



ITEM NO FDP150014

MEETING DATE May 20, 2015

STAFF Noah Beals

ADMINISTRATIVE HEARING OFFICER

PROJECT: Verizon Wireless 3003 E Harmony Road,
Combined Project Development Plan and Final Plan, #FDP150014

APPLICANT: Verizon Wireless
c/o Irene Cooke
Closser Consulting LLC
PO Box 423
Tabernash, CO 80478

OWNER: Flats at the Oval LLC
358 Precision Drive Suite 100
Fort Collins, CO 80528

PROJECT DESCRIPTION:

This is a request for approval of a combined Project Development Plan (PDP) and Final Plan (FP). The project is located on the south side of Harmony Road east of the intersection of Harmony Road and Ziegler Road.

This is a request for the construction of a new wireless telecommunication equipment site, which consists of wall-mounted antennas on 3 sides of the existing building and an equipment room located inside. The antennas are 6 ft. in height and will not increase the total height of the building. The site is zoned Harmony Corridor (H-C), and wireless telecommunications equipment is a permitted use subject to an administrative (Type 1) review and public hearing in this zone district (Land Use Code Section 4.26(B)(2)(e)).

RECOMMENDATION: Staff recommends the approval of Verizon Wireless 3003 E Harmony Road combined Project Development Plan, PDP and Final Plan, FP #FDP150014.

EXECUTIVE SUMMARY:

The Verizon Wireless 3003 E Harmony Road combined Project Development Plan and Final Plan complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The combined Project Development and Final Plan is in compliance with the process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The combined Project Development and Final Plan is in compliance with the relevant standards located in Article 3 – General Development Standards.
- The combined Project Development and Final Plan is in compliance with the relevant standards located in Division 4.26 Harmony Corridor District (H-C) of Article 4 – Districts.

COMMENTS:

1. Background:

Historically the following approvals have been granted to the property:

- South Harmony Annexation – February 1986
- Preston Center Third – July 2000
- Preston Center Fourth – September 2006

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Use
North	Harmony Corridor (H-C)	Public Right-of-Way: E Harmony Road
	Harmony Corridor (H-C)	Office Building: Symbios Logic P.U.D.
South	Harmony Corridor (H-C)	Public Right-of-Way: Timberwood Drive
	Harmony Corridor (H-C)	Multi-Family: Preston Center Second County Ranch
East	Harmony Corridor (H-C)	Retail, Commercial, Office: Preston Center Third
West	Harmony Corridor (H-C)	Retail Commercial: Preston Center Third

Zoning History (most recent to past):

- The property is currently located in the Harmony Corridor District (H-C). The current H-C District was adopted in 1997 in conjunction of the adoption of the City's Land Use Code.
- Prior to the adoption of the City's Land Use Code and before 1993, the property was rezoned to Employment Park (EP).
- Upon annexation into the City the property was zoned Transition (T).

2. Compliance with Article 4 of the Land Use Code – Harmony Corridor Commercial (H-C):

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

A. Section 4.26(A) and (B) – Permitted Uses

- 1) The wireless telecommunication equipment is consistent with the purposes and is a permitted use of the H-C District.

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

The project complies with all applicable General Development Standards; with the following relevant comments provided:

A. Division 3.2 – Site Planning and Design Standards

1) 3.2.1 Landscaping and Tree Protection:

- The necessary disturbance of the current landscaping includes 4 ornamental grasses. These grasses will be replaced a few feet south of the existing location.

2) 3.2.2 Access, Circulation and Parking:

- All access points currently established will be maintained and unaltered through this proposal.
- Parking will not be increased or removed through this proposal.

3) 3.2.4 Site Lighting:

- The proposal includes no changes to the existing site lighting.

B. Division 3.8.13 – Wireless Telecommunication

1) 3.8.13 (A) and (B) Location and Co-location:

- The project includes 6 antennas on 3 sides of a non-residential building. The location and size of the antennas does not prevent other providers from using the site for co-location.

2) 3.8.13 (C) Standards:

- *Setbacks:* The equipment does not decrease the setbacks of the existing building.
- *Wireless Telecommunication Equipment:* The 6 antennas are visible and will be painted to match the building wall they are attached to.
- *Landscaping:* As mentioned before, 4 ornamental foundation plantings of the existing building will be disturbed. These will be replaced further south of the existing location.
- *Fencing:* Fencing is not being proposed.
- *Berming:* The project does not include any additional berming.
- *Irrigation:* Landscaping will be irrigated through the existing irrigation system.
- *Lighting:* There are no changes to the existing lighting.
- *Interference:* The proposed facility will not interfere with other types of electronics or wireless providers. If there are problems, the Applicant will be responsible for repairing the equipment.
- *Access Roadways:* The property has existing access and will not alter the current access to the site.
- *Foothills and Hogbacks:* This proposal is not in or near the foothills.
- *Airports and Flight Paths:* The proposed equipment is not located near an airport and will not hinder any flight paths.

- *Historic Sites and Structures:* The proposed equipment is not located on a historic structure, nor is the site located within an historic district.
- *Stealth Technology:* The wall-mounted antennas will be installed as flush as possible with the wall. The antennas will be painted to match the building and do not extend above the roof line.

4. Findings of Fact/Conclusion

In evaluating the request for the Verizon Wireless 3003 E Harmony Road combined Project Development Plan and Final Plan, Staff makes the following findings of fact:

- A. The combined PDP/FP complies with all applicable administrative standards contained within Article 2 of the Land Use Code.
- B. The combined PDP/FP complies with all applicable General Development Standards contained in Article 3 of the Land Use Code.
- C. The combined PDP/FP complies with all applicable district standards of Section 4.26 of the Land Use Code, H-C —Harmony Corridor District.

RECOMMENDATION:

Staff recommends approval of the Verizon Wireless 3003 E Harmony Road combined Project Development Plan and Final Plan - #FDP150014.

ATTACHMENTS:

1. Plan set
2. Photo –simulations
3. Planning Objectives



ADDRESS:

3003 E. HARMONY RD
FORT COLLINS, CO 80228

PROJECT:

VERIZON WIRELESS
TELECOMMUNICATIONS SITE



VERIZON WIRELESS SERVICES
3131 S. VAUGHN WAY, SUITE 550
AURORA, CO 80014

PROJECT INFORMATION

3003 E. HARMONY ROAD
FORT COLLINS, CO 80228

SITE INFORMATION

SITE NAME

SITE NUMBER



PROJECT DESCRIPTION

NEW VERIZON WIRELESS EQUIPMENT ROOM IN BASEMENT AND (6)
NEW SURFACE MOUNTED ANTENNAS.

LEGAL DESCRIPTION

PRESTON CENTER, FOURTH FILING
CITY OF FORT COLLINS
COUNTY OF LARIMER
STATE OF COLORADO

DIRECTIONS

FROM VERIZON WIRELESS: TAKE I-225 N. TAKE EXIT 12A ON LEFT TO
MERGE ONTO I-70 WEST, KEEP RIGHT TO I-270 WEST, TAKE EXIT 0
FOR I-25 NORTH. TAKE EXIT 265 FOR HARMONY ROAD. TURN LEFT
ONTO CO RD 38/E HARMONY RD. DESTINATION WILL BE ON THE LEFT.

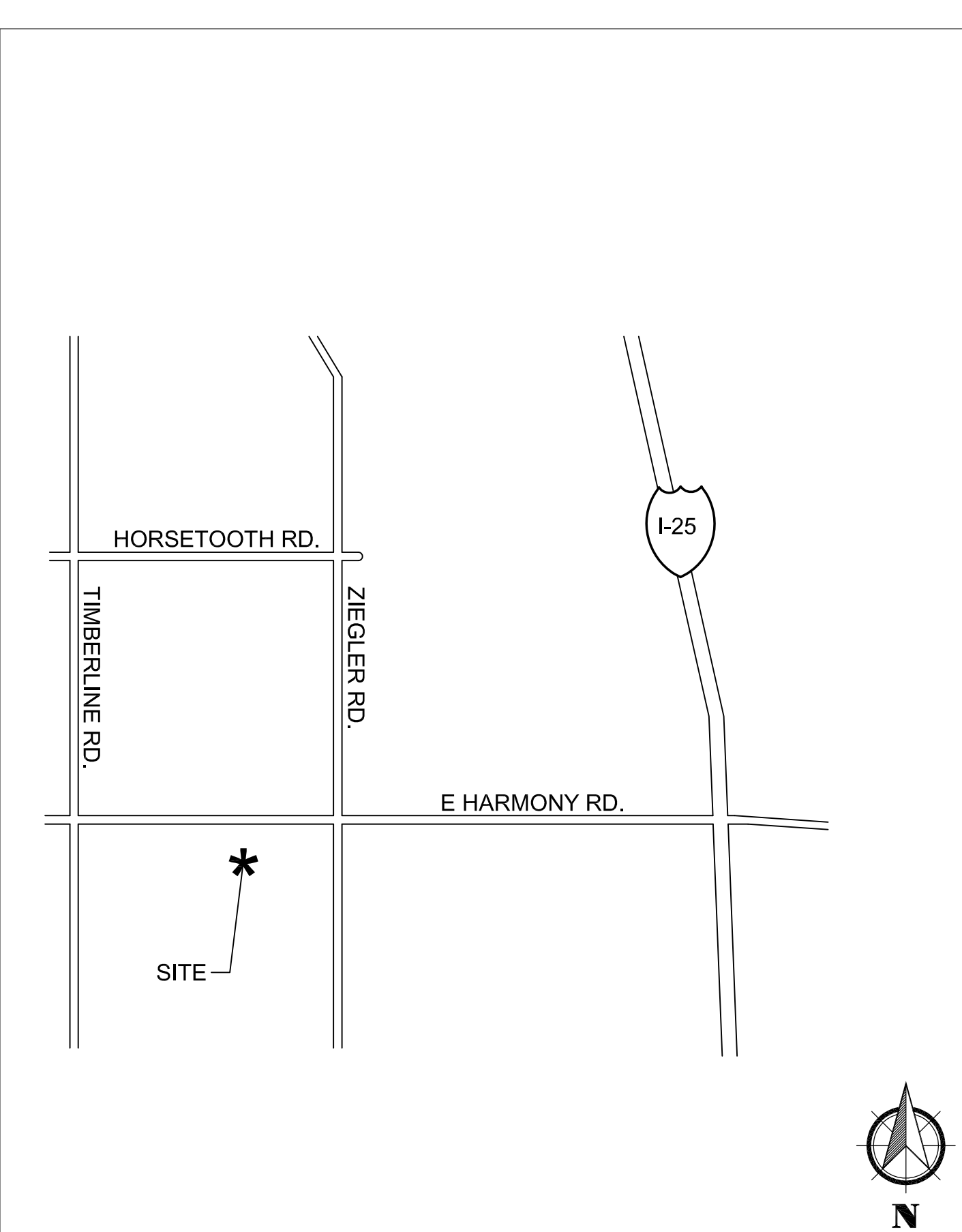
PROJECT DATA

JURISDICTION:	-	CITY OF FORT COLLINS
APN	-	8605157001
ZONING DESIGNATION:	-	HC-HARMONY CORRIDOR
OCCUPANCY GROUP:	-	B, S2
CONSTRUCTION TYPE:	-	III-B
FULLY SPRINKLERED:	-	NO
NO. OF STORIES:	-	5

GOVERNING CODES IF APPLICABLE:
2012 IBC, 2012 IMC, 2012 IFC, 2014 NEC

A.D.A. COMPLIANCE:
THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.

VICINITY MAP



DRAWING INDEX

SHEET	DESCRIPTION
T1.0	TITLE SHEET
LS1	SURVEY
LS2	SURVEY
L1.0	LANDSCAPE PLAN
A1.0	SITE PLAN
A2.0	BASEMENT FLOOR PLAN
A2.1	4TH FLOOR PLAN
A2.2	PARTIAL 5TH FLOOR PLAN
A2.3	EQUIPMENT ROOM PLAN & RCP
A2.4	ENLARGED ANTENNA PLANS
A3.0	ELEVATIONS
A3.1	ELEVATIONS

OWNER'S CERTIFICATION

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE
THE LAWFUL OWNERS OF THE REAL PROPERTY DESCRIBED IN
THESE SITE PLANS AND DO HEREBY CERTIFY THAT I/WE
ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON
SAID SITE PLANS.

EXECUTED THIS _____ DAY OF _____

A.D., 20____

OWNER(S): HARMONY ONE CONDOMINIUM ASSOCIATION

BY: _____

STATE OF COLORADO)

COUNTY OF LARIMER) SS.

CITY OF FORT COLLINS)

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME

THIS _____, DAY OF _____ A.D. 20____

BY: _____

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND SEAL.

NOTARY PUBLIC

COMMUNITY DEVELOPMENT
AND NEIGHBORHOOD SERVICES

APPROVED BY THE PLANNING SERVICES OF THE CITY OF
FORT COLLINS, COLORADO, THIS _____ DAY
OF _____, A.D. 20____.

DIRECTOR OF CURRENT DEVELOPMENT & NEIGHBORHOOD
SERVICES

PROJECT TEAM

OWNER

HARMONY ONE CONDOMINIUM
ASSOCIATION
CONTACT: DAVID VORLAGE
3528 PRECISION DRIVE,
SUITE 100,
FORT COLLINS, CO 80528
PHONE: 970.237.3780

CLIENT

VERIZON WIRELESS
CONSTRUCTION ENGINEER
CHAD WEBER
3131 S. VAUGHN WAY
SUITE 550
AURORA, CO 80014
CELL: 303.503.6700

SITE ACQUISITIONIST

IRENE C. COOKE
CLOSSER CONSULTING LLC
1599 CO. RD. 5221 P.O. BOX 423
TABERNASH, CO 80478
OFFICE: 970.726.4574
MOBILE: 970.531.0831

RF ENGINEER

VERIZON WIRELESS
KWASI ADDO-DONKOH
3131 S. VAUGHN WAY
SUITE 550
AURORA, CO 80014
PHONE: 303.932.9974
FAX: 303.873.2719

ARCHITECT

CHARLES STECKLY, AIA
CSAi
5935 S. ZANG STREET
SUITE 280
LITTLETON, CO 80127
PHONE: 720.488.1303
FAX: 303.932.6561

CIVIL SURVEYOR

CALVADA
SURVEYING & ENGINEERING
6551 SOUTH REVERE PARKWAY
SUITE 165
ENGLEWOOD, CO 80111
PHONE: 720.488.1303
FAX: 720.4881306

CHARLES
STECKLY

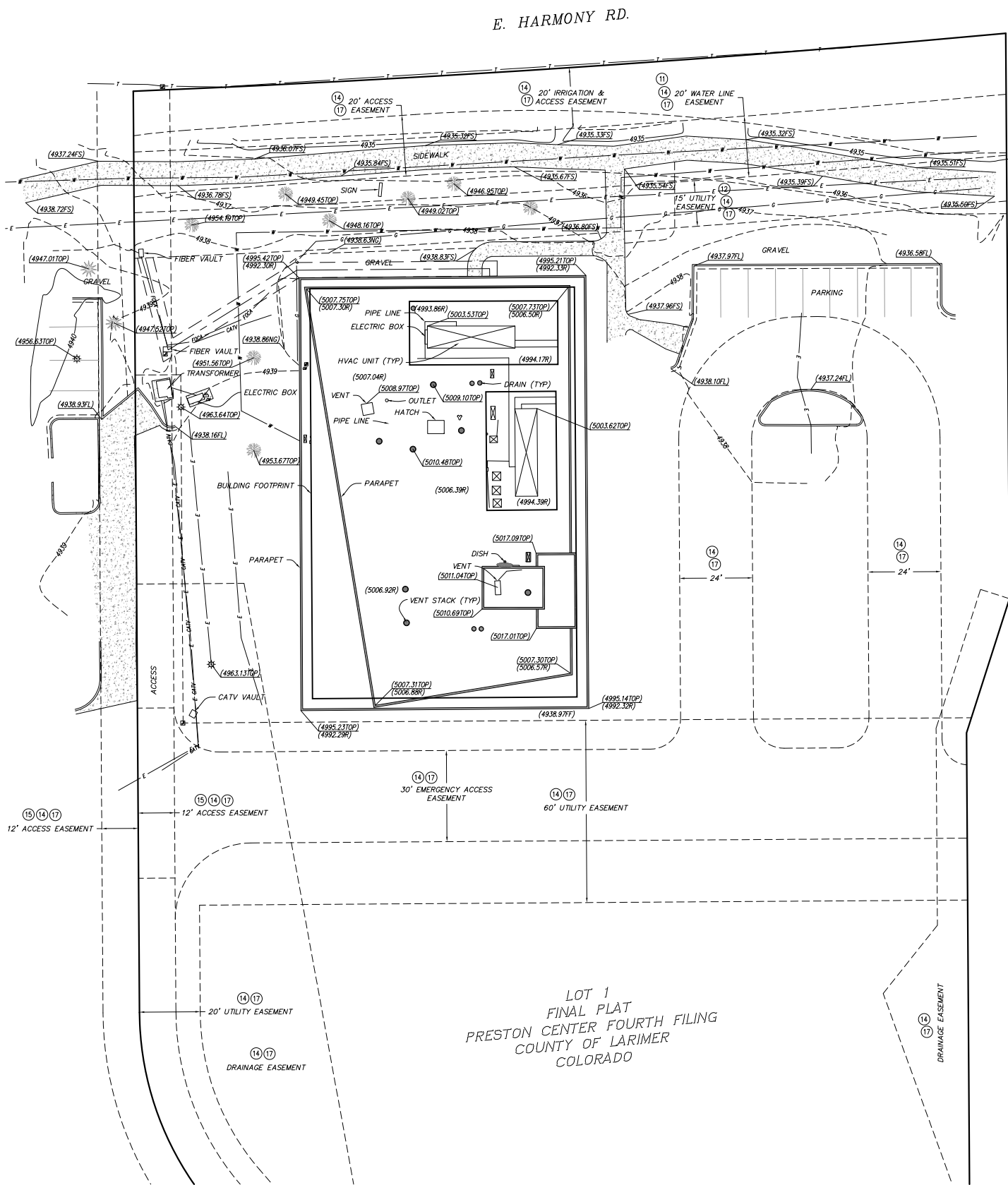
ARCHITECTURE

5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

TITLE SHEET

T1.0

Site Detail
Scale: 1" = 20'



Line Legend	
	= SUBJECT PARCEL BOUNDARY LINES
	= SECTION LINES
	= ADJOINING PARCEL BOUNDARY LINES
	= EASEMENT LINES
	= RIGHT OF WAY LINES
	= FLOOD PLANE LINES
	= BARBED WIRE FENCE
	= CHAINLINK FENCE
	= UNDERGROUND ELECTRIC LINES
	= UNDERGROUND GAS LINES
	= OVERHEAD ELECTRIC LINES
	= UNDERGROUND SANITARY SEWER LINES
	= UNDERGROUND TELEPHONE LINES
	= UNDERGROUND WATER LINES

Title Report

PREPARED BY: FIDELITY NATIONAL TITLE COMPANY
ORDER NO.: 580-F0502327-383-JNB
EFFECTIVE DATE: DECEMBER 5, 2015

Legal Description

SEE SHEET LS2

Assessor's Parcel No.

8605157001

Easements

SEE SHEET LS2

Lease Area/Access & Utility Easements

UTILITY EASEMENT

BEING A STRIP OF LAND 5.00 FEET IN WIDTH LYING WITHIN A PORTION OF LOT 1, PRESTON CENTER, FOURTH FILING, ACCORDING TO THE OFFICIAL PLAT FILED FOR RECORD IN LARIMER COUNTY, COLORADO, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1, S007°23'03"E, 78.57 FEET; THENCE S89°32'13"W, 170.36 FEET TO THE POINT OF BEGINNING; THENCE N007°27'47"W, 2.50 FEET; THENCE S89°32'13"W, 63.47 FEET; THENCE S58°09'55"W, 49.80 FEET; THENCE N13°57'07"W, 31.21 FEET TO THE END OF SAID STRIP OF LAND.

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

Date of Survey

JANUARY 6 & 7, 2015

Basis of Bearings

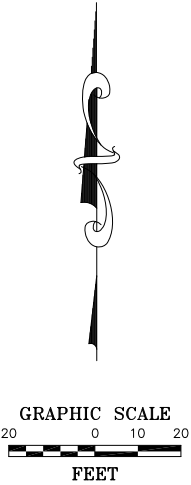
THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83).
CLASSIFICATION: THIRD
MINIMUM GEOMETRIC ACCURACY STANDARD: 5.0 cm + 1: 10,000

Bench Mark

NGS CONTROL POINT "Y 401", ELEVATION = 4971.96 FEET (NAVD 88)

Legend

	CONCRETE PAVEMENT		NATURAL GROUND
	CONIFEROUS TREE		PARKING BOLLARD
	DIAMETER		POINT OF BEGINNING
	DECIDUOUS TREE		POINT OF COMMENCEMENT
	EDGE OF ASPHALT		OVERHEAD ELECTRIC LINE
	FINISHED FLOOR		POWER POLE
	FINISH SURFACE		PROPERTY LINE
	FIRE HYDRANT		RIGHT OF WAY
	FLOW LINE		SEWER MANHOLE
	FOUND MONUMENT AS NOTED		SIGN POST
	FOUND SECTION MONUMENT		STREET LIGHT STANDARD
	GEOGRAPHIC LOCATION		TELEPHONE PEDESTAL
	GAS METER		TYPICAL
	IRRIGATION CONTROL VALVE		WATER METER
			WATER VALVE



Certified by the State of Colorado
THIS IS TO CERTIFY THAT THIS IS A GEOGRAPHIC MAP AND IMPROVEMENTS SHOWING CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JESUS A. LUGO
No. 238081
5/4/15
JESUS A. LUGO, PLS. SURVEYOR

THIS DOES NOT REPRESENT A MONUMENTED SURVEY. REFERENCE IS MADE TO A COMMITMENT FOR TITLE INSURANCE, NUMBER 580-F0502327-383-JNB, ISSUED BY FIDELITY NATIONAL TITLE COMPANY, AND HAVING AN EFFECTIVE DATE OF DECEMBER 5, 2015. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THE LESSOR'S LEGAL DESCRIPTION AND RECORD BOUNDARY ARE SHOWN HEREON FOR REFERENCE ONLY.
THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE LESSOR'S PROPERTY.

CSAi
CHARLES STECKLY ARCHITECTURE, INC.
ARCHITECTURE - PLANNING - DESIGN
5035 S. WATSON BLVD., SUITE 250
DENVER, COLORADO 80237
OFFICE: 303.832.9974
FAX: 303.832.6561

Althra
Land Consultants
4501 S. WATSON BLVD., SUITE 105
DENVER, COLORADO 80237
Phone: (720) 468-3303 Fax: (720) 468-3306

Engineer/Consultant:
Architect:
Drawn By: JT
Job No.: 14280

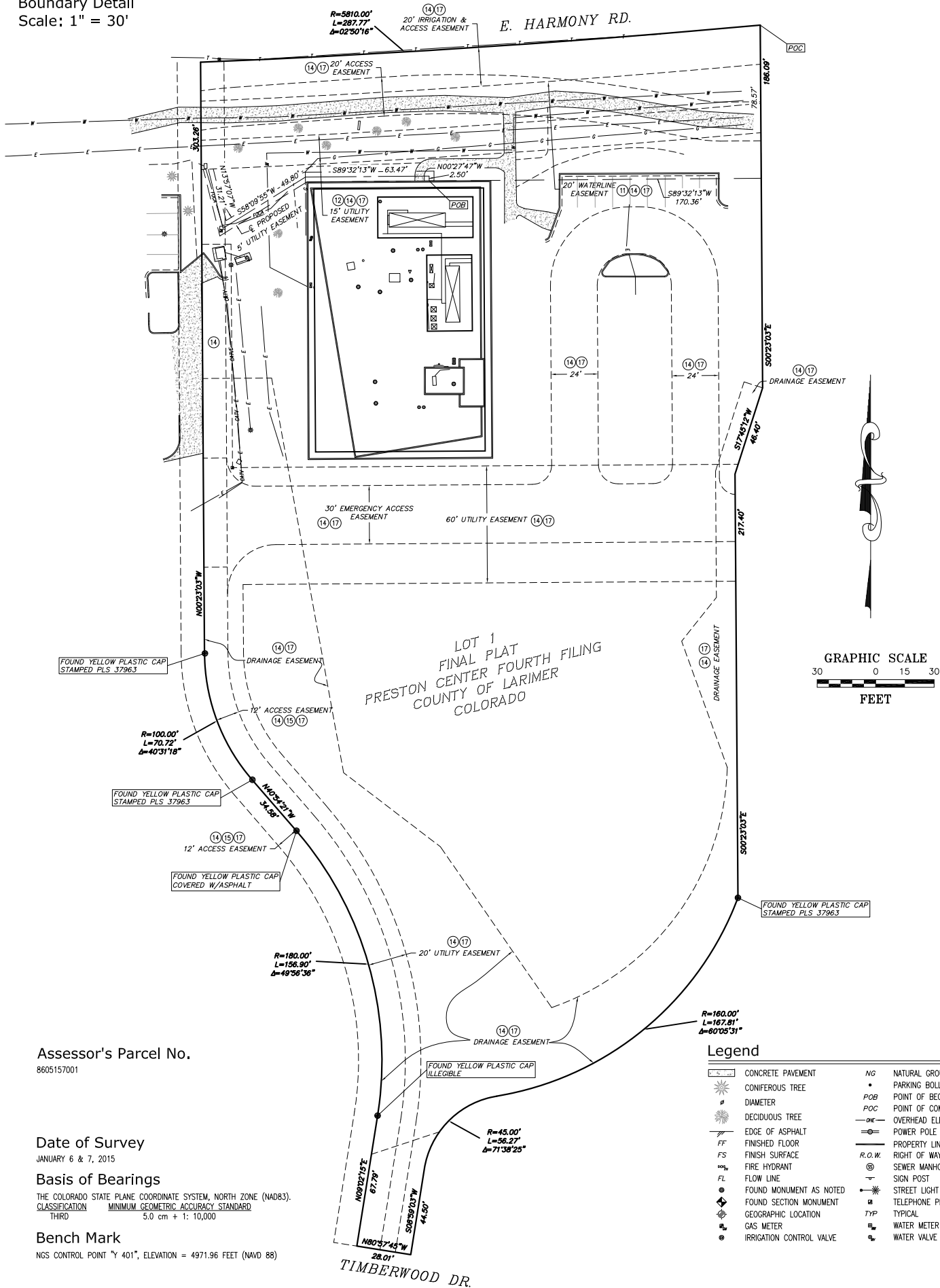
verizonwireless
P.O. Box 19707
Irvine, CA 92623-9707
(949) 222-7000

3003 E. HARMONY RD.
FORT COLLINS, CO. 80228
COUNTY OF LARIMER
TOPOGRAPHIC SURVEY

REVISIONS	DATE	DESCRIPTION
0	1/12/15	SUBMITTAL
1	1/25/15	ADDED UTILITY EASEMENT

Sheet:
LS1

Boundary Detail
Scale: 1" = 30'



Assessor's Parcel No.
8605157001

Date of Survey
JANUARY 6 & 7, 2015

Basis of Bearings

THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83).
CLASSIFICATION MINIMUM GEOMETRIC ACCURACY STANDARD
THIRD 5.0 cm ± 1: 10,000

Bench Mark

NGS CONTROL POINT "Y 401", ELEVATION = 4971.96 FEET (NAVD 88)



Vicinity Map - N.T.S.

Title Report

PREPARED BY: FIDELITY NATIONAL TITLE COMPANY
ORDER NO.: 580-10502327-383-JNB
EFFECTIVE DATE: DECEMBER 5, 2015

Legal Description

PARCEL 1:
UNIT 100, HARMONY ONE CONDOMINIUMS, LARIMER COUNTY, COLORADO, ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HARMONY ONE CONDOMINIUMS DATED AS OF APRIL 16, 2008 AND RECORDED ON APRIL 16, 2008 AT RECEPTION NO. 20080023736 AND FIRST AMENDMENT THERETO RECORDED JANUARY 31, 2014 AT RECEPTION NO. 20140005415 OF THE RECORDS OF THE CLERK AND RECORDER FOR LARIMER COUNTY, COLORADO, AND THE CONDOMINIUM MAP RECORDED ON APRIL 16, 2008 AT RECEPTION NO. 20080023735 AND CONDOMINIUM MAP SUPPLEMENT NO. 1 RECORDED JANUARY 31, 2014 AT RECEPTION NO. 20140005416 OF THE RECORDS OF THE CLERK AND RECORDER FOR LARIMER COUNTY, COLORADO.

PARCEL 2:
UNIT 200, HARMONY ONE CONDOMINIUMS, LARIMER COUNTY, COLORADO, ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HARMONY ONE CONDOMINIUMS DATED AS OF APRIL 16, 2008 AND RECORDED ON APRIL 16, 2008 AT RECEPTION NO. 20080023736 AND FIRST AMENDMENT THERETO RECORDED JANUARY 31, 2014 AT RECEPTION NO. 20140005415 OF THE RECORDS OF THE CLERK AND RECORDER FOR LARIMER COUNTY, COLORADO, AND THE CONDOMINIUM MAP RECORDED ON APRIL 16, 2008 AT RECEPTION NO. 20080023735 AND CONDOMINIUM MAP SUPPLEMENT NO. 1 RECORDED JANUARY 31, 2014 AT RECEPTION NO. 20140005416 OF THE RECORDS OF THE CLERK AND RECORDER FOR LARIMER COUNTY, COLORADO.

PARCEL 3:
UNIT 310, HARMONY ONE CONDOMINIUMS, LARIMER COUNTY, COLORADO, ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HARMONY ONE CONDOMINIUMS DATED AS OF APRIL 16, 2008 AND RECORDED ON APRIL 16, 2008 AT RECEPTION NO. 20080023736 AND FIRST AMENDMENT THERETO RECORDED JANUARY 31, 2014 AT RECEPTION NO. 20140005415 OF THE RECORDS OF THE CLERK AND RECORDER FOR LARIMER COUNTY, COLORADO, AND THE CONDOMINIUM MAP RECORDED ON APRIL 16, 2008 AT RECEPTION NO. 20080023735 AND CONDOMINIUM MAP SUPPLEMENT NO. 1 RECORDED JANUARY 31, 2014 AT RECEPTION NO. 20140005416 OF THE RECORDS OF THE CLERK AND RECORDER FOR LARIMER COUNTY, COLORADO.

PARCEL 4:
UNIT 400, HARMONY ONE CONDOMINIUMS, LARIMER COUNTY, COLORADO, ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HARMONY ONE CONDOMINIUMS DATED AS OF APRIL 16, 2008 AND RECORDED ON APRIL 16, 2008 AT RECEPTION NO. 20080023736 AND FIRST AMENDMENT THERETO RECORDED JANUARY 31, 2014 AT RECEPTION NO. 20140005415 OF THE RECORDS OF THE CLERK AND RECORDER FOR LARIMER COUNTY, COLORADO, AND THE CONDOMINIUM MAP RECORDED ON APRIL 16, 2008 AT RECEPTION NO. 20080023735 AND CONDOMINIUM MAP SUPPLEMENT NO. 1 RECORDED JANUARY 31, 2014 AT RECEPTION NO. 20140005416 OF THE RECORDS OF THE CLERK AND RECORDER FOR LARIMER COUNTY, COLORADO.

PARCEL 5:
UNIT 500, HARMONY ONE CONDOMINIUMS, LARIMER COUNTY, COLORADO, ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HARMONY ONE CONDOMINIUMS DATED AS OF APRIL 16, 2008 AND RECORDED ON APRIL 16, 2008 AT RECEPTION NO. 20080023736 AND FIRST AMENDMENT THERETO RECORDED JANUARY 31, 2014 AT RECEPTION NO. 20140005415 OF THE RECORDS OF THE CLERK AND RECORDER FOR LARIMER COUNTY, COLORADO, AND THE CONDOMINIUM MAP RECORDED ON APRIL 16, 2008 AT RECEPTION NO. 20080023735 AND CONDOMINIUM MAP SUPPLEMENT NO. 1 RECORDED JANUARY 31, 2014 AT RECEPTION NO. 20140005416 OF THE RECORDS OF THE CLERK AND RECORDER FOR LARIMER COUNTY, COLORADO.

PARCEL 6:
UNIT 300, HARMONY ONE CONDOMINIUMS, LARIMER COUNTY, COLORADO, ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HARMONY ONE CONDOMINIUMS DATED AS OF APRIL 16, 2008 AND RECORDED ON APRIL 16, 2008 AT RECEPTION NO. 20080023736 AND FIRST AMENDMENT THERETO RECORDED JANUARY 31, 2014 AT RECEPTION NO. 20140005415 OF THE RECORDS OF THE CLERK AND RECORDER FOR LARIMER COUNTY, COLORADO, AND THE CONDOMINIUM MAP RECORDED ON APRIL 16, 2008 AT RECEPTION NO. 20080023735 AND CONDOMINIUM MAP SUPPLEMENT NO. 1 RECORDED JANUARY 31, 2014 AT RECEPTION NO. 20140005416 OF THE RECORDS OF THE CLERK AND RECORDER FOR LARIMER COUNTY, COLORADO.

Lease Area/Access & Utility Easements

SEE SHEET L51

Line Legend

	= SUBJECT PARCEL BOUNDARY LINES
	= SECTION LINES
	= ADJOINING PARCEL BOUNDARY LINES
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	= UNDERGROUND TELEPHONE LINES
	= UNDERGROUND WATER LINES

Legend

	CONCRETE PAVEMENT		NATURAL GROUND
	CONIFEROUS TREE		PARKING BOLLARD
	DIAMETER		POINT OF BEGINNING
	DECIDUOUS TREE		POINT OF COMMENCEMENT
	EDGE OF ASPHALT		OVERHEAD ELECTRIC LINE
	FINISHED FLOOR		POWER POLE
	FINISH SURFACE		PROPERTY LINE
	FIRE HYDRANT		RIGHT OF WAY
	FLOW LINE		SEWER MANHOLE
	FOUND MONUMENT AS NOTED		SIGN POST
	FOUND SECTION MONUMENT		STREET LIGHT STANDARD
	GEOGRAPHIC LOCATION		TELEPHONE PEDESTAL
	GAS METER		WATER METER
	IRRIGATION CONTROL VALVE		WATER VALVE

Easements

8. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 69, 1988 OF THE COUNCIL OF THE CITY OF FORT COLLINS RECORDED MAY 23, 1988 AT RECEPTION NO. 88023114. **(AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).**

9. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MASTER PLAN OF WILD WOOD FARM, SAID MASTER PLAN BEING EVIDENCED BY THE NOTICE OF THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS RECORDED AUGUST 8, 1988 AT RECEPTION NO. 88036997. **(NOT A PLOTTABLE ITEM INDETERMINATE IN NATURE).**

10. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE MEMORANDUM OF AGREEMENT BY AND BETWEEN WILD WOOD FARM, INC. AND POUDRE SCHOOL DISTRICT R-1 RECORDED OCTOBER 23, 1992 AT RECEPTION NO. 92066866 AND AMENDED BY INSTRUMENT RECORDED JANUARY 15, 1997 AT RECEPTION NO. 97003005 AND AMENDMENT AND RESTATED AGREEMENT RECORDED MARCH 1, 2000 AT RECEPTION NO. 200013124. **(AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).**

11. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE DEED OF EASEMENT BY AND BETWEEN OAK FARM, INC. F/K/A WILD WOOD FARM, INC. A COLORADO CORPORATION AND THE CITY OF FORT COLLINS, COLORADO RECORDED FEBRUARY 28, 1996 AT RECEPTION NO. 96013927. **(AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON).**

12. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES BY AND BETWEEN OAK FARM, INC. F/K/A WILDWOOD FARM, INC., A COLORADO CORPORATION AND THE CITY OF FORT COLLINS, A MUNICIPAL CORPORATION RECORDED MAY 28, 1998 AT RECEPTION NO. 98044213. **(AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON).**

13. COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIEN RIGHTS, WHICH DO NOT INCLUDE A FORFEITURE OR REVERTER CLAUSE, SET FORTH IN THE DECLARATION, RECORDED AUGUST 28, 1998 AT RECEPTION NO. 98074013 AND ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED AUGUST 27, 1999 AT RECEPTION NO. 99077056 AND AMENDMENT RECORDED DECEMBER 7, 2000 AT RECEPTION NO. 2000083660, FIRST AMENDMENT RECORDED JUNE 20, 2011 AT RECEPTION NO. 20110035980. **(AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).**

14. THE FOLLOWING ITEMS AS SET FORTH ON THE PLAT OF PRESTON CENTER THIRD FILING, RECORDED SEPTEMBER 27, 2000 AT RECEPTION NO. 2000066453 AND PRESTON CENTER FOURTH FILING, RECORDED OCTOBER 2, 2006 AT RECEPTION NO. 20060074462, TO-WIT:

A. ALL NOTES, STATEMENTS, EASEMENTS AND RIGHTS-OF-WAY. **(AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON).**

15. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DECLARATION OF JOINT ACCESS EASEMENT RECORDED OCTOBER 10, 2000 AT RECEPTION NO. 2000069430. **(AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON).**

16. COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH DO NOT INCLUDE A FORFEITURE OR REVERTER CLAUSE, SET FORTH IN THE INSTRUMENT RECORDED APRIL 16, 2008 AT RECEPTION NO. 20080023736. PROVISIONS REGARDING RACE, COLOR, CREED, AND NATIONAL ORIGIN, IF ANY, ARE DELETED.

A. FIRST AMENDMENT RECORDED JANUARY 31, 2014 AT RECEPTION NO. 20140005415. **(AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).**

17. NON-EXCLUSIVE EASEMENTS OVER AND THROUGH THE COMMON AREA FOR INGRESS, EGRESS, PUBLIC UTILITY, ENJOYMENT, SUPPORT AND REPAIR OF THE COMMON AREA AND EACH UNIT, AS PROVIDED IN THE ABOVE MENTIONED DECLARATION AND AS DISCLOSED ON THE PLAT OF HARMONY ONE CONDOMINIUMS:

RECORDING DATE: APRIL 16, 2008
RECORDING NO: RECEPTION NO. 20080023735 AND SUPPLEMENTAL MAP NO. 1 RECORDED JANUARY 31, 2014 AT RECEPTION NO. 20140005416. **(AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON).**

18. A NOTICE OF LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN. (SUITE 200)
DATED: APRIL 8, 2008
LESSOR: EVERPRESS, LLC
LESSEE: FIRST WESTERN TRUST BANK
RECORDING DATE: MARCH 21, 2008
RECORDING NO: RECEPTION NO. 20080017835

A. SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED APRIL 7, 2014 AT RECEPTION NO. 20140017083. **(AFFECTS SUBJECT PROPERTY AND IS NOT A PLOTTABLE ITEM).**

19. A NOTICE OF LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN. (SUITE 100)
DATED: APRIL 8, 2008
LESSOR: EVERPRESS, LLC
LESSEE: SECURITY TITLE GUARANTY CO.
RECORDING DATE: APRIL 25, 2008
RECORDING NO: RECEPTION NO. 20080026093

A. SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED MARCH 25, 2014 AT RECEPTION NO. 20140014437. **(AFFECTS SUBJECT PROPERTY AND IS NOT A PLOTTABLE ITEM).**

20. A NOTICE OF LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN. (SUITE 110)
DATED: APRIL 6, 2009
LESSOR: HARMONY ONE, LLC
LESSEE: NEW YORK LIFE INSURANCE COMPANY
RECORDING DATE: APRIL 7, 2009
RECORDING NO: RECEPTION NO. 20090021380

A. SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED MARCH 25, 2014 AT RECEPTION NO. 20140014436. **(AFFECTS SUBJECT PROPERTY AND IS NOT A PLOTTABLE ITEM).**

21. A NOTICE OF LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN. (SUITE 210)
DATED: OCTOBER 7, 2011
LESSOR: HARMONY TWO, LLC
LESSEE: VOLT INFORMATION SCIENCES, INC.
RECORDING DATE: FEBRUARY 9, 2012
RECORDING NO: RECEPTION NO. 20120009104

A. SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED MARCH 25, 2014 AT RECEPTION NO. 20140014439. **(AFFECTS SUBJECT PROPERTY AND IS NOT A PLOTTABLE ITEM).**

22. A NOTICE OF LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN. (SUITE 220)
DATED: JULY 21, 2013
LESSOR: HARMONY TWO, LLC
LESSEE: EDWARD D. JONES & CO., L.P.
RECORDING DATE: JULY 2, 2013
RECORDING NO: RECEPTION NO. 20130050627 AND RECORDED NOVEMBER 12, 2013 AT RECEPTION NO. 20130083501

A. SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED MARCH 25, 2014 AT RECEPTION NO. 20140014438. **(AFFECTS SUBJECT PROPERTY AND IS NOT A PLOTTABLE ITEM).**

23. A NOTICE OF LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN. (SUITE 400)
DATED: JULY 29, 2013
LESSOR: HARMONY FOUR, LLC
LESSEE: RBC CAPITAL MARKETS, LLC
RECORDING DATE: SEPTEMBER 27, 2013
RECORDING NO: RECEPTION NO. 20130073925

A. SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED MARCH 25, 2014 AT RECEPTION NO. 20140014441. **(AFFECTS SUBJECT PROPERTY AND IS NOT A PLOTTABLE ITEM).**

24. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT
ENTITLED: SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT
LANDLORD: FLATS AT THE OVAL, LLC
TENANT: HETI CONSULTING, INC.
RECORDING DATE: MARCH 25, 2014
RECORDING NO: RECEPTION NO. 20140014440 **(AFFECTS SUBJECT PROPERTY AND IS NOT A PLOTTABLE ITEM).**

CSAi
CHARLES STECKLY ARCHITECTURE, INC.
ARCHITECTURE — PLANNING — DESIGN
505 S. WATKINS ST., SUITE 200
FORT COLLINS, COLORADO 80527
OFFICE: 303.832.9974
FAX: 303.832.6581

Althira
Land Consultants
6501 S. WATKINS ST., SUITE 105
FORT COLLINS, COLORADO 80527
PHONE: (970) 486-1033 FAX: (970) 486-1086

Engineer/Consultant:

Drawn By: JT
Job No.: 14280

Architect:

verizonwireless
P.O. Box 19707
Irvine, CA 92623-9707
(949) 222-7000

3003 E. HARMONY RD.

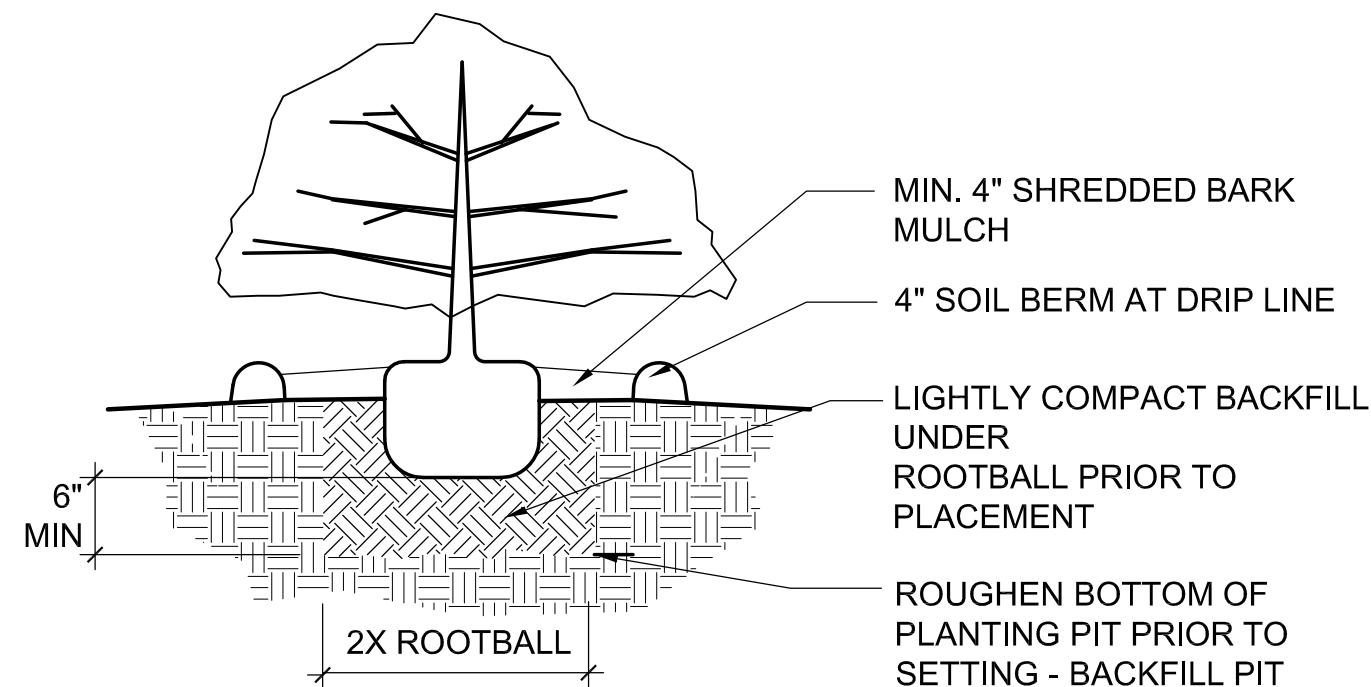
FORT COLLINS, CO. 80228

COUNTY OF LARIMER
TOPOGRAPHIC
SURVEY

REVISIONS	DATE	DESCRIPTION
0	1/12/15	SUBMITTAL
1	1/25/15	ADDED UTILITY EASEMENT

Sheet:

LS2



NOTES:
1. PLANT ALL MATERIAL ACCORDING TO COLORADO NURSERY ASSOC. PLANTING RECOMMENDATIONS & SPECS.
2. PROVIDE SOIL AMENDMENT & FERTILIZER AT TIME OF PLANTING.

6 - PLANTING DETAIL

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	HYDROZONE
	(E)	JUNIPERUS SCOPULORUM	ROCKY MTN. JUNIPER	6"H @ TIME OF PLANTING	REPLACE IF REQUIRED	LOW
	(E)	VIBURNUM OPULUS COMPACTUM	COMPACT EUROPEAN CRANBERRY BUSH	5GAL	REPLACE IF REQUIRED	LOW
	(E)	MISCANTHUS SINENSIS SILVER FEATHER	SILVER FEATHER GRASS	5GAL	REMOVE, RELOCATE OR REPLACE	LOW
	(4)	MISCANTHUS SINENSIS SILVER FEATHER	SILVER FEATHER GRASS	5GAL	RELOCATED OR REPLACED	LOW

5 - PLANT LIST

HYDROZONE	AREA	WATER NEED TOTAL GAL/ WK	ANNUAL WATER USE (GAL)
LOW	2 S.F. / PER SHRUB	10 GAL/ PER PLANT/ PER WK	2,100 GAL / YEAR TOTAL
	TOTAL SITE AREA = 45 S.F.		
			NOTE: WATER USE WILL DECREASE AS PLANTS BECOME ESTABLISHED (3-5 YRS)

4 - WATERING BUDGET CHART

THOROUGHLY SOAK THE SOIL BALL AND SURROUNDING SOIL AT PLANTING. FOLLOWING TRANSPLANTING, AND THROUGH THE FIRST THREE GROWING SEASONS, PLANTS SHALL RECEIVE SUPPLEMENTAL WATERING AT A RATE OF MINIMUM OF 10 GALLONS OF WATER EACH WEEK DURING THE GROWING SEASON (FROM APRIL THROUGH SEPTEMBER); AND 10 GALLONS EVERY FOUR WEEKS DURING THE WINTER (OCTOBER THROUGH MARCH). WATER SHALL BE APPLIED OVER THE TOP OF THE SOILS BALL. IF PLANTS APPEAR STRESSED APPLY ADDITIONAL WATER AT EACH IRRIGATION CYCLE. LENGTH OF WATER CYCLES MAY BE MODIFIED SLIGHTLY AS DETERMINED APPROPRIATE BY A QUALIFIED LANDSCAPE CONTRACTOR.

NOTE: THE LANDSCAPING CONTRACTOR TO CONTACT THE CITY FORESTER AT THE END OF THREE SEASONS OF TANK IRRIGATION TO DETERMINE IF PLANTS CAN SURVIVE WITHOUT ADDITIONAL IRRIGATION WILL BE REQUIRED.

3 - WATERING NOTES

- ORGANIC SOIL AMENDMENTS SHALL ALSO BE INCORPORATED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 3.8.21 OF THE CITY OF FORT COLLINS LAND USE CODE.
- ALL PLANTS SHALL BE A_GRADE OR NO. 1 GRADE, FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF STANDARDS.
- ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING IN EACH PHASE SHALL EITHER BE INSTALLED OR THE INSTALLATION SHALL BE SECURED WITH A LETTER OF CREDIT, ESCROW OR PERFORMANCE BOND FOR ONE HUNDRED TWENTY_FIVE (125) PERCENT OF THE VALUE OF THE LANDSCAPING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS 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.
- ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED BASED ON THE REQUIREMENTS OF THE LAND USE CODE.
- TREE REMOVAL AND PRUNING TO BE COMPLETED BY A CITY OF FORT COLLINS ARBORIST.

2 - LANDSCAPE NOTES

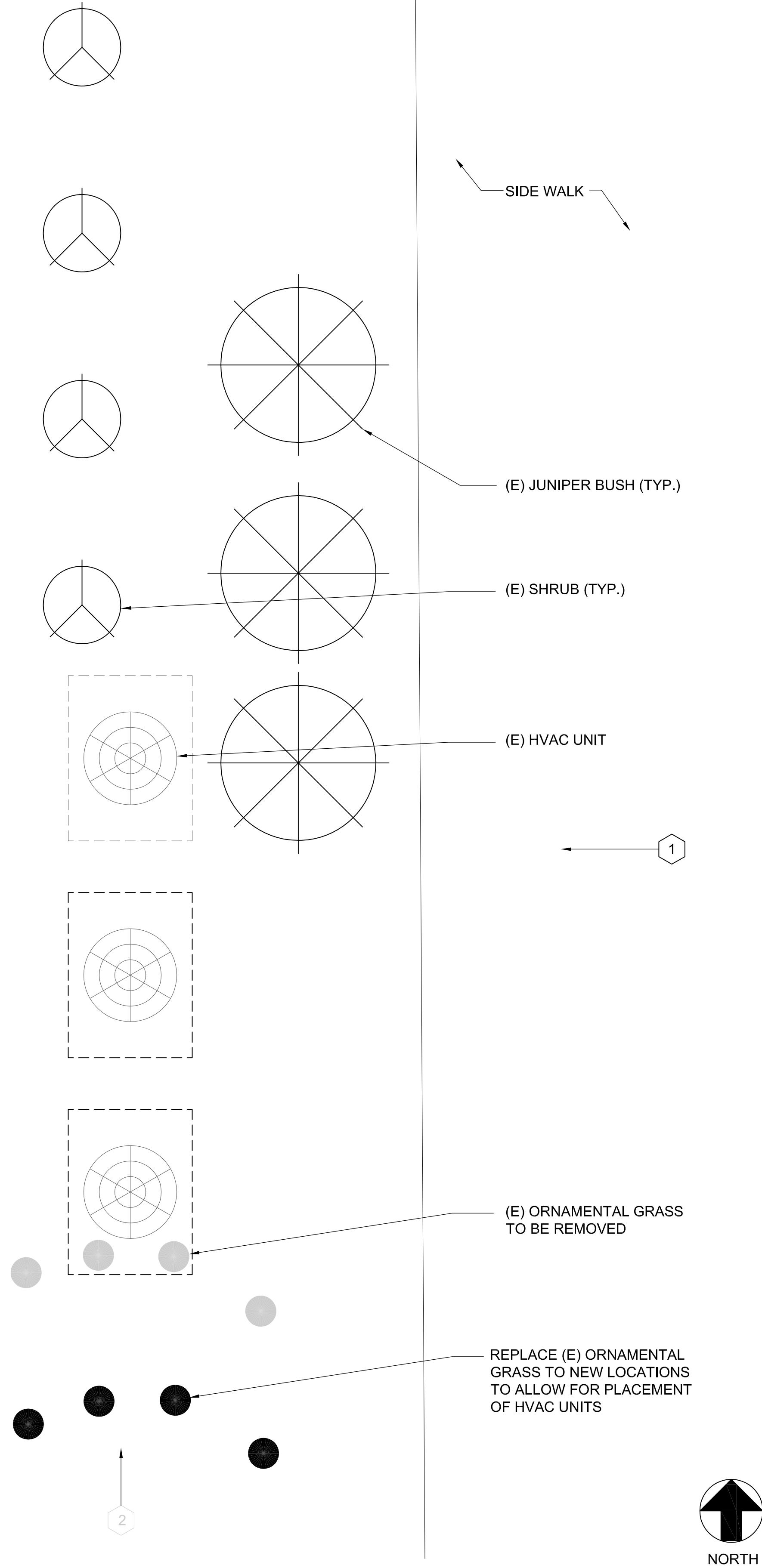


2 AFFECTED AREA IMAGE



1 AFFECTED AREA IMAGE

1 - LANDSCAPE PLAN



SCALE: 1/16" = 1'-0"



VERIZON WIRELESS SERVICES
3131 S. VAUGHN WAY, SUITE 550
AURORA, CO 80014

PROJECT INFORMATION

3003 E. HARMONY ROAD
FORT COLLINS, CO 80228

SITE INFORMATION

SITE NAME

SITE NUMBER

A	01/05/15	CONCEPT REVIEW	DPL
B	02/03/15	CD REVIEW	DPL
C	02/26/15	NEW CONCEPT REVIEW	DPL
D	03/12/15	ZD REVIEW	DPL
E	05/04/15	PLANNING COMMENTS	DPL

CHARLES
STECKLY

ARCHITECTURE

5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

LANDSCAPE
PLAN

L1.0

A	01/05/15	CONCEPT REVIEW	DPL
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**CHARLES
STECKLY**

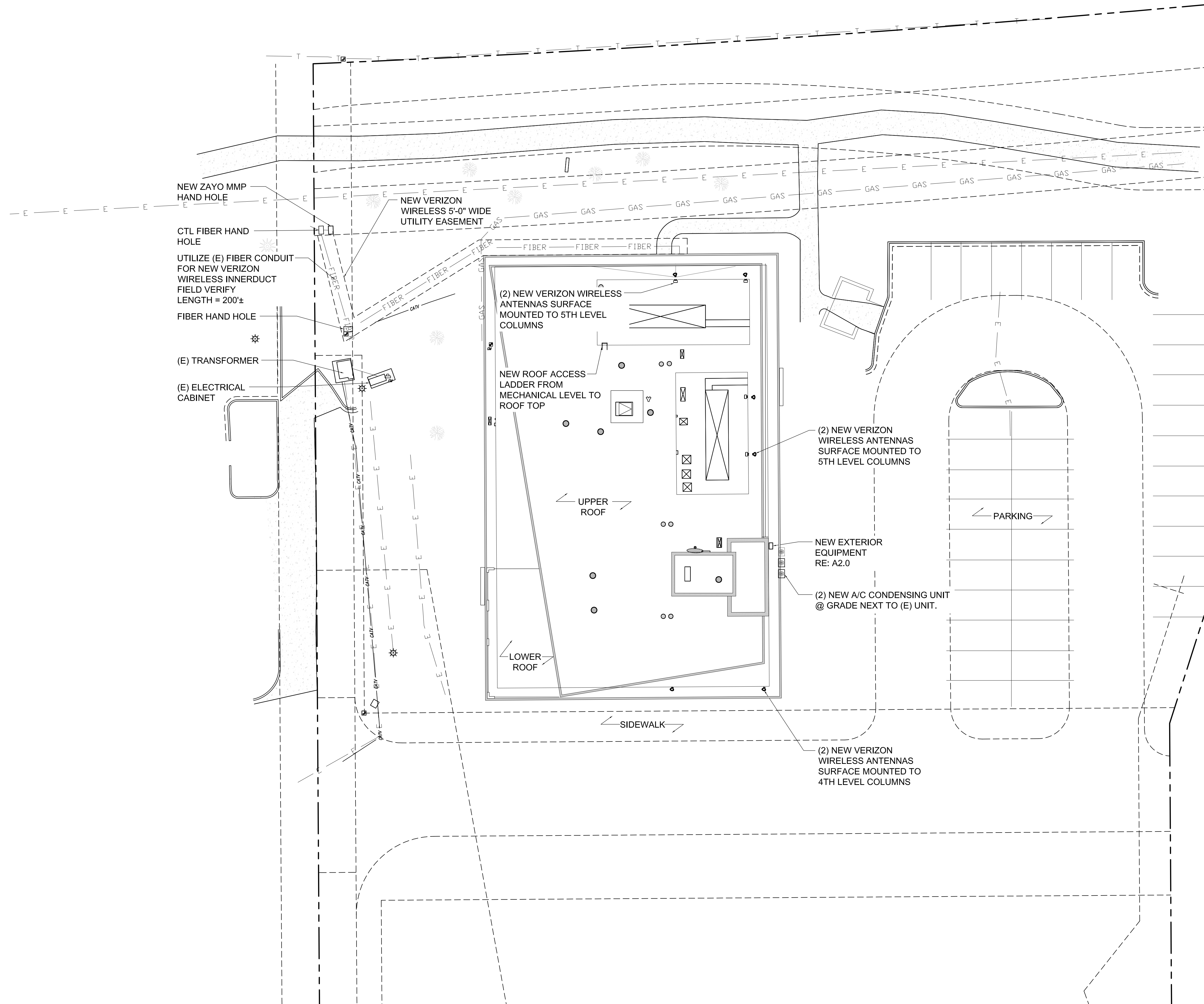
ARCHITECTURE

5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

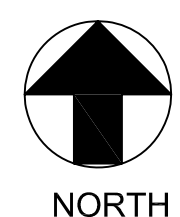
SITE PLAN

A1.0

EAST HARMONY RD



NOTE:
ALL ITEMS ARE EXISTING U.N.O.



SCALE: 1/16" = 1'-0"

- NOTE:
1. RETURN LANDSCAPING TO ORIGINAL CONDITION AFTER INSTALLATION
 2. ALL PENETRATIONS INTO ROOM AS WELL AS PENETRATION THRU WALL FOR EXTERIOR EQUIPMENT ARE TO BE 1HR FIRE RATED .
 3. ALL ITEMS SHOWN ARE EXISTING U.N.O.



VERIZON WIRELESS SERVICES
3131 S. VAUGHN WAY, SUITE 550
AURORA, CO 80014

PROJECT INFORMATION

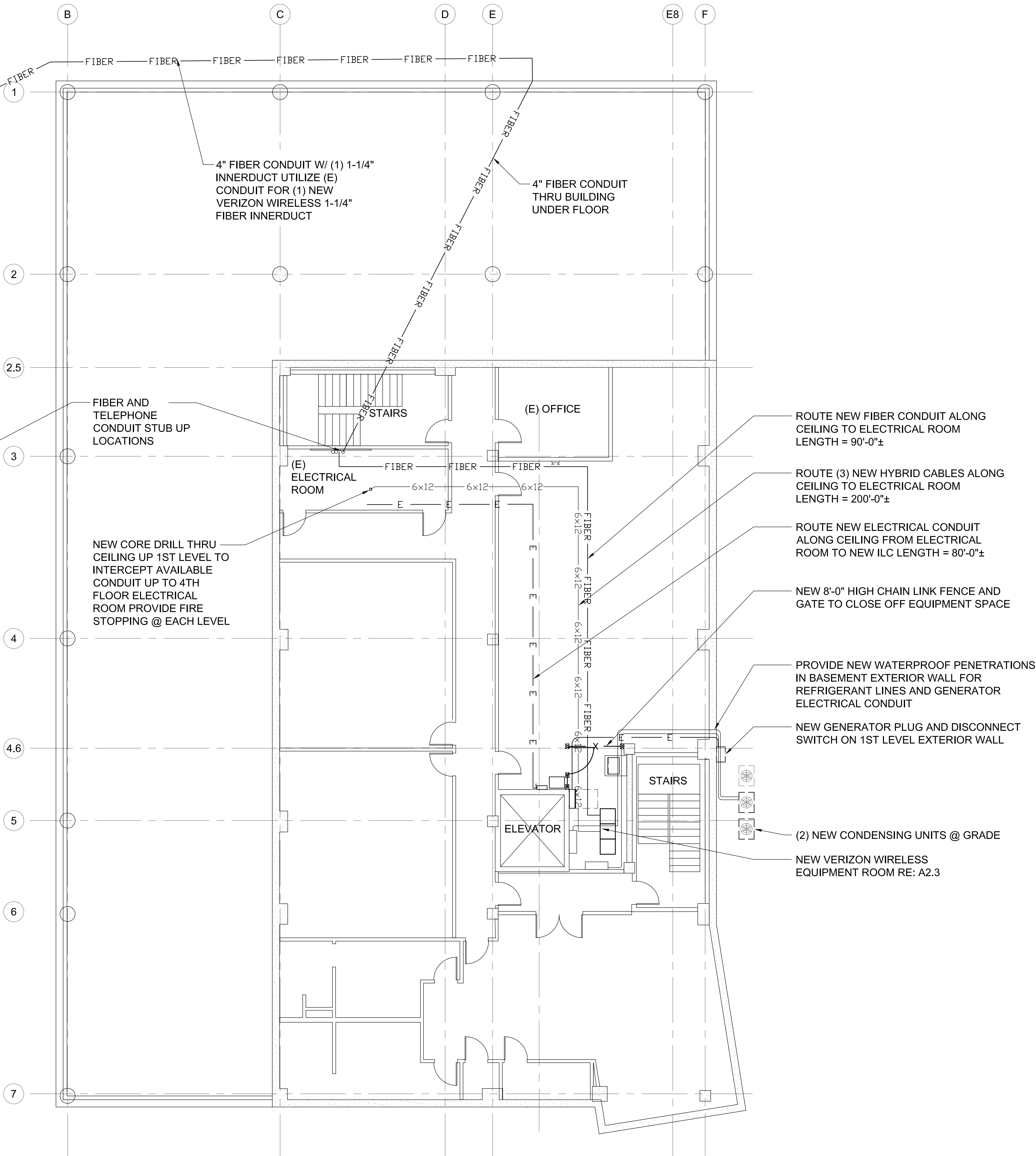
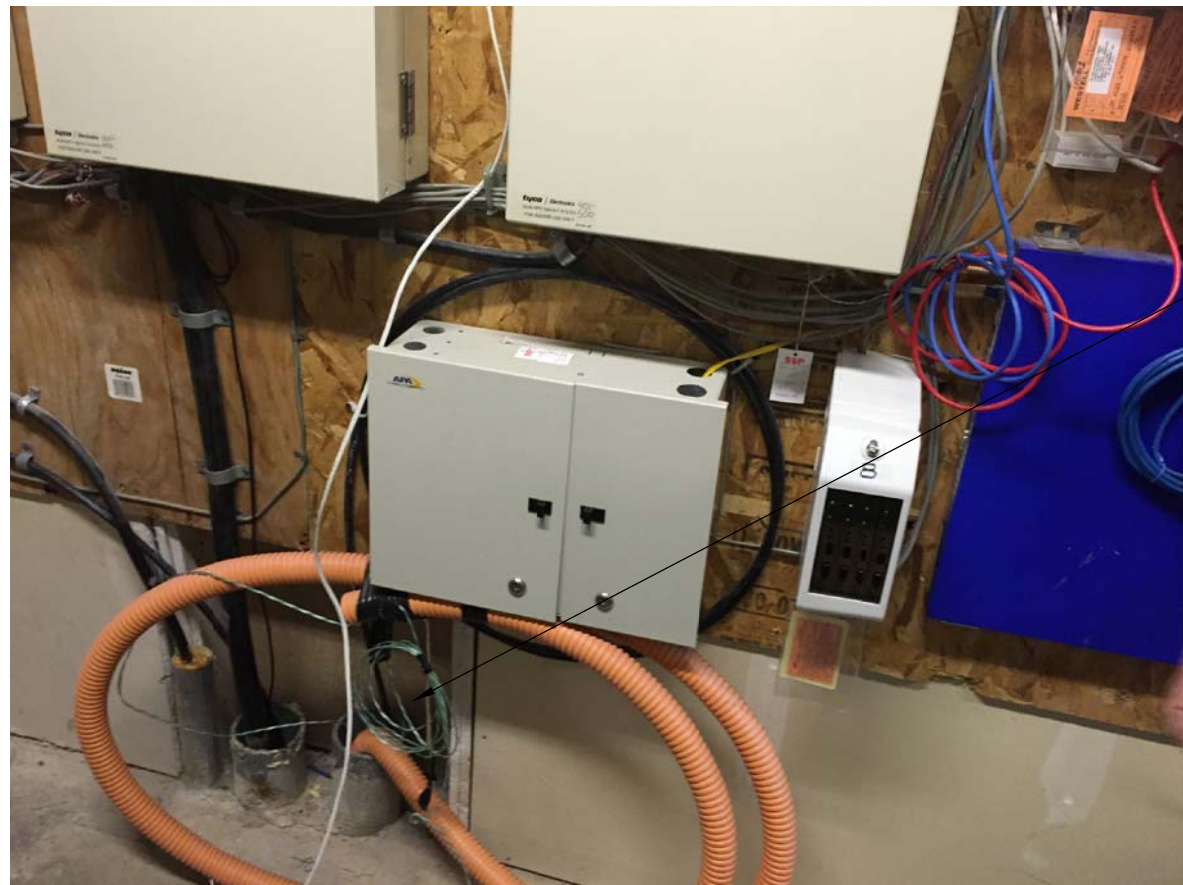
3003 E. HARMONY ROAD
FORT COLLINS, CO 80228

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E	05/04/15	PLANNING COMMENTS	DPL



CHARLES
STECKLY

ARCHITECTURE

5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

BASEMENT
FLOOR PLAN

A2.0

PROJECT INFORMATION

3003 E. HARMONY ROAD
FORT COLLINS, CO 80228

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**CHARLES
STECKLY**

ARCHITECTURE

5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

**4TH FLOOR
PLAN**

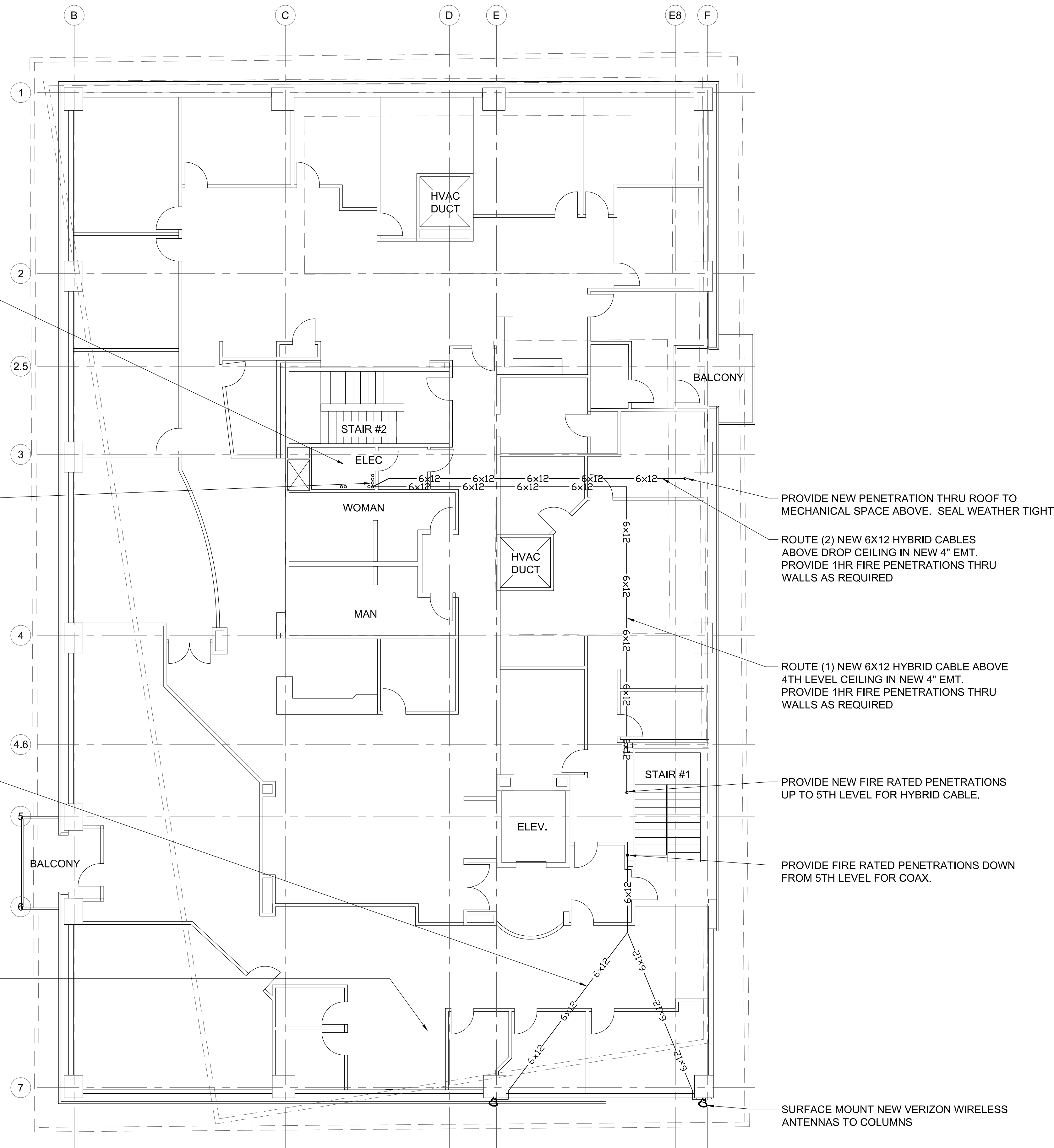
A2.1



(5) VACANT 4" CONDUIT FLOOR PENETRATIONS
@ LEVELS 1-5. UTILIZE (1) PENETRATION TO
ROUTE (3) NEW 6X12 HYBRID CABLE FROM 1ST
FLOOR TO 4TH FLOOR. PROVIDE FIRE STOPPING
@ EA. LEVEL



ROUTE NEW PLENUM RATED
COAX ABOVE 4TH FLOOR CEILING
LENGTH = 45'-0" ±



NOTE:
ALL ITEMS ARE EXISTING U.N.O.



SCALE: 1/8" = 1'-0"



PROJECT INFORMATION

3003 E. HARMONY ROAD
FORT COLLINS, CO 80228

SITE INFORMATION

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D	03/12/15	ZD REVIEW	DPL
E	05/04/15	PLANNING COMMENTS	DPL

CHARLES
STECKLY

ARCHITECTURE

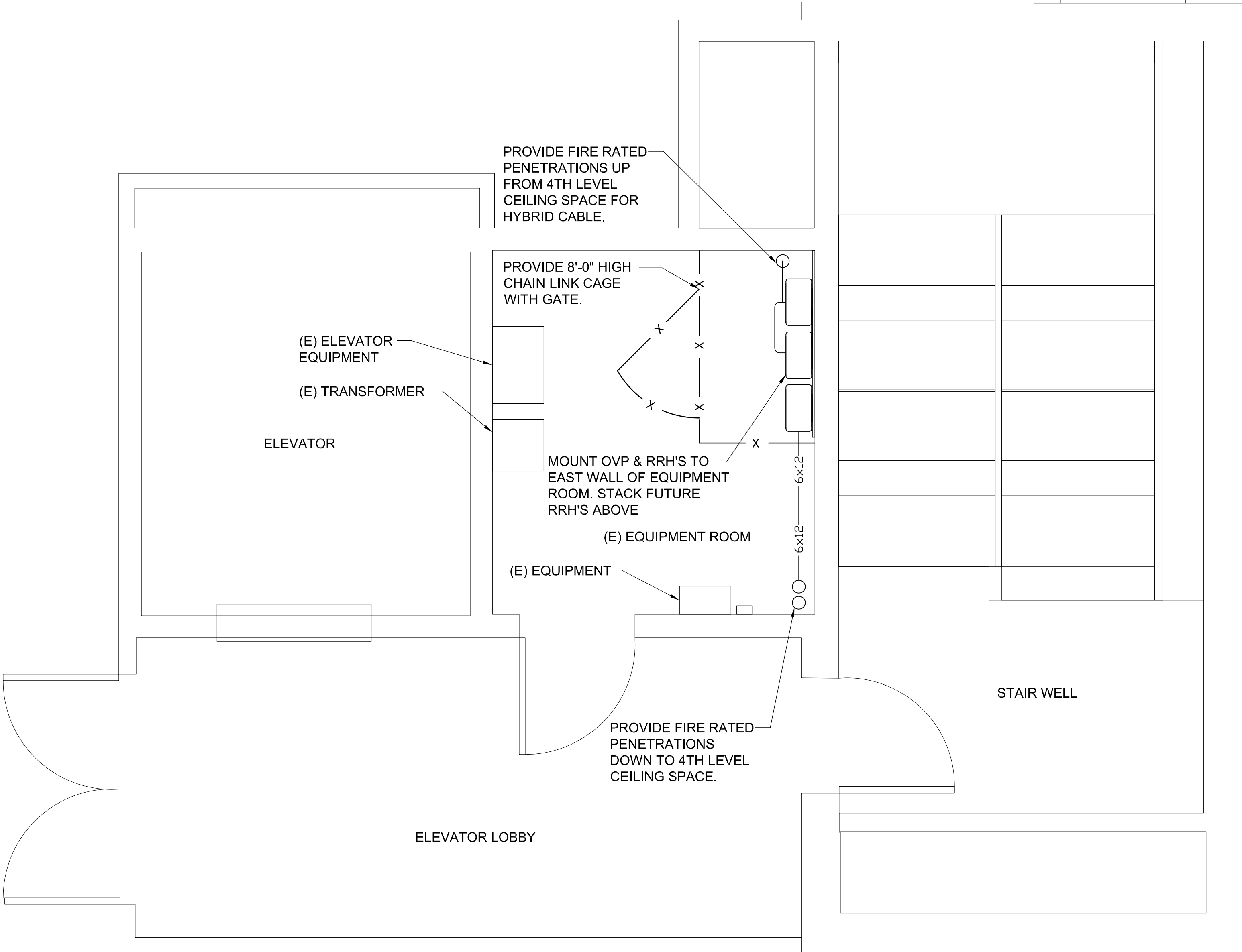
5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

PARTIAL 5TH
FLOOR PLAN

A2.2

OFFICE SPACE

OFFICE SPACE



STAIR WELL

ELEVATOR LOBBY

ELEVATOR

(E) ELEVATOR
EQUIPMENT
(E) TRANSFORMER

PROVIDE FIRE RATED
PENETRATIONS UP
FROM 4TH LEVEL
CEILING SPACE FOR
HYBRID CABLE.

PROVIDE 8'-0" HIGH
CHAIN LINK CAGE
WITH GATE.

MOUNT OVP & RRH'S TO
EAST WALL OF EQUIPMENT
ROOM. STACK FUTURE
RRH'S ABOVE

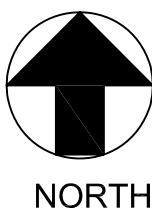
(E) EQUIPMENT ROOM

(E) EQUIPMENT

PROVIDE FIRE RATED
PENETRATIONS
DOWN TO 4TH LEVEL
CEILING SPACE.

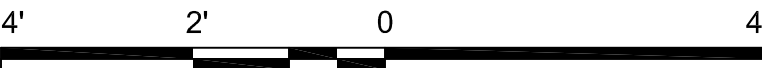
OFFICE SPACE

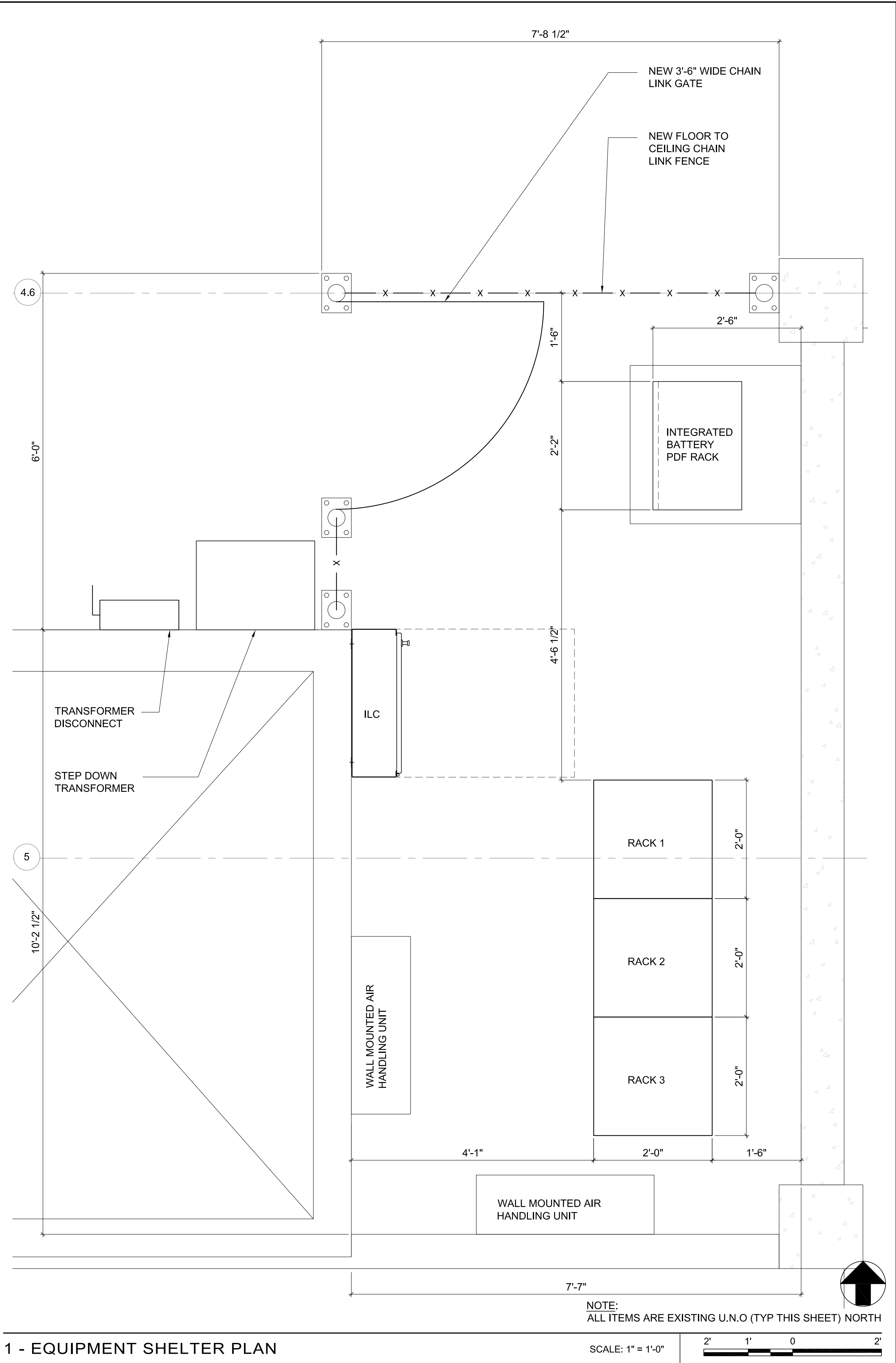
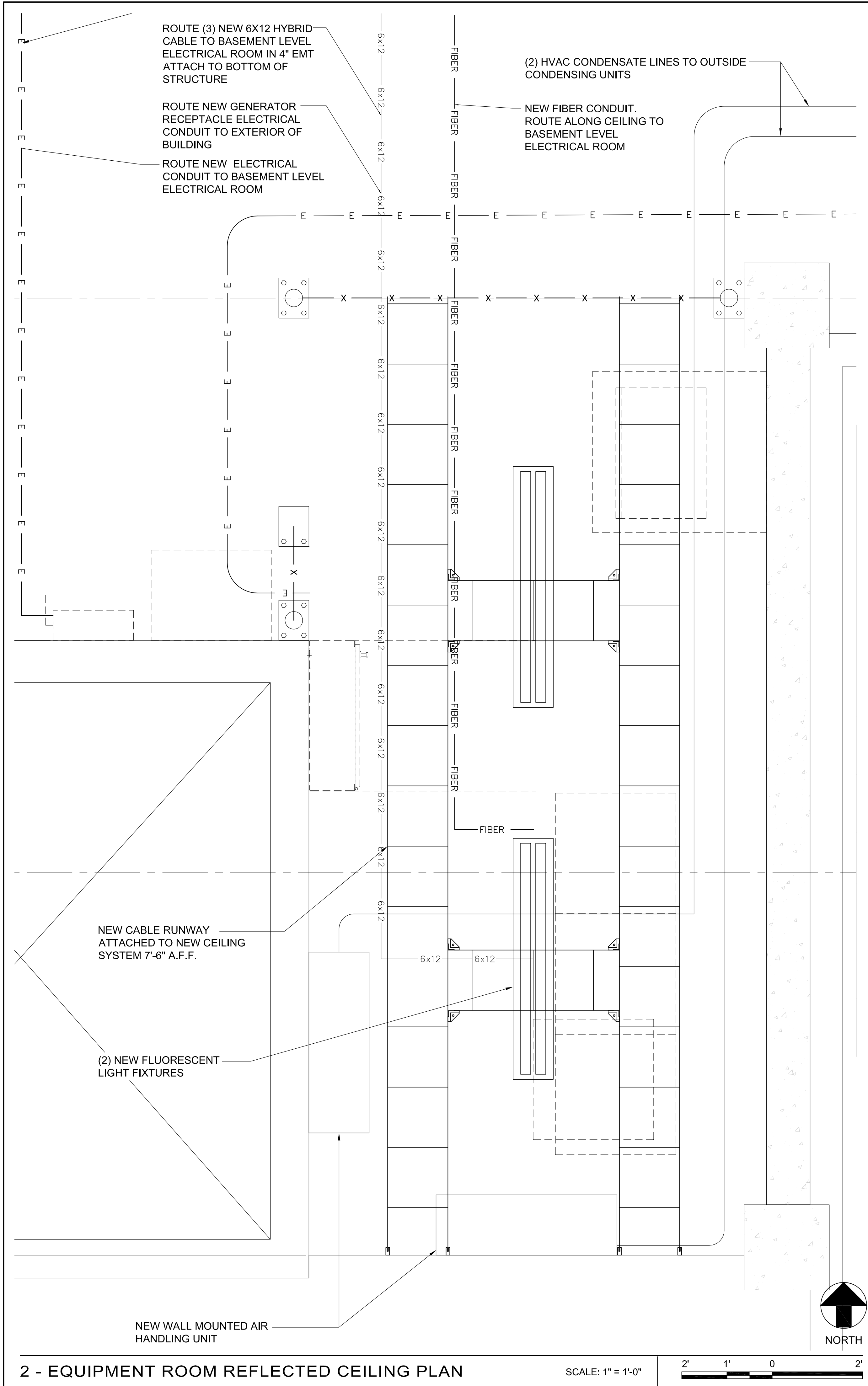
NOTE:
ALL ITEMS ARE EXISTING U.N.O.



NORTH

SCALE: 1/2" = 1'-0"





VERIZON WIRELESS SERVICES
3131 S. VAUGHN WAY, SUITE 550
AURORA, CO 80014

PROJECT INFORMATION

3003 E. HARMONY ROAD
FORT COLLINS, CO 80228

SITE INFORMATION

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SITE NUMBER

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E	05/04/15	PLANNING COMMENTS	DPL

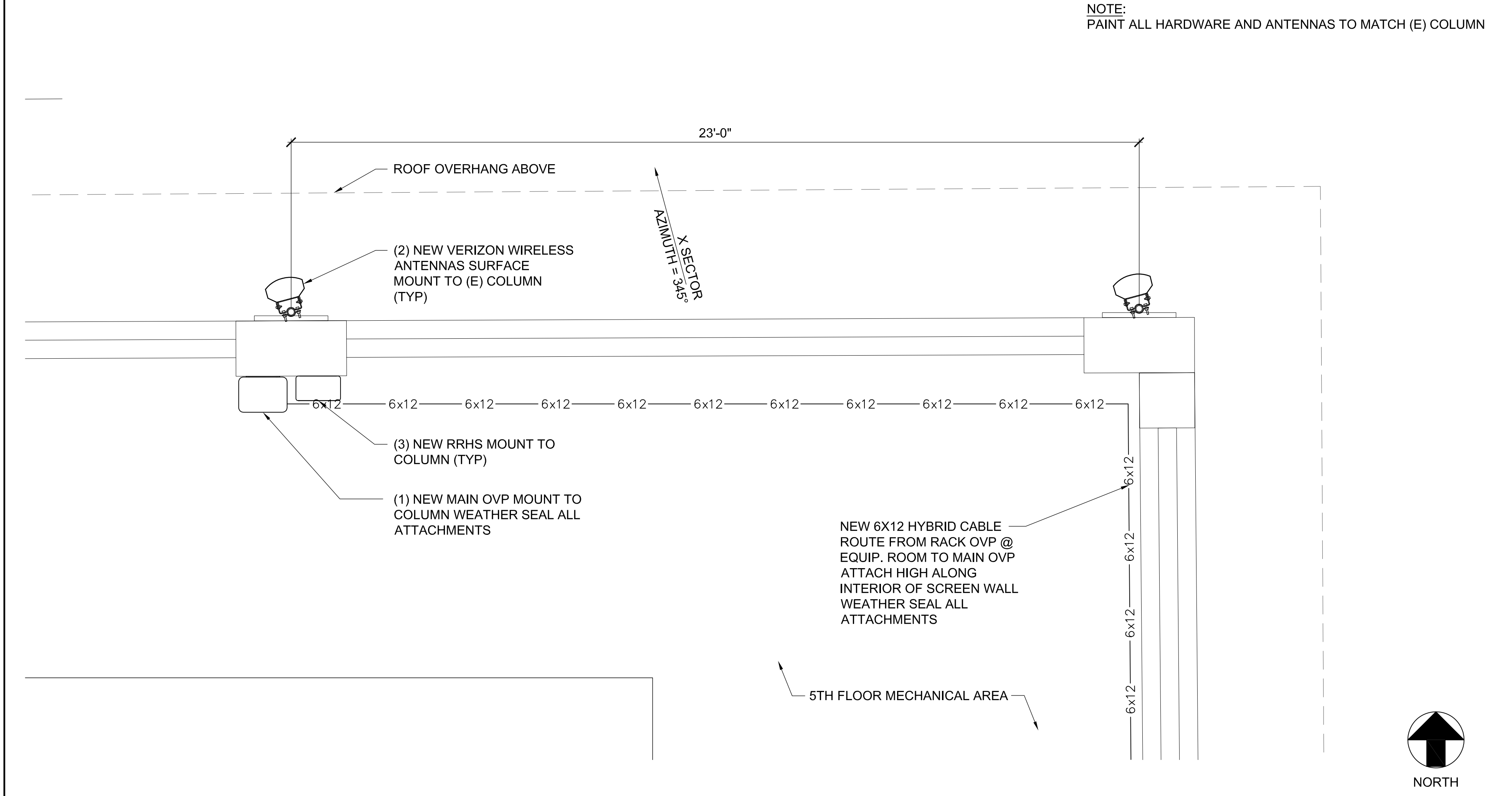
CHARLES STECKLY

ARCHITECTURE

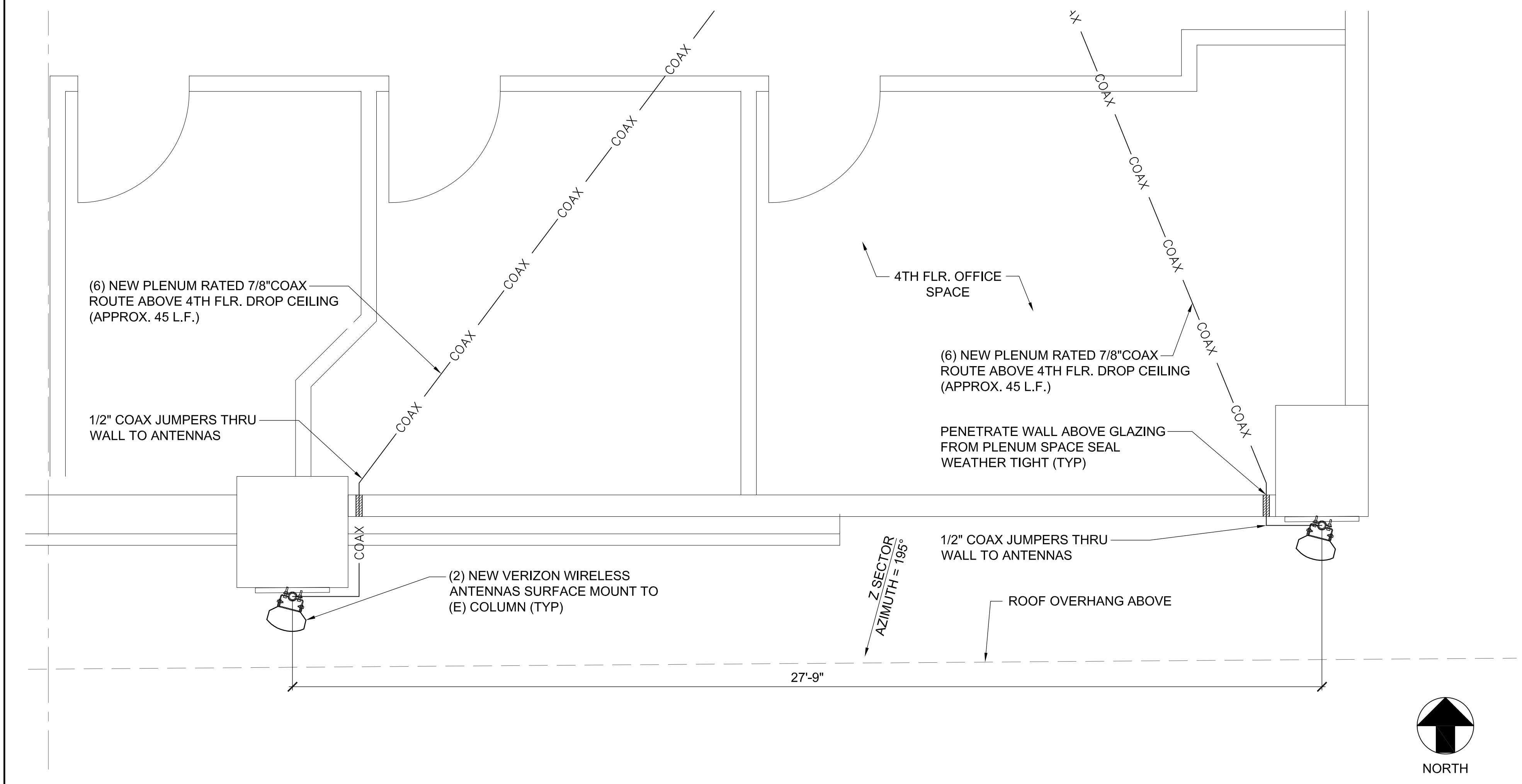
5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

**EQUIPMENT ROOM
PLAN & RCP**

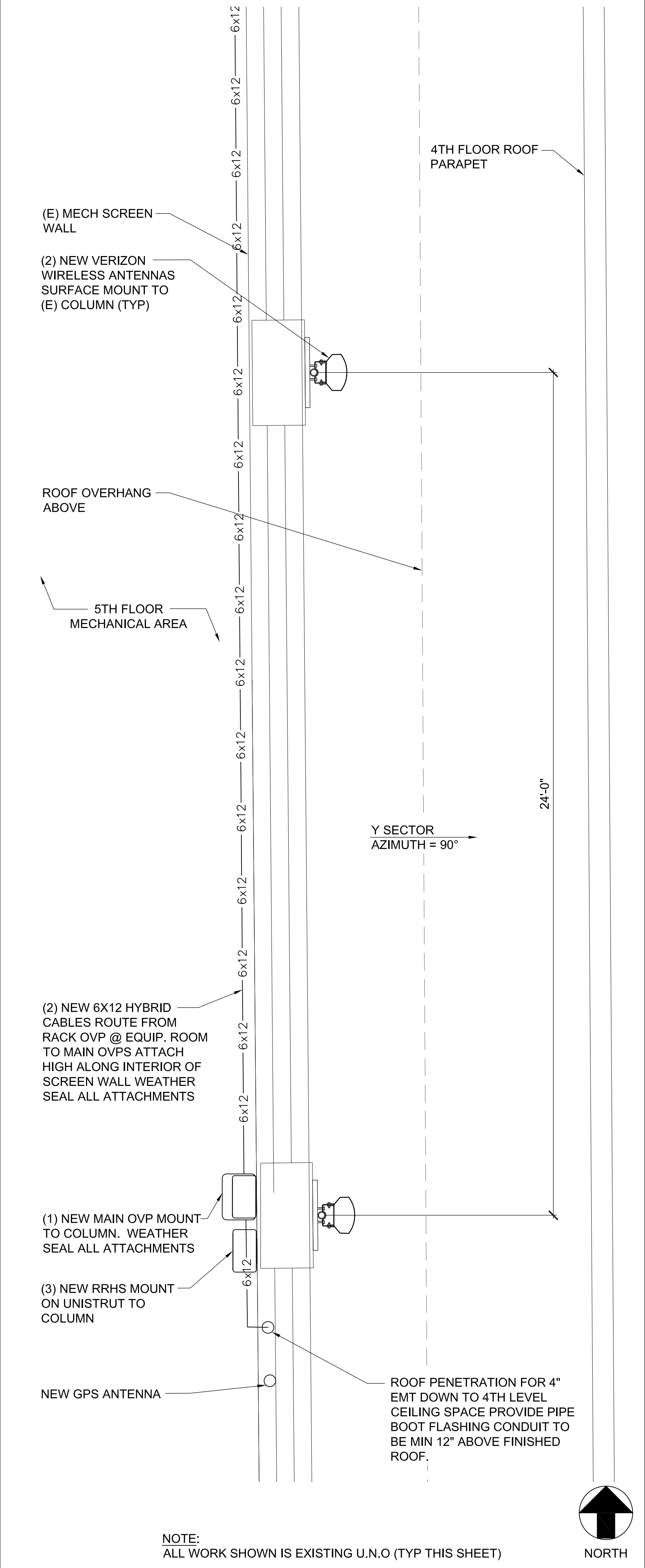
A2.3



3 - 'X' SECTOR ANTENNA PLAN



2 - 'Z' SECTOR ANTENNA PLAN



1 - 'Y' SECTOR ANTENNA PLAN

NOTE:
PAINT ALL HARDWARE AND ANTENNAS TO MATCH (E) COLUMN

NOTE:
ALL WORK SHOWN IS EXISTING U.N.O (TYP THIS SHEET)

VERIZON WIRELESS SERVICES
3131 S. VAUGHN WAY, SUITE 550
AURORA, CO 80014

PROJECT INFORMATION
SITE NAME
FTC PELOTON ALT4
SITE I.D.
-
3003 E. HARMONY ROAD
FORT COLLINS, CO 80228

CONSULTANT

A 04/27/15 CD REVIEW DPL

CHARLES STECKLY

ARCHITECTURE
5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

NOT FOR CONSTRUCTION

ENLARGED ANTENNA PLANS

A2.4

PROJECT INFORMATION

3003 E. HARMONY ROAD
FORT COLLINS, CO 80228

SITE INFORMATION

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E	05/04/15	PLANNING COMMENTS	DPL

**CHARLES
STECKLY**

ARCHITECTURE

5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

ELEVATIONS

A3.0



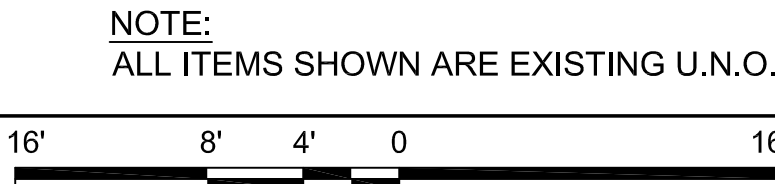
3 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



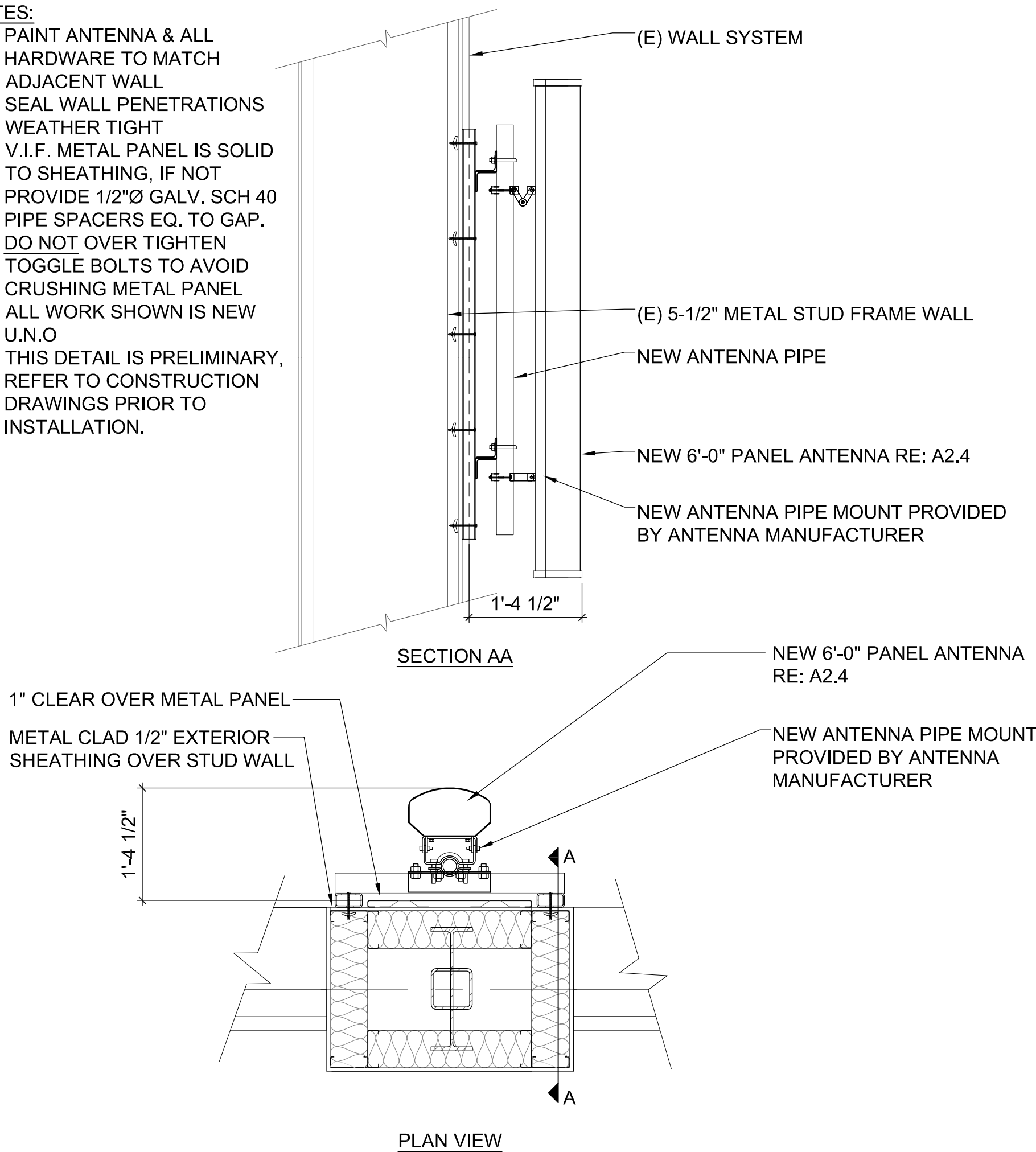
1 - EAST ELEVATION

SCALE: 1/8" = 1'-0"



NOTES:

1. PAINT ANTENNA & ALL HARDWARE TO MATCH ADJACENT WALL
2. SEAL WALL PENETRATIONS WEATHER TIGHT
3. V.I.F. METAL PANEL IS SOLID TO SHEATHING, IF NOT PROVIDE 1/2"Ø GALV. SCH 40 PIPE SPACERS EQ. TO GAP. DO NOT OVER TIGHTEN TOGGLE BOLTS TO AVOID CRUSHING METAL PANEL
4. ALL WORK SHOWN IS NEW U.N.O
5. THIS DETAIL IS PRELIMINARY, REFER TO CONSTRUCTION DRAWINGS PRIOR TO INSTALLATION.



2 - ANTENNA DETAIL

SCALE: 3/4" = 1'-0"

PROJECT INFORMATION

3003 E. HARMONY ROAD
FORT COLLINS, CO 80228

SITE INFORMATION

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T.O. (E) BUILDING
71'-8" A.G.L.

FIFTH FLOOR
54'-8" A.G.L.

FOURTH FLOOR
41'-4" A.G.L.

THIRD FLOOR
28'-0" A.G.L.

SECOND FLOOR
14'-0" A.G.L.

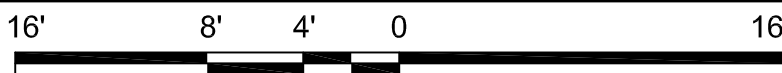
GRADE
0'-0"

1 NEW VERIZON WIRELESS ANTENNAS
50'-0" A.G.L.

(2) NEW VERIZON WIRELESS
ANTENNAS SURFACE MOUNTED
TO (E) COLUMN

2 - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



T.O. (E) BUILDING
71'-8" A.G.L.

1 NEW VERIZON WIRELESS ANTENNAS
62'-8" A.G.L.

FIFTH FLOOR
54'-8" A.G.L.

(2) NEW VERIZON WIRELESS
ANTENNAS SURFACE MOUNTED TO
(E) COLUMN

FOURTH FLOOR
41'-4" A.G.L.

(2) NEW VERIZON WIRELESS ANTENNAS
SURFACE MOUNTED TO (E) COLUMN

THIRD FLOOR
28'-0" A.G.L.

SECOND FLOOR
14'-0" A.G.L.

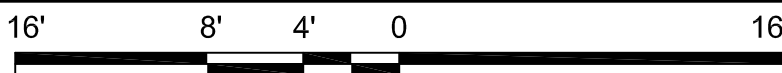
GRADE
0'-0" A.G.L.

1 NEW VERIZON WIRELESS ANTENNAS
50'-0" A.G.L.

NOTE:
ALL ITEMS SHOWN ARE EXISTING U.N.O.

1 - WEST ELEVATION

SCALE: 1/8" = 1'-0"



CHARLES
STECKLY

ARCHITECTURE

5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

ELEVATIONS

A3.1













**PLANNING OBJECTIVES
VERIZON WIRELESS
FTC PELOTON
DEVELOPMENT REVIEW FOR
WIRELESS COMMUNICATION SITE**

PROJECT INFORMATION

Applicant Information: Verizon Wireless (VAW) LLC, d/b/a/ Verizon Wireless, 3131 South Vaughn Way, Aurora, CO 80014

Representative: Irene Cooke, Leasing and Zoning Consultant, Closser Consulting LLC, P O Box 423, Tabernash, CO 80478; (970) 531-0831

Land Owner Information: Flats at the Oval, LLC, c/o Brinkman Partners, Contact: David Vorlage, Director of Real Estate, 3528 Precision Drive, Suite 100, Fort Collins, CO 80528; (970) 237-3780

Engineering Firm Preparing Site Plan: Charles Steckly Architecture, Inc.; 5935 South Zang Street, Suite 280, Littleton, CO 80127; (303) 932-9974

Address of Project: 3003 E. Harmony Road

PLANNING OBJECTIVES

Verizon Wireless proposes to develop a new telecommunications site, “Verizon Wireless FTC Peloton,” at 3003 E. Harmony Road, a large office building near the intersection at Ziegler Road and Harmony Road. The purpose of this site is to provide improved 4G-LTE voice and data capacity for Verizon Wireless customers in the commercial and residential developments surrounding this intersection. The proposed site will be part of continuous telecommunications network serving the greater Fort Collins area. Verizon Wireless has recently developed several sites within the City of Fort Collins and approval of this application will allow Verizon Wireless to meet its federally mandated obligations under the license granted by the Federal Communications Commission (FCC) pursuant to the Telecommunications Act of 1996. Although there is a Verizon Wireless site at the Poudre Valley Health District Campus at 2121 E. Harmony Road, the explosive growth of data usage from “smartphones” and similar devices has made it necessary to increase the data capacity with an additional facility. The proposed facility will address the need for additional capacity to serve the Intel and Avago campuses in addition to the commercial developments in the vicinity of the Harmony-Ziegler intersection.

The proposed site will include a total of six (6) panel antennas mounted to the façade of the office building. Electronic equipment associated with the antennas will be placed in the building basement, eliminating the need for rooftop accessory structures and further minimizing the impact of the site on the building appearance. The antennas will be painted to match the existing

columns to which they are mounted on the façade. The following pages provide detail regarding compliance with the City's zoning requirements for Wireless Telecommunication Sites.

LAND USE CODE SECTION 3.8.13

REQUIREMENTS FOR WIRELESS TELECOMMUNICATION

3.8.13 Wireless Telecommunication

(A) **Location.** Subject to the requirements of paragraph (B) of this Section, wireless telecommunication equipment may be attached to or mounted on any existing building or structure (or substantially similar replacement structure) located in any zone district of the city. Wireless telecommunication equipment shall not, however, be permitted to be attached to or mounted on any residential building containing four (4) or fewer dwelling units.

- **FTC Peloton Proposal: The proposed design calls for antennas to be mounted on the façade of existing building. This building does not contain any dwelling units. As noted above, electronic equipment will be located in the building basement so that no equipment or structures will be required on the rooftop.**

(B) **Co-location.** 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 owners or lessees or employees thereof shall cooperate in good faith to achieve co-location of wireless telecommunication facilities and equipment with other wireless telecommunication providers.

- **FTC Peloton Proposal: Verizon Wireless will not act to exclude or attempt to exclude any other competitor from using the building for the location of other antennas or telecommunication equipment.**

(C) **Standards.**

(1) **Setbacks.** With respect to a wireless telecommunication facility that is a tower or a monopole, the setback of the facility from the property lines shall be one (1) foot for every foot of height. However, to the extent that it can be demonstrated that the structure will collapse rather than topple, this requirement can be waived by the Director. In addition, the setbacks for ground-mounted wireless telecommunication equipment shall be governed by the setback criteria established in Articles 3 and/or 4.

- **FTC Peloton Proposal: Not applicable as no tower is proposed.**

(2) **Wireless Telecommunication Facilities.** Whether manned or unmanned, wireless telecommunication facilities shall 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.

- **FTC Peloton Proposal: The proposed telecommunication facility is consistent with the architectural style of the existing office building. There will be no changes to the architecture of the building. Façade mounted antennas are designed to create the least impact on the appearance of the building. No equipment or structures are proposed for the roof.**

(3) *Wireless Telecommunication Equipment.* Wireless telecommunication equipment shall 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 shall not be more than fifteen (15) feet over the height of the building. All wireless telecommunication equipment shall 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 shall be mounted in a configuration as flush to the wall as technically possible and shall not project above the wall on which it is mounted.

Roof- and ground-mounted wireless telecommunication equipment shall be screened by parapet walls or screen walls in a manner compatible with the building's design, color and material.

- **FTC Peloton Proposal: The antennas will be mounted as flush to the exterior walls as technically possible and will not project above the walls on which they are mounted.**

(4) *Landscaping.* Wireless telecommunication facilities and ground-mounted wireless telecommunications equipment may need to be landscaped with landscaping materials that exceed the levels established in Section 3.2.1, due to the unique nature of such facilities. Landscaping may therefore be required to achieve a total screening effect at the base of such facilities or equipment to screen the mechanical characteristics. A heavy emphasis on coniferous plants for year-round screening may be required.

If a wireless telecommunication facility or ground-mounted wireless telecommunication equipment has frontage on a public street, street trees shall be planted along the roadway in accordance with the policies of the City Forester.

- **FTC Peloton Proposal: All antennas at this site will be façade mounted. The only ground mounted equipment at the site will be HVAC condenser units located among existing landscaping at the side of the building.**

(5) *Fencing*. Chain link fencing shall be unacceptable to screen facilities. Fencing material shall consist of wood, masonry, stucco or other acceptable materials and be opaque. Fencing shall not exceed six (6) feet in height.

- **FTC Peloton Proposal: No fencing is proposed.**

(6) *Berming*. Berms shall be considered as an acceptable screening device. Berms shall feature slopes that allow mowing, irrigation and maintenance.

- **FTC Peloton Proposal: No berming is proposed.**

(7) *Irrigation*. Landscaping and berming shall be equipped with automatic irrigation systems meeting the water conservation standards of the city.

FTC Peloton Proposal: No landscaping or berming is proposed; hence, no irrigation is required.

(8) *Color*. All wireless telecommunication facilities and equipment shall 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 shall be used.

- **FTC Peloton Proposal: The proposed antennas will be painted to match as closely as possible the color and texture of the existing walls on which they are mounted. The existing walls are muted earth tones as shown on the photosimulations.**

(9) *Lighting*. The light source for security lighting shall be high pressure sodium and feature down-directional, sharp cut-off luminaires so that there is no spillage of illumination off-site. Light fixtures, whether freestanding or tower-mounted, shall not exceed twenty-two (22) feet in height.

- **FTC Peloton Proposal: No exterior lighting is proposed.**

(10) *Interference*. Wireless telecommunication facilities and equipment shall operate in such a manner so as not to cause interference with other electronics such as radios, televisions or computers.

- **FTC Peloton Proposal: The Verizon Wireless telecommunications site will pose no interference issues with other electronic devices.**

(11) *Access Roadways*. Access roads must be capable of supporting all of the emergency response equipment of the Poudre Fire Authority.

- **FTC Peloton Proposal: No new access roads are proposed at this site. The existing access and parking lots will be undisturbed.**

(12) *Foothills and Hogbacks*. Wireless telecommunication facilities and equipment located in or near the foothills bear a special responsibility for mitigating visual disruption. If such a location is selected, the applicant shall provide computerized, three-dimensional, visual simulation of the

facility or equipment and other appropriate graphics to demonstrate the visual impact on the view of the city's foothills and hogbacks.

- **FTC Peloton Proposal: Foothills or Hogbacks are not an issue for this site.**

(13) *Airports and Flight Paths*. Wireless telecommunication facilities and equipment located near airports and flight paths shall obtain the necessary approvals from the Federal Aviation Administration.

- **FTC Peloton Proposal: The proposed wireless telecommunication equipment is not located near an airport or flight path.**

(14) *Historic Sites and Structures*. Wireless telecommunication facilities and equipment shall not be located on any historic site or structure unless permission is first obtained from the city's Landmark Preservation Commission as required by Chapter 14 of the City Code.

- **FTC Peloton Proposal: The subject property is not an historic site or structure.**

(15). *Stealth Technology*: To the extent reasonably feasible, the applicant shall employ "stealth technology" so as to convert the wireless telecommunication 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.

- **FTC Peloton Proposal: The proposed facility is designed to minimize any change to the appearance of the existing office building. Antennas mounted on the exterior walls will match the color and texture of the existing building façade. Electronic equipment associated with the antennas will be placed in the building basement, eliminating the need for rooftop accessory structures and further minimizing the impact of the site on the building appearance.**