Fellowship
1201 Riverside Avenue
Fort Collins, CO 80524

PROJECT DESCRIPTION:

This is a request for a Project Development Plan to add a wireless telecommunications facility to the parking lot of an existing church. The project proposes a new 35-foot all-in-one wireless facility consisting of a stealth light pole that conceals wireless equipment in the base and top of the facility. The site is located at 1201 Riverside Avenue and is in the Employment (E) zone district.

RECOMMENDATION: Staff recommends approval of the FTC Eastside Park SC Wireless Telecommunication Facility, PDP170029.

EXECUTIVE SUMMARY:

Staff finds the proposed FTC Eastside Park 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 the 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 4.27 – Employment (E) of Article 4 – Districts.

COMMENTS:

1. Background

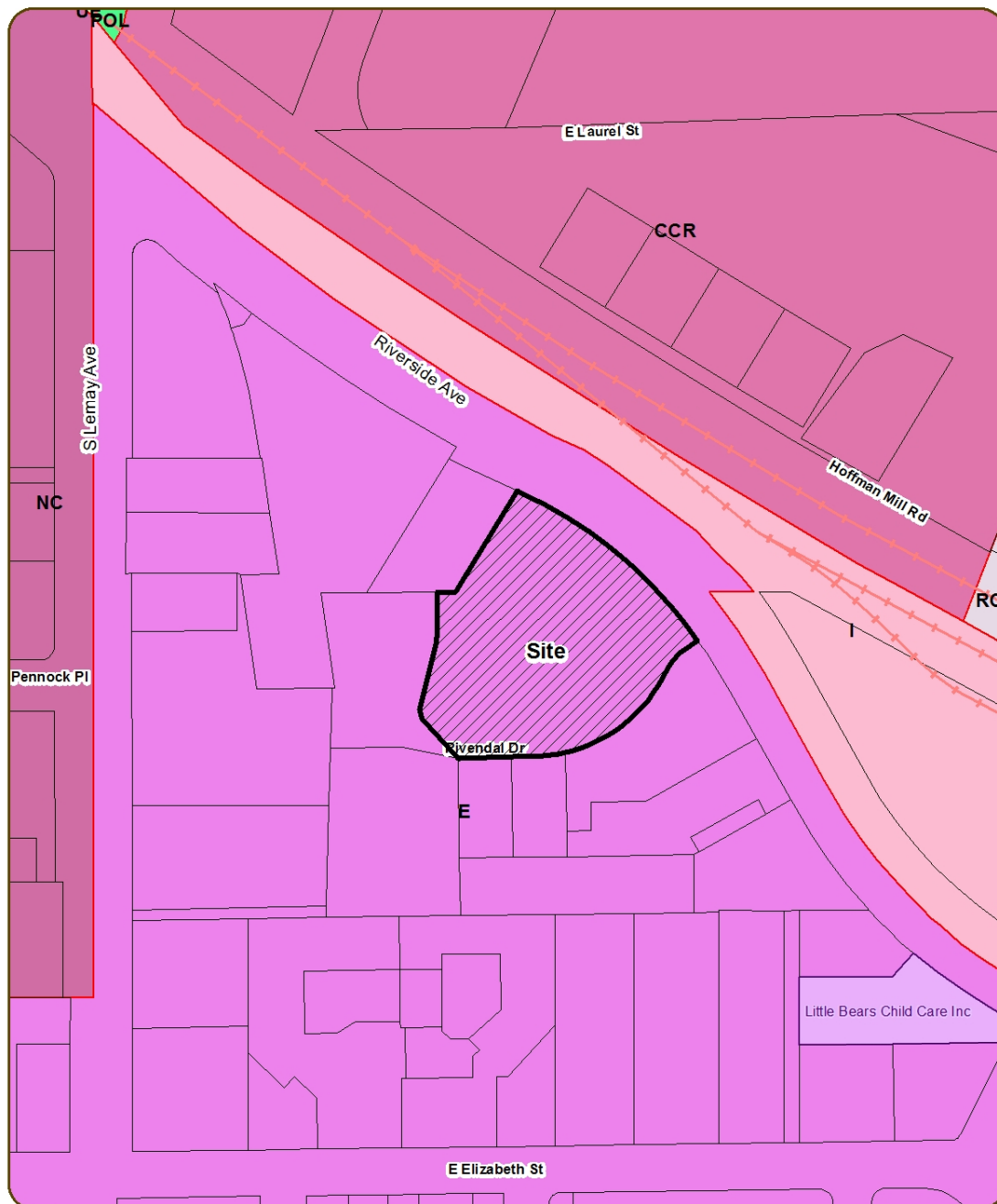
The project site was originally annexed in to the City of Fort Collins as part of the First Lemay Annexation in September 1967. The property was then platted as Lot 1 of the Riverside Commercial Planned Unit Development First Filing and approved by the Planning and Zoning Board in September 1977. Lot 1, thereafter, developed as a hardware store and in 1986 received approval from the Planning and Zoning Board for a change of use into a church.

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

Direction	Zone District	Existing Land Uses
North	Industrial (I)	BNSF Railway
South	Employment (E)	Offices and clinic
East	Industrial (I)	School
West	Employment (E)	Vacant parcel, veterinary clinic, office and bank

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

Map 1: FTC Eastside Park SC, Zoning & Vicinity



1 inch = 167 feet

**FTC Eastside Park SC
Vicinity Map**



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

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

A. Section 4.27(B)(2)(e)(3) – Permitted Uses

Wireless telecommunication facility is a permitted use in the Employment District, subject to Administrative (Type 1) review. The project proposes a 35-foot all-in-one wireless facility consisting of a stealth light pole that conceals wireless equipment in the base and top of the facility

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

Article 3 includes additional standards specific to 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.

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)(1) – Setbacks

Wireless telecommunication facilities that consist of towers or monopoles are required to have a setback from the property line of one foot for every foot of facility height.

The proposed 35-foot monopole is setback approximately 53 feet from the closest property line.

3.8.13(C)(2) – Wireless Telecommunication Facilities

Whether manned or unmanned, wireless telecommunication facilities must be consistent with the architectural style of the surrounding architectural environment (planned or existing) considering exterior materials, roof form, scale, mass, color, texture and character. Such facilities shall also be compatible with the surrounding natural environment considering land forms, topography, and other natural features. If such facility is an accessory use to an existing use, the facility shall be constructed out of materials that are equal to or better than the materials of the principal use.

The surrounding architectural environment consists of three different light-pole designs.

- i. Onsite light poles consist of fiberglass poles with large aluminum, single fixture luminaries attached, approximately 13 feet in overall height.
- ii. Adjacent parking-lot light poles to the south and east consist of square dual- and single-fixture luminaries, approximately 31 feet in overall height.
- iii. Adjacent light poles within the Riverside Avenue right-of-way consist of single-arm, single-luminaire approximately 33 feet in height.

The applicants selection of an “all-in-one” light pole is designed to mimic the style, scale and color of the dual-luminaire light poles located in the parking lot to the south and east of the site. Further, the proposal maintains an overall height within 2-4 feet of adjacent lighting fixtures.

3.8.13(C)(8) – Color

Telecommunication facility 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 facility have been added to the plan so that they match the adjacent light poles to the south and east.

3.8.13(C) (11) – Access Roadways

Access roads must be capable of supporting all of the emergency response equipment of the Poudre Fire Authority.

The proposed project meets fire access requirements as described by International Fire Code. Fire access for the site is measured from Rivendal Drive.

3.8.13(C)(15) – Stealth Technology

To the extent reasonably feasible, the applicant shall employ "stealth technology" so as to convert the wireless telecommunication facility into wireless telecommunication equipment, as the best method by which to mitigate and/or camouflage visual impacts. Stealth technology consists of, but is not limited to, the use of grain bins, silos or elevators, church steeples, water towers, clock towers, bell towers, false penthouses or other similar "mimic" structures. Such "mimic" structures shall have a contextual relationship to the adjacent area.

As described previously under *3.8.13(C)(2) – Wireless Telecommunication Facilities*, the proposed wireless telecommunication facility's all-in-one design mimics existing lighting infrastructure of the adjacent parking lot and conceals all wireless equipment in either the base or top of the light pole.

4. Findings of Fact/Conclusion:

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

- A. The FTC Eastside Park SC – Wireless Telecommunication Facility 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 Eastside Park SC – Wireless Telecommunication Facility Project Development Plan complies with the applicable standards located in Article 3 – General Development Standards.
- C. The FTC Eastside Park SC – Wireless Telecommunication Facility Project Development Plan complies with the applicable standards in Division 4.27, Employment District (E) of Article 4 – Districts.

RECOMMENDATION:

Staff recommends approval of the FTC Eastside Park SC – Wireless Telecommunication Facility Project Development Plan, PDP170029.

ATTACHMENTS:

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

July 26, 2017

Wireless-Telecommunications Facility (WTF) Type 1 Review: Planning Objectives
FTC Eastside Park SC located at 1201 Riverside Avenue, Parcel ID# 8718215901

My client, Verizon Wireless, wishes to submit an application for Wireless-Telecommunications Facility that will be located along Riverside Avenue. The installation of this new facility will provide critical 4G-LTE voice and data services to a location with increasingly higher pedestrian and vehicular traffic.

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

- An omni-directional antenna concealed within and at the top of a new 35' light pole. This new light pole will provide additional lighting for the property owner, Vineyard Church of Fort Collins, in an area of their parking lot that is currently underserved adding additional security measures to protect staff and visitors from potential vandalism, theft, or other crime.
- Remote Radio Heads (RRHs), Over-Voltage Protection Units (OVPs), and equipment cabinets are all essential wireless radio equipment that will be attached to a new H-Frame within the fenced compound that will also surround the new light pole. The RRHs are meant to limit line loss to the radio equipment, while the OVP is installed to protect the equipment from electrical surges.
- A new underground vault will be installed along Rivendal Drive with underground conduits bringing fiber optic cables and power to the new wireless-telecommunication facility.

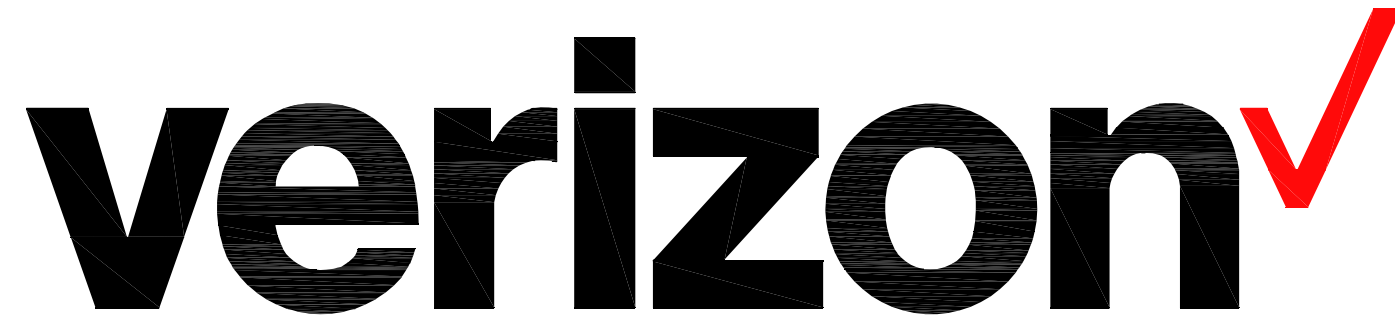
In accordance with the Communications and Technology section of the City Comprehensive Plan, this new wireless facility will provide citizens access to high-quality wireless service in a part of downtown that faces significant capacity demands due to increased redevelopment in the area. Additionally, the Poudre Valley Hospital to the south is a significant user of wireless services that tends to decrease capacity and coverage in the office and retail developments around the church. 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 5G begins to take off.

Furthermore, this design carefully took into consideration and meets the standards as outlined in Paragraph C, Subsections 3, 8, and 15 in Chapter 3.8.13 of the Municipal Code specifically implementing stealth technology to blend the facility into the neighborhood and screening ground equipment to the fullest extent possible. 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




FTC EASTSIDE PARK SC
SMALL CELL
1201 RIVERSIDE AVENUE
FORT COLLINS, COLORADO 80524
ZONING 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 #: 097-17-0103

REVISION SCHEDULE			
F	11-3-17	LCW	REVISED FINAL ZONING
E	10-16-17	GAC	REVISED FINAL ZONING
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B	06-06-17	MFF	FINAL ZONING
A	05-08-17	KRC	ZONING
REV	DATE	BY	DESCRIPTION

SITE DIRECTIONS	CLIENT	PROJECT DATA		SHEET INDEX	
FROM SOUTH VAUGHN WAY MERGE ONTO I-225 N, TAKE EXIT 12A TO MERGE ONTO I-70 W, KEEP RIGHT AT THE FORK TO CONTINUE ON I-270W, TAKE EXIT 0 TO MERGE ONTO I-25 N TOWARDS FT. COLLINS. TAKE EXIT 268 FOR PROSPECT RD. TURN LEFT ONTO E PROSPECT RD. TURN RIGHT ONTO RIVERSIDE AVE. SITE WILL BE ON YOUR LEFT	VERIZON WIRELESS REAL ESTATE 10740 NALL AVE. STE 400 OVERLAND PARK, KS 66211 CONTACT: JENNIFER THOMAS SCHNEIDER PHONE: 913-344-2030	JURISDICTION:	CITY OF FORT COLLINS	T-1	TITLE SHEET
		ZONING:	EMPLOYMENT DISTRICT	PH-1	PHOTOSIMULATION VIEWS
		APN:	8718215901	PH-2	PHOTOSIMULATION VIEWS
		PARCEL SIZE:	N/A	LD-1	LINE DRAWING
		ELEVATION:	4959' (NAVD 88)	Z-1	SITE PLAN
		STRUCTURE TYPE:	NEW POLE	Z-2	EQUIPMENT PLAN
		STRUCTURE HEIGHT:	35'-0"± (TOP OF ANTENNA)	Z-3	ELEVATIONS
		ANTENNA RAD CENTER:	33'-4"± AGL	LS-1	LANDSCAPE PLAN
		APPLICANT:	VERIZON WIRELESS REAL ESTATE	PM-1	PHOTOMETRIC PLAN - EXISTING CONDITIONS
		APPLICANT CONTACT:	JENNIFER THOMAS SCHNEIDER 10740 NALL AVE. STE 400 OVERLAND PARK, KS 66211 PH: 913-344-2030	PM-2	PHOTOMETRIC PLAN - PROPOSED
		ENGINEERING:	AERO SOLUTIONS, LLC	PROJECT DESCRIPTION	
		ENGINEERING CONTACT:	MATT FLECK 5555 CENTRAL AVENUE #100 BOULDER, COLORADO 80301 PH: 720 279-8973	1. INSTALL NEW ALL-IN-ONE SMALL CELL POLE WITH LIGHTS TO MATCH EXISTING.	
				2. INSTALL (2) NEW REMOTE RADIO HEADS WITHIN NEW POLE.	
				3. INSTALL NEW FIBER VAULT NEAR PROPERTY LINE.	
				4. RUN FIBER TO PROPOSED EQUIPMENT.	
				5. INSTALL ASSOCIATED SERVICE EQUIPMENT WITHIN NEW POLE.	
				6. INSTALL NEW POWER TO PROPOSED EQUIPMENT.	
LEGAL DESCRIPTION		PROPERTY OWNER		DRAWING TITLE:	
A PORTION OF LOT 1 AND THAT PART OF TRACT "A" OF RIVERSIDE COMMERCIAL PLANNED UNIT DEVELOPMENT, FIRST FILING, AND REPLAT OF LOT 2 OF RIVERSIDE SUBDIVISION, FOURTH FILING, ACCORDING TO THE RECORDED PLAT THEREOF, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.		VINEYARD CHURCH OF FORT COLLINS/THE DBA VINEYARD CHRISTIAN FELLOWSHIP FORT COLLINS, CO 80524 CONTACT: MARYANN TAYLOR PHONE: 970-484-5999 EXT206		TITLE SHEET	
VICINITY MAP		CONSTRUCTION MANAGER		DRAWING SHEET:	
		VERIZON WIRELESS 3131 S. VAUGHN WAY #550 AURORA, CO 80014 CONTACT: JASON SHELLEDY PHONE: 970-646-1283		T-1	
		RF ENGINEER		SHEET NUMBER:	
		VERIZON WIRELESS 3131 S. VAUGHN WAY #550 AURORA, CO 80014 CONTACT: RAM NANDIRAJU EMAIL: RAM.NANDIRAJU@VERIZONWIRELESS.COM		1 OF 10	
		SITE ACQUISITION		SITE INFORMATION:	
FORT COLLINS, COLORADO		LRK CONSULTING 1196 GRANT ST. UNIT 313 DENVER, CO 80203 CONTACT: RYAN SAGAR PHONE: 219-477-0099		SITE NAME:	
		ENGINEER		FTC EASTSIDE PARK SC	
		AERO SOLUTIONS, LLC 5555 CENTRAL AVE #100 BOULDER, CO 80301 CONTACT: MATT FLECK PHONE: 720-279-8973		SITE ADDRESS:	
		CODE ANALYSIS		1201 RIVERSIDE AVE FORT COLLINS, CO 80524	
		BUILDING CODE:		JURISDICTION:	
		ELECTRICAL CODE:		CITY OF FORT COLLINS	
		FIRE SAFETY CODE:			
		USE GROUP:			
		CONSTRUCTION TYPE:			
		APPROVALS			
		VERIZON (RF): _____ DATE: _____			
		VERIZON (CONST.): _____ DATE: _____			
		VERIZON (RE): _____ DATE: _____			
		LANDLORD: _____ DATE: _____			



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



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

verizon
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REV	DATE	BY	DESCRIPTION

DRAWING TITLE:
**PHOTOSIMULATION
VIEWS**

DRAWING SHEET:
PH-1

SHEET NUMBER:
2 OF 10

SITE INFORMATION:

SITE NAME:
FTC EASTSIDE PARK SC

SITE ADDRESS:
**1201 RIVERSIDE AVE
FORT COLLINS, CO
80524**

JURISDICTION:
CITY OF FORT COLLINS



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



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

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

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A	05-08-17	KRC	ZONING
REV	DATE	BY	DESCRIPTION

DRAWING TITLE:

PHOTOSIMULATION
VIEWS

DRAWING SHEET:

PH-1

SHEET NUMBER:

3 OF 10

SITE INFORMATION:

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SITE ADDRESS:
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A	05-08-17	KRC	ZONING
REV	DATE	BY	DESCRIPTION

DRAWING TITLE:

LINE DRAWING

DRAWING SHEET:

LD-1

SHEET NUMBER:

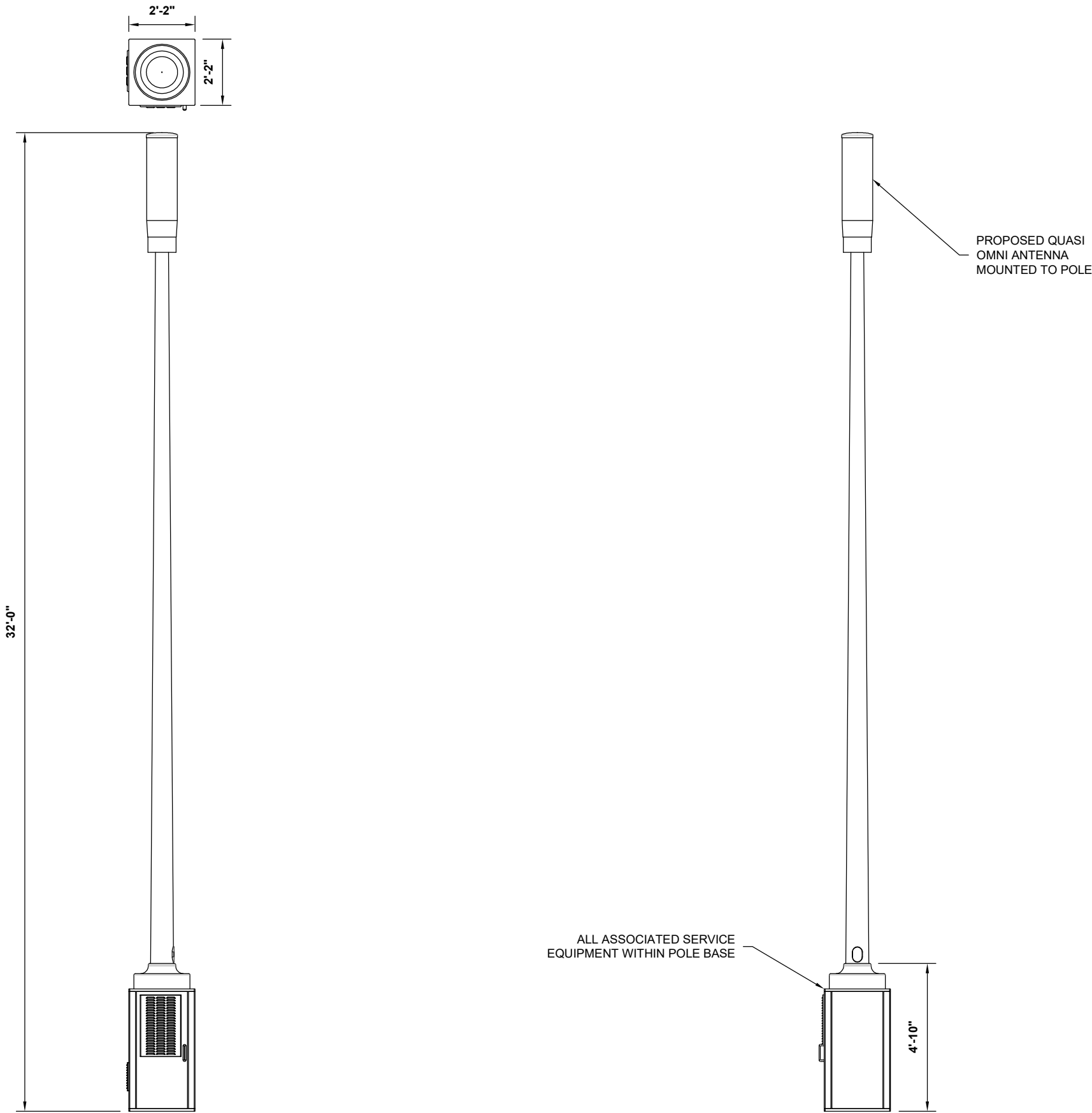
4 OF 10

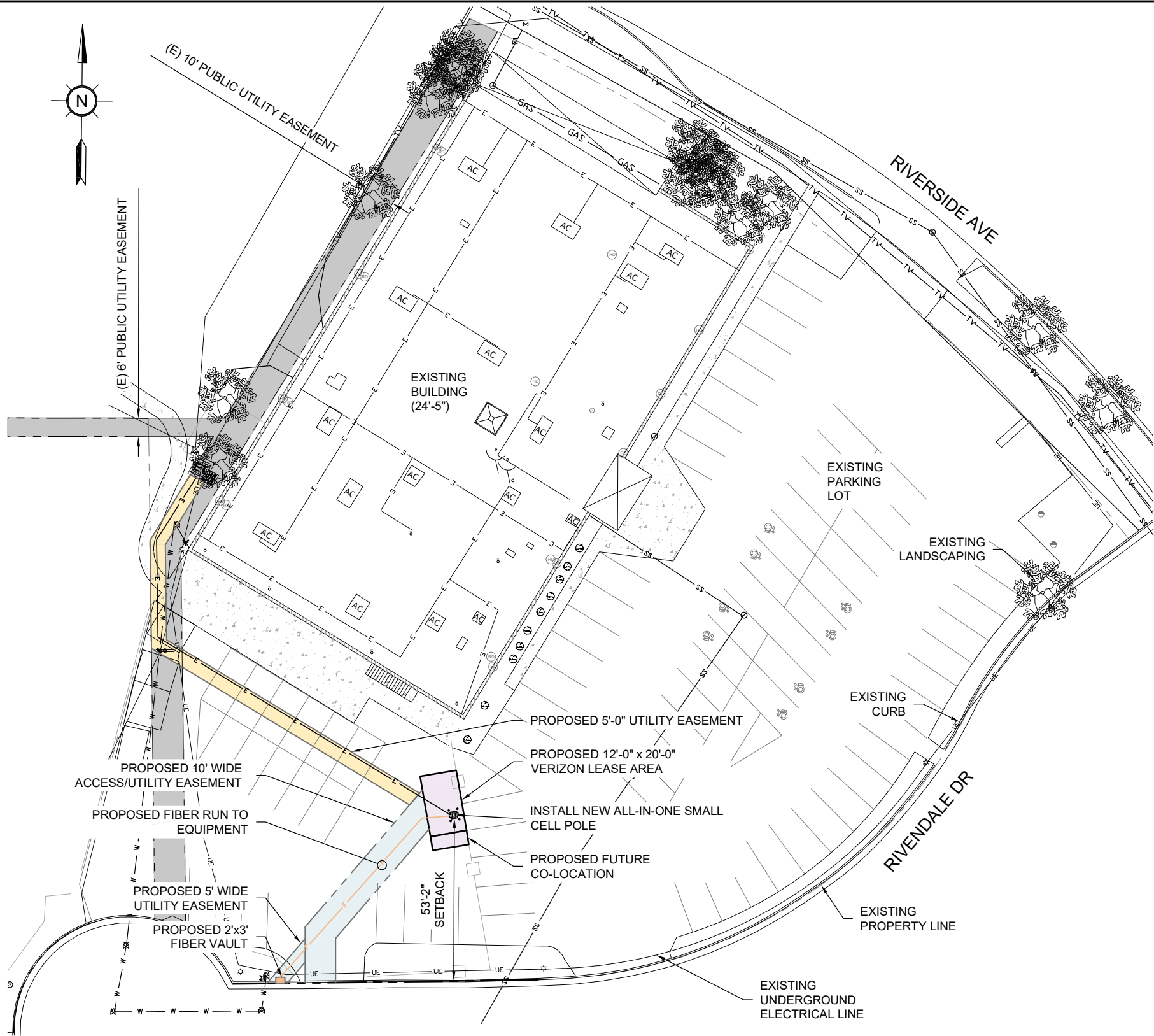
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SITE NAME:
FTC EASTSIDE PARK SC

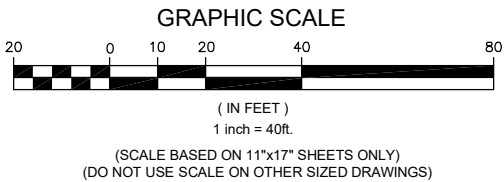
SITE ADDRESS:
1201 RIVERSIDE AVE
FORT COLLINS, CO
80524

JURISDICTION:
CITY OF FORT COLLINS





1 SITE PLAN
Z-1 SCALE: 1"=40'-0"



GENERAL NOTES:

1. THIS PLAN WAS PREPARED USING AN APPROVED SURVEY PLAN ENTITLED "BOUNDARY DETAIL" BY RLF CONSULTING, DATED 06/01/17.
2. THE PROPOSED FACILITY WILL CAUSE "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
3. NO SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
4. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. (THERE IS NO HANDICAP ACCESS REQUIRED).
5. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
6. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
7. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE STREET SIGNS OF ANY TYPE.
8. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES.

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		GRAY-EXISTING	

LEGEND			
WATER LINE	—V—V—V—V—V—	STORM SEWER	—SD—SD—SD—SD—SD—
SANITARY SEWER	—SS—SS—SS—SS—SS—	UG ELECTRIC	—UE—UE—UE—UE—UE—
GAS LINE	—GAS—GAS—GAS—GAS—GAS—	ELECTRIC	—E—E—E—E—E—
FIBER LINE	—F—F—F—F—F—	OH TELCO	—OT—OT—OT—OT—OT—
OH ELECTRIC	—DE—DE—DE—DE—DE—	PROPERTY LINE	—Dashed—
UG TELCO	—UT—UT—UT—UT—UT—	FENCE IRON	—O—O—O—O—O—
FENCE CLF	—X—X—X—X—X—	UG UTILITIES	—U/G—U/G—U/G—U/G—
RIGHT OF WAY	—Solid—	OH UTILITIES	—OHV—OHV—OHV—OHV—
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	

SITE COORDINATES	
LAT	40° 34' 33.29" NORTH (NAD83)
LONG	105° 03' 21.26" WEST (NAD 83)

**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.

verizon
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REV	DATE	BY	DESCRIPTION

DRAWING TITLE:

SITE PLAN

DRAWING SHEET:

Z-1

SHEET NUMBER:

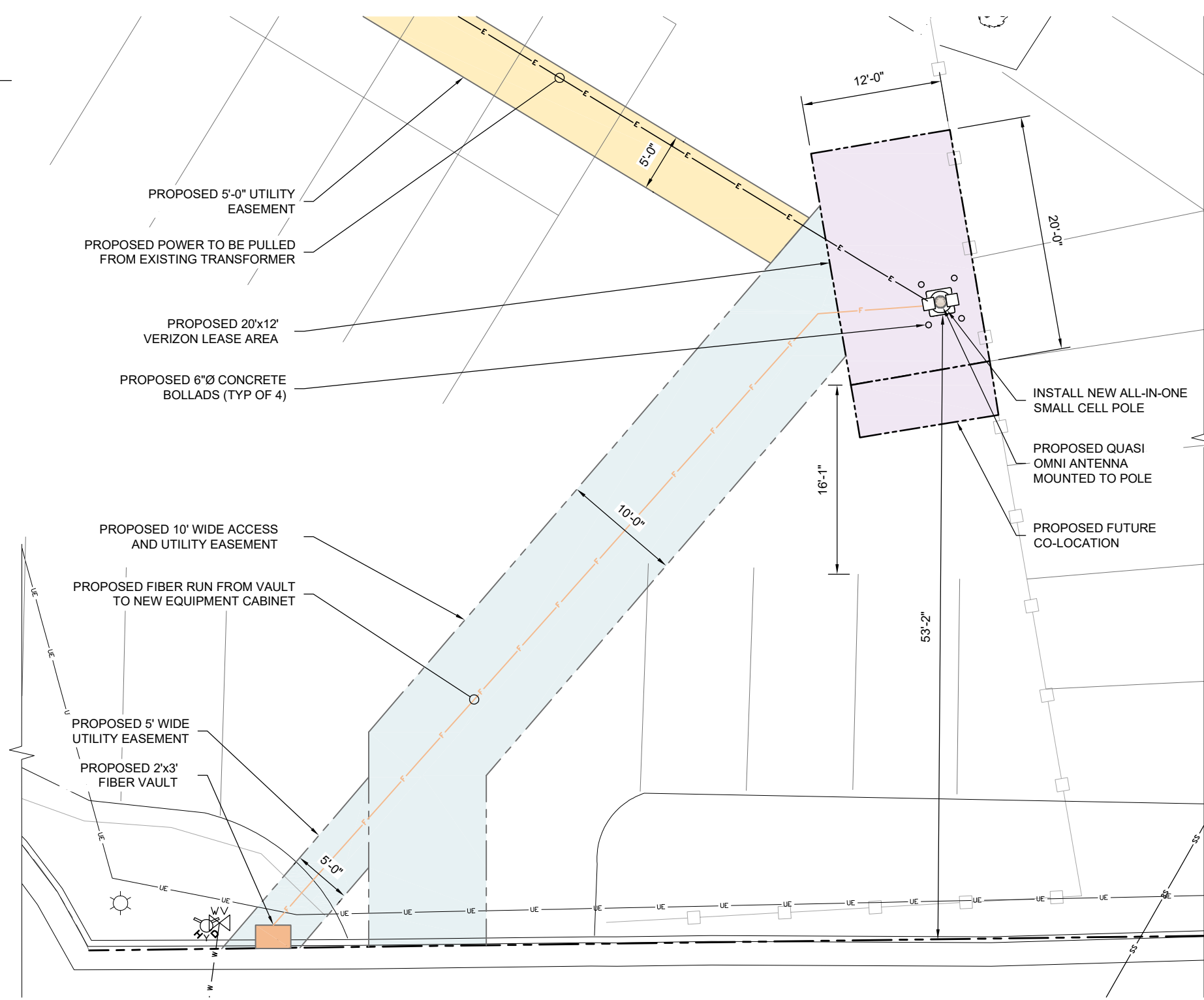
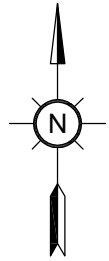
5 OF 10

SITE INFORMATION:

SITE NAME:
FTC EASTSIDE PARK SC

SITE ADDRESS:
1201 RIVERSIDE AVE
FORT COLLINS, CO
80524

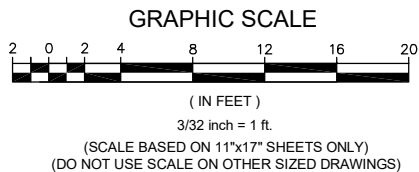
JURISDICTION:
CITY OF FORT COLLINS



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 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 TIA-222-G AS PER IBC 2015 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.

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



CABLE TABLE					
SECTOR	AZIMUTH	LENGTH	NO.	SIZE	TYPE
A	N/A	45'	2	1/2"	COAX

NOTES:

1. LENGTHS ARE ESTIMATES; CONTRACTOR AND/OR CONSTRUCTION MANAGER SHALL FIELD VERIFY ALL LENGTHS PRIOR TO ORDERING.
2. ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE.
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH THE RF DEPARTMENT PRIOR TO INSTALLING ANY ANTENNAS.



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5555 CENTRAL AVENUE #100
BOULDER, COLORADO 80301
PH: (720) 304-6882
FAX: (720) 304-6883

AERO PROJECT #: 097-17-0103

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION
F	11-3-17	LCW	REVISED FINAL ZONING
E	10-16-17	GAC	REVISED FINAL ZONING
D	08-08-17	KRC	REVISED FINAL ZONING
C	07-06-17	GAC	REVISED FINAL ZONING
B	06-06-17	MFF	FINAL ZONING
A	05-08-17	KRC	ZONING

DRAWING TITLE:

EQUIPMENT PLAN

DRAWING SHEET:

Z-2

SHEET NUMBER:

6 OF 10

SITE INFORMATION:

SITE NAME:
FTC EASTSIDE PARK SC

SITE ADDRESS:
1201 RIVERSIDE AVE
FORT COLLINS, CO
80524

JURISDICTION:
CITY OF FORT COLLINS



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A	05-08-17	KRC	ZONING

DRAWING TITLE:

ELEVATIONS

DRAWING SHEET:

Z-3

SHEET NUMBER:

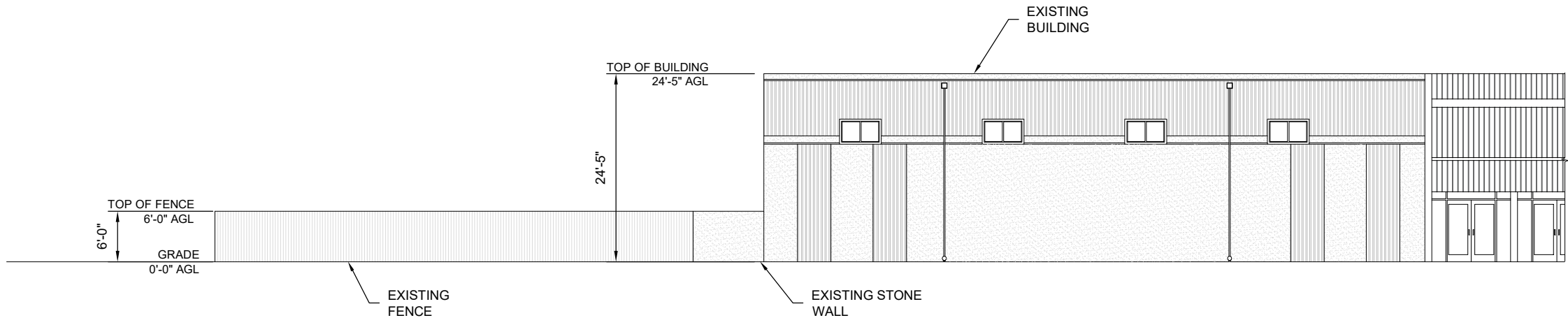
7 OF 10

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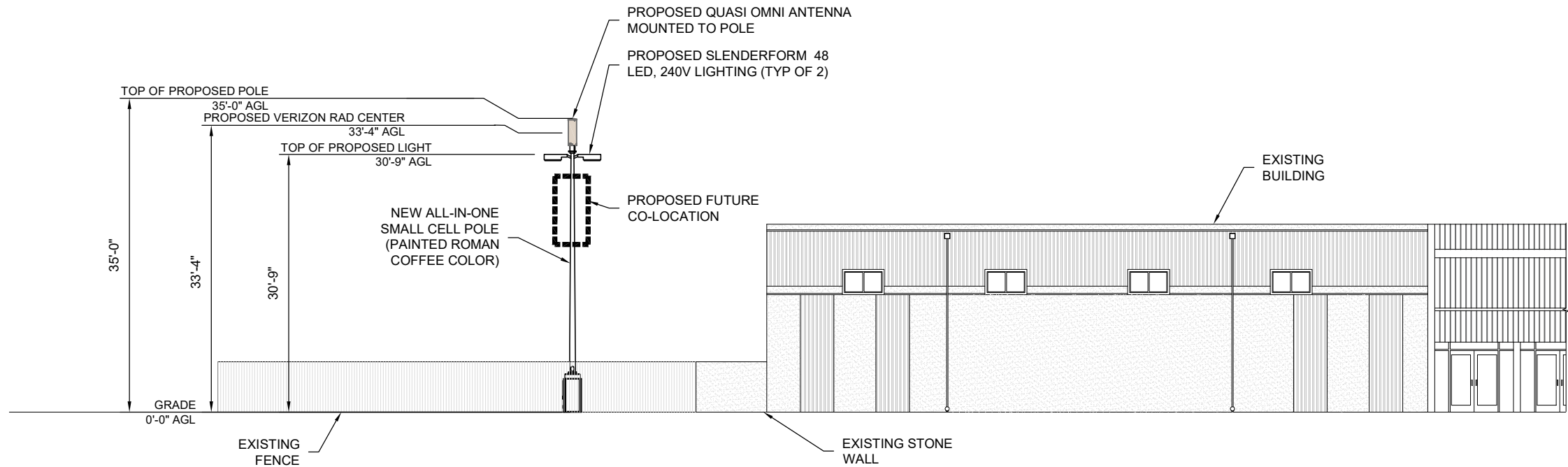
SITE NAME:
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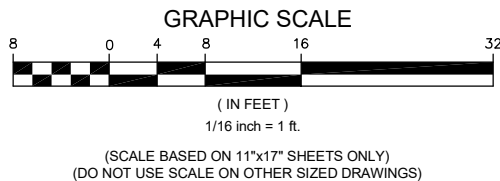
JURISDICTION:
CITY OF FORT COLLINS



1
Z-3
EXISTING WEST ELEVATION
SCALE: 1/16"=1'-0"



2
Z-3
PROPOSED WEST ELEVATION
SCALE: 1/16"=1'-0"



NOTE:
PROPOSED LIGHTING TO CONFORM TO
SECTION 3.2.4 OF THE FORT COLLINS
LAND USE CODE



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A	05-08-17	KRC	ZONING

DRAWING TITLE:

LANDSCAPE
PLAN

DRAWING SHEET:

LS-1

SHEET NUMBER:

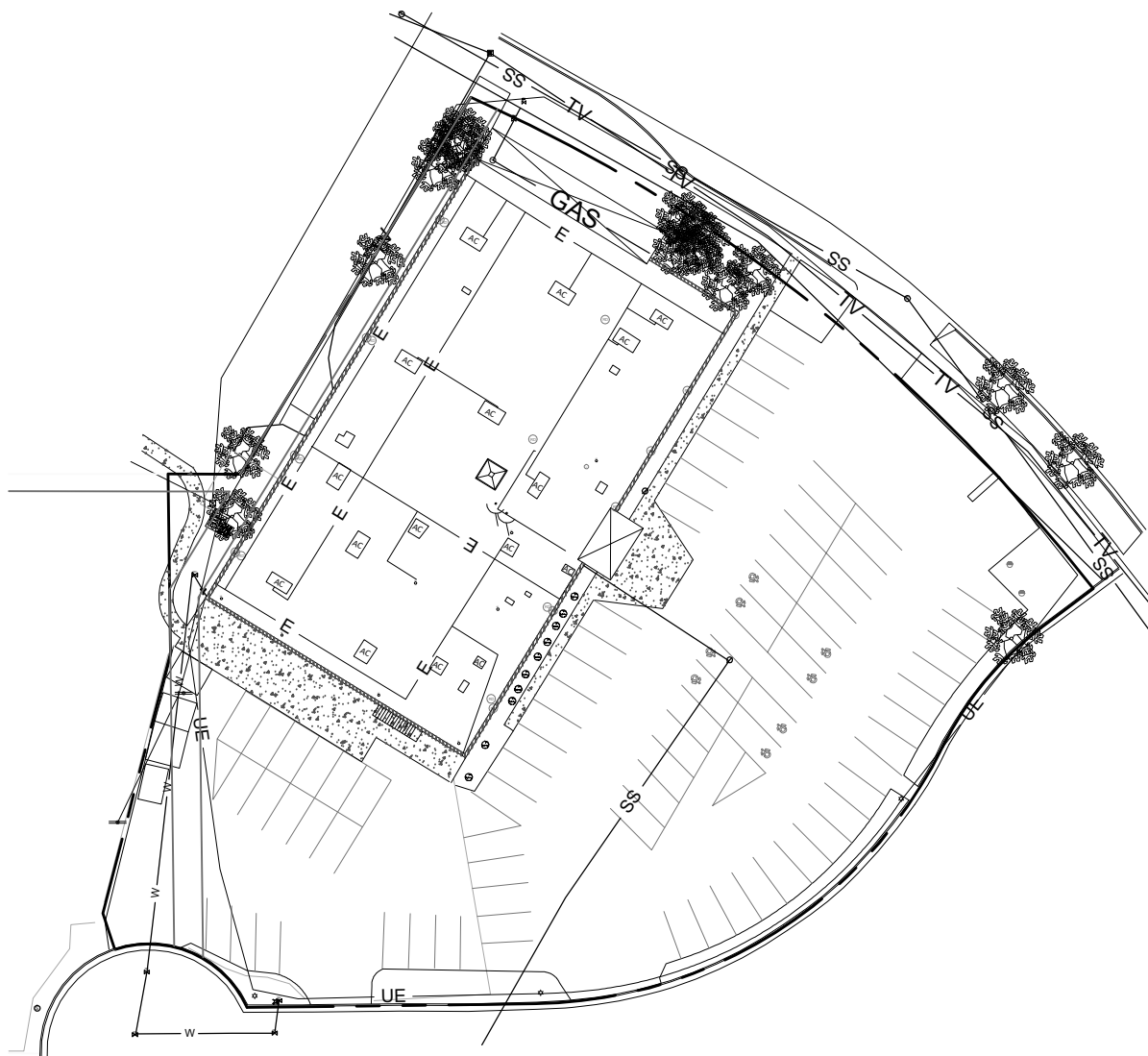
8 OF 10

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SITE ADDRESS:
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FORT COLLINS, CO
80524

JURISDICTION:
CITY OF FORT COLLINS



1
LS-1

LANDSCAPE PLAN (BEFORE)

SCALE: 1/64"=1'-0"

GRAPHIC SCALE

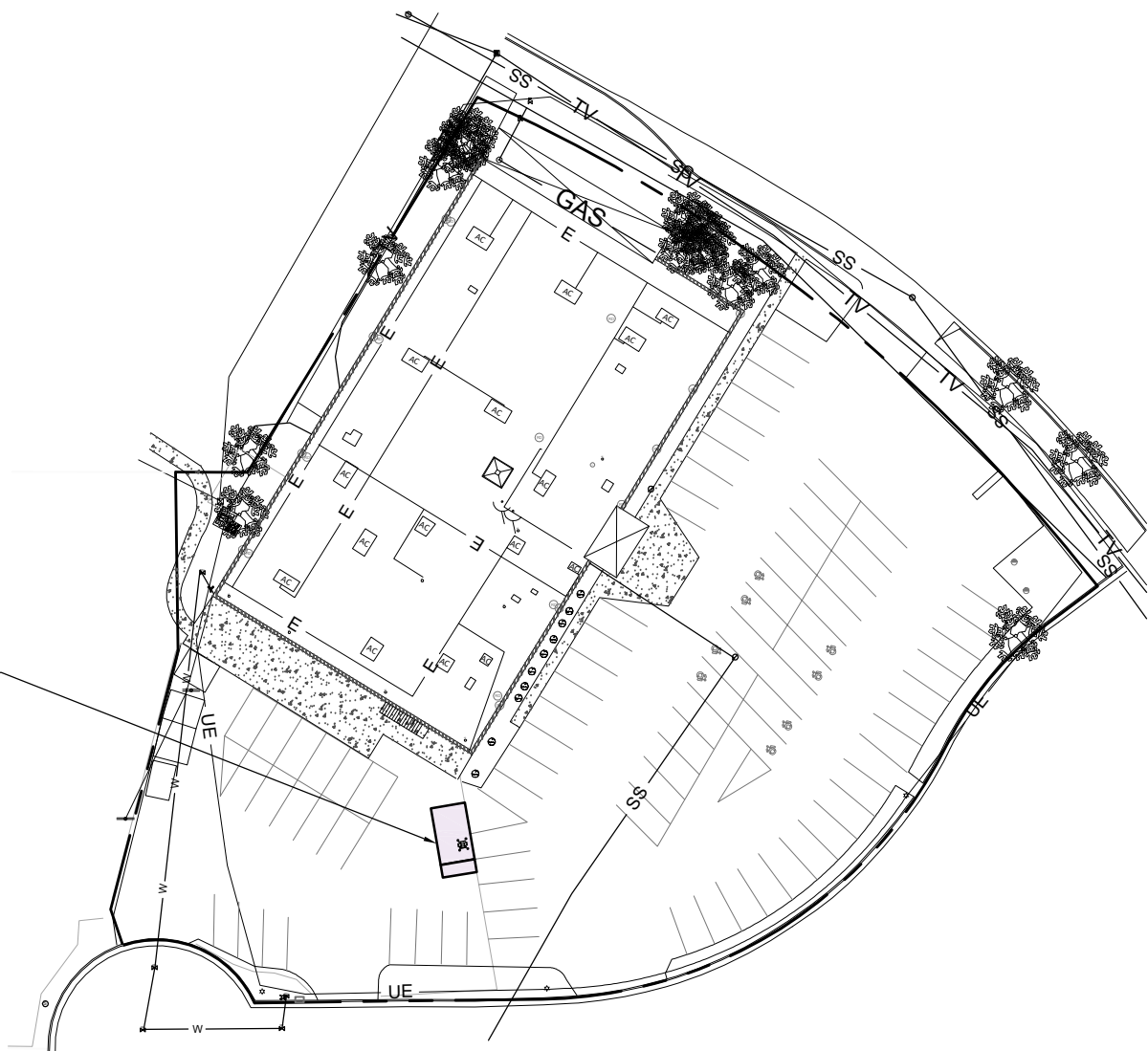


(IN FEET)

1/64 inch = 1 ft.

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

PROPOSED 12'x20'
LEASE AREA



2
LS-1

LANDSCAPE PLAN (AFTER)

SCALE: 1/64"=1'-0"

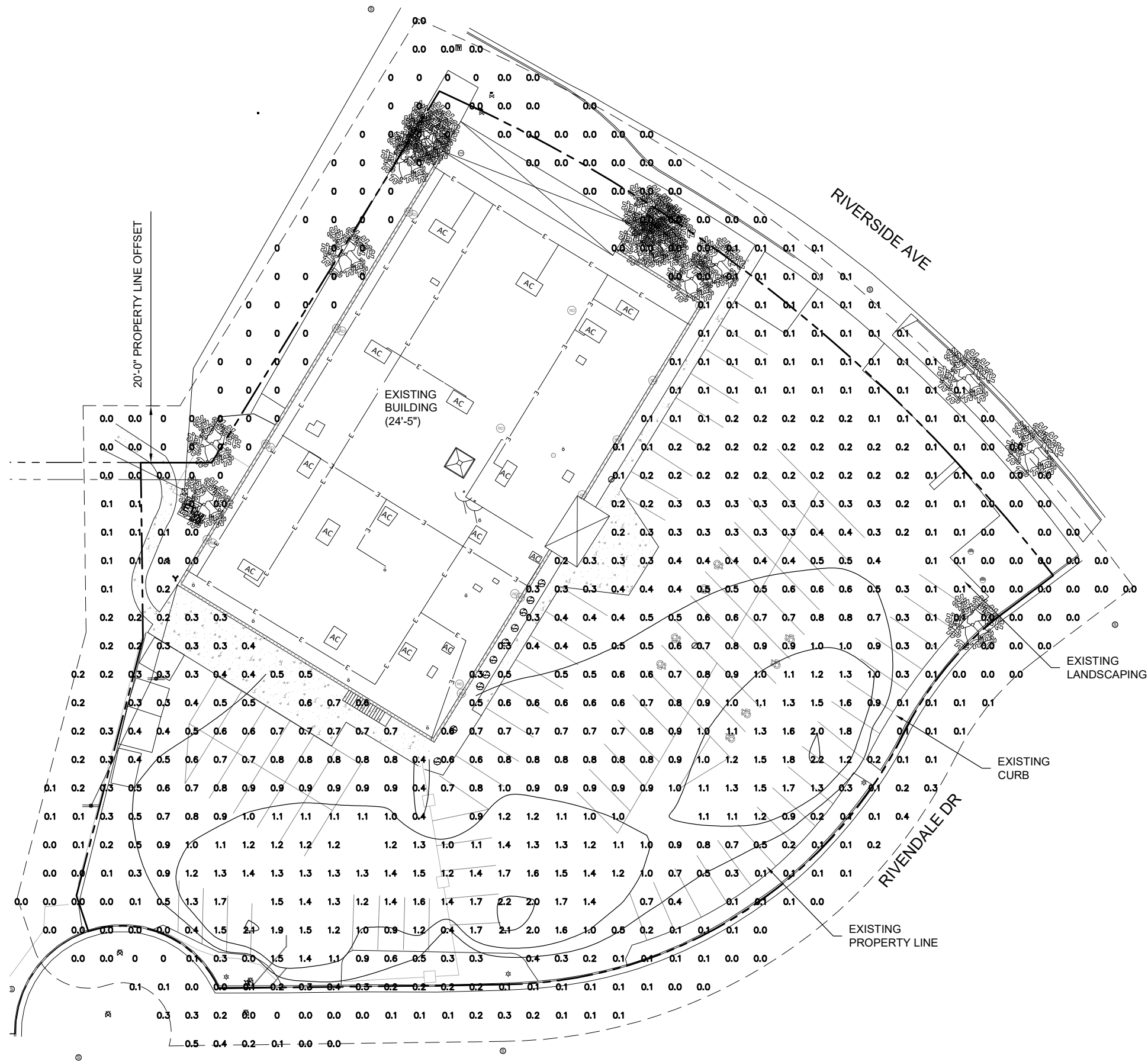
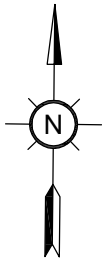
GRAPHIC SCALE



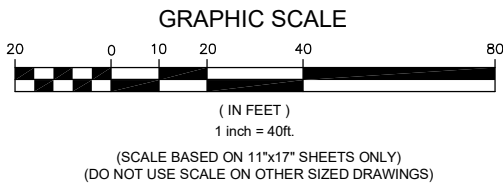
(IN FEET)

1/64 inch = 1 ft.

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



1
PM-1
PHOTOMETRIC PLAN
SCALE: 1"=40'-0"



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A	05-08-17	KRC	ZONING

DRAWING TITLE:

**PHOTOMETRIC PLAN -
EXISTING CONDITIONS**

DRAWING SHEET:

PM-1

SHEET NUMBER:

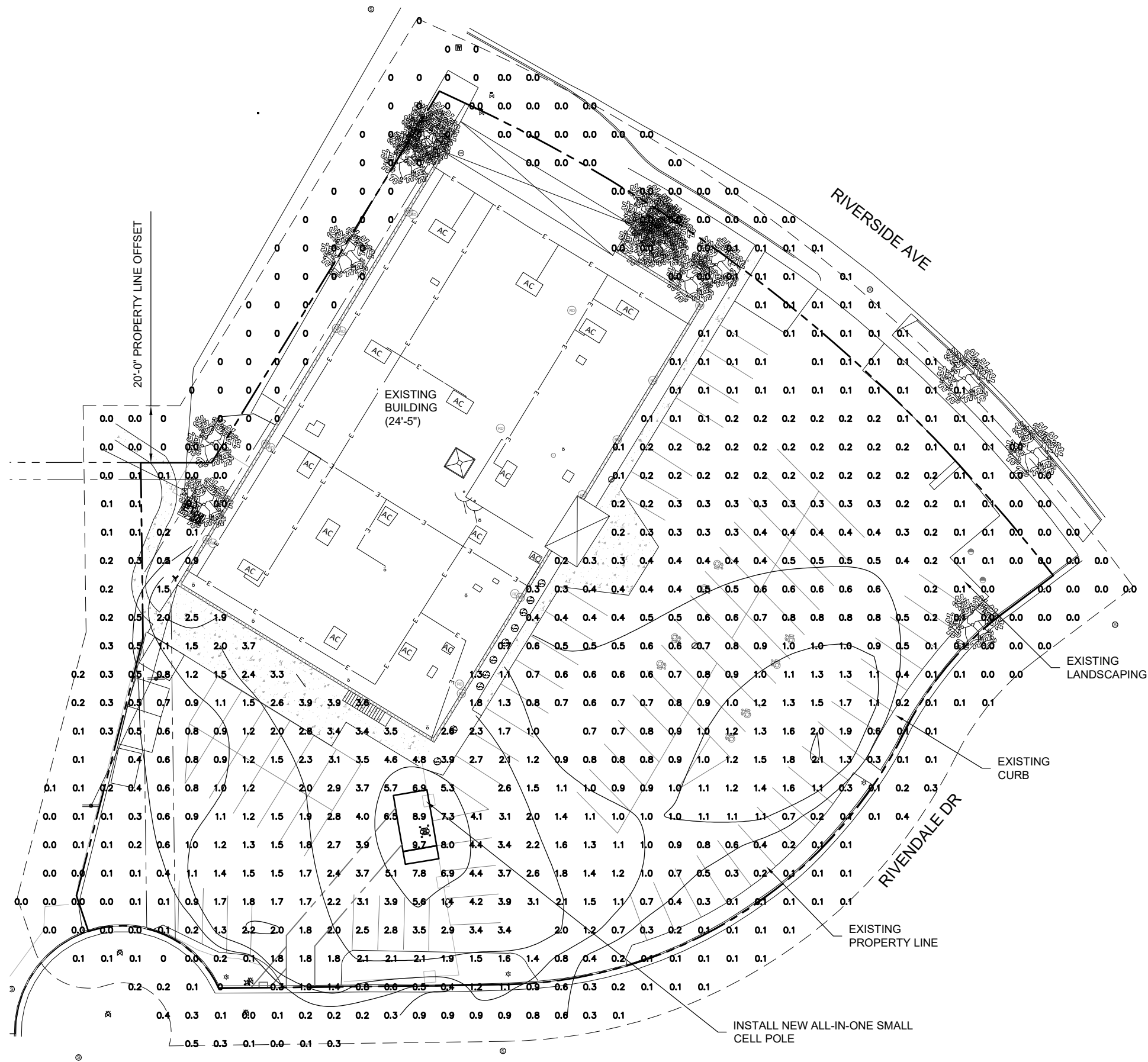
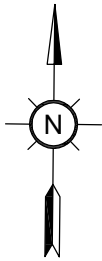
9 OF 10

SITE INFORMATION:

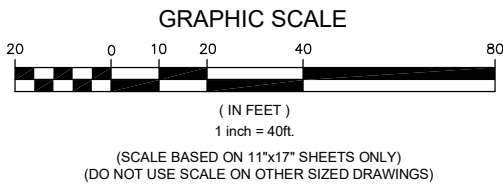
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80524**

JURISDICTION:
CITY OF FORT COLLINS



1
PM-2
PHOTOMETRIC PLAN
SCALE: 1"=40'-0"



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DRAWING TITLE:

PHOTOMETRIC PLAN -
PROPOSED

DRAWING SHEET:

PM-2

SHEET NUMBER:

10 OF 10

SITE INFORMATION:

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