



ADMINISTRATIVE HEARING OFFICER

STAFF REPORT

PROJECT: FTC CSU South, PDP170030

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

OWNER: Prospect Station LLC
Philip Schuman

PROJECT DESCRIPTION:

This is a request for a Project Development Plan to add wireless telecommunications equipment to the roof of an existing 3-story apartment complex. The project proposes a 16-antenna array behind a rooftop screen wall. The site is located at 221 West Prospect Road and is in the Community Commercial (CC) zone district.

RECOMMENDATION: Staff recommends approval of the FTC CSU South Wireless Telecommunication Equipment, PDP170030.

EXECUTIVE SUMMARY:

Staff finds the proposed FTC CSU South 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 4.18 – Community Commercial (C-C) of Article 4 – Districts.

COMMENTS:

1. Background

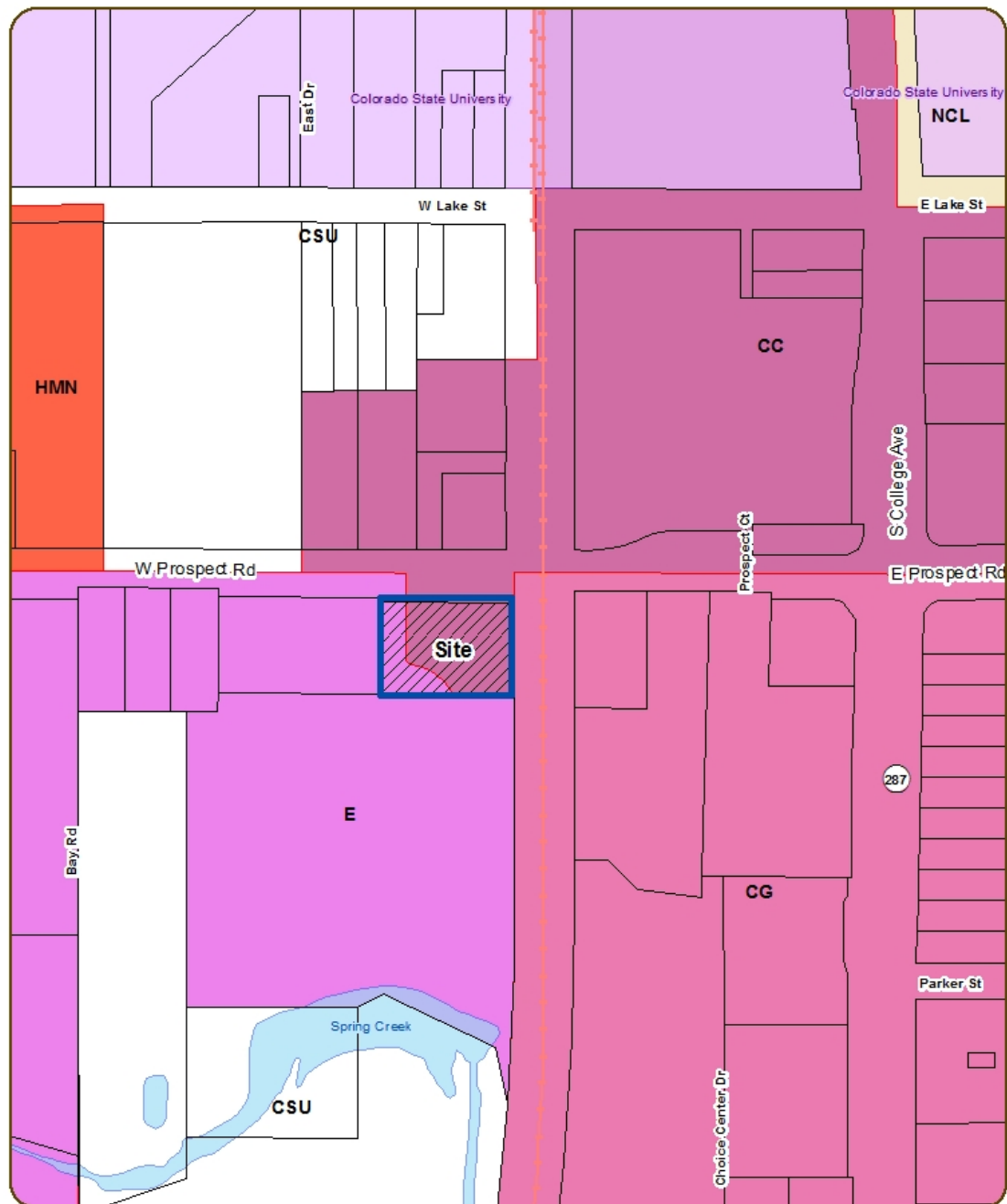
The project site was originally annexed in to the City of Fort Collins as part of the Pat Griffin Second Annex in February, 1968. This project is co-located on top of Prospect Station, a 3-story, 32-unit multi-family building that was approved in 2013 and located on the southwest corner of West Prospect Road and Mason Corridor Transitway. Construction of this building was later completed in August of 2014.

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

Direction	Zone District	Existing Land Uses
North	Community Commercial (CC)	Restaurant, residential and commercial service
South	Employment (E)	Unimproved land
East	General Commercial	Shoppes at Prospect, restaurant, retail
West	Employment (E)	Prospect Station Second Filing, Multi-family

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

Map 1: FTC CSU South, Zoning & Vicinity



**FTC CSU South
Zoning and Vicinity Map**

1 inch = 208 feet



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

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

A. Section 4.18(B)(2)(e) – Permitted Uses

Wireless Telecommunication Equipment is a permitted use in the Community Commercial District, subject to Administrative (Type 1) review. The project development plan proposes a 16-antenna array behind a rooftop screen wall.

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 3.8.13 – Wireless Telecommunication

3.8.13(A) – Location

Wireless equipment may be attached to or mounted on any existing building or structure; however, equipment may not be mounted on any residential building containing four (4) or fewer dwelling units.

The proposed wireless telecommunication equipment is attached to a residential building containing 32 units which exceeds the minimum requirement of four (4) units.

3.8.13(B) – Co-location

In an effort 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 buildings design, color and material.

The applicants selection of fiberglass screen material is consistent with the existing building. Further, the screen wall mimics color, trim, and board and batten from the buildings design. The proposed equipment screen wall measures approximately nine (9) feet above the roof line, 25 feet in length and 15 feet 9 inches in depth. The wireless telecommunication equipment located behind the screen wall is mounted on a frame that utilizes the building's rooftop utility well.

3.8.13(C)(4) – Landscaping

Notes for any landscaping impacted or removed from the installation of ground mounted equipment have been added to the plan so that disturbed landscaping is replaced with an equivalent amount of landscaping elsewhere 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 all equipment not behind the screen wall, have been added to the plan so that they match the existing building finish.

4. Findings of Fact/Conclusion:

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

- A. The FTC CSU South – 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 CSU South – Wireless Telecommunication Equipment Project Development Plan complies with the applicable standards located in Article 3 – General Development Standards.
- C. The FTC CSU South – Wireless Telecommunication Equipment Project Development Plan complies with the applicable standards in Division 4.18, Community Commercial District of Article 4 – Districts.

RECOMMENDATION:

Staff recommends approval of the The FTC CSU South – Wireless Telecommunication Equipment Project Development Plan, PDP170030.

ATTACHMENTS:

- 1. Applicant's Statement of Planning Objectives
- 2. FTC CSU South Plan Set

BBU/RRH
HYBRID & COAX CABLES
MW/FIBER EQ.
FIBER
OVP/ELEC. EQ.
POWER/GROUNDING
ACCESS/UTILITY EASEMENT
GEN. CONST./UTILITY EASEMENT
LEASE AREA
EXISTING EASEMENT
ANTENNAS
PENETRATIONS



SITE NAME: **FTC CSU SOUTH**
PROJECT **NEW BUILD - ZONING DRAWINGS**
SITE ADDRESS: **221 WEST PROSPECT ROAD
FORT COLLINS, CO 80526**

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

PROJECT INFORMATION
SITE NAME
FTC CSU SOUTH
221 WEST PROSPECT ROAD
FORT COLLINS, CO 80526

CONSULTANT

EXISTING CONDITIONS



PROJECT DESCRIPTION

- NEW VERIZON WIRELESS ANTENNAS BEHIND R.F. TRANSPARENT ANTENNA SCREEN ON ROOFTOP
- NEW VERIZON WIRELESS EQUIPMENT IN FENCED AREA ON GRADE IN COVERED PARKING AREA
- NEW ELECTRICAL SERVICE
- NEW FIBER SERVICE

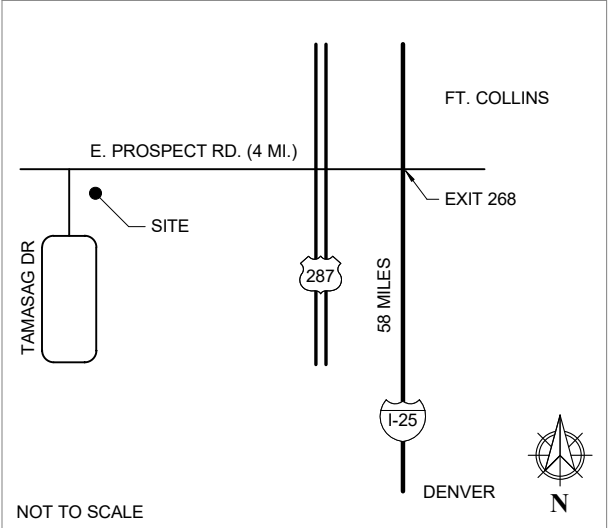
LEGAL DESCRIPTION - PARENT PARCEL
SITUATED IN THE COUNTY OF LARIMER, STATE OF COLORADO:

LOT 1, PROSPECT STATION SUBDIVISION, BEING A REPLAT OF LOT 10, GRIFFIN PLAZA SUBDIVISION, AND A PORTION OF VACATED TAMASAG DRIVE, SITUATE IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, RECORDED 10/11/2013, AS DOCUMENT NO. 20130077437, OF THE LARIMER COUNTY RECORDS.

PROJECT TEAM

OWNER PROSPECT STATION LLC PHILIP SCHUMAN PHONE: 970.219.9965	CLIENT VERIZON WIRELESS CONSTRUCTION ENGINEER JASON SHELLEDY 3131 S. VAUGHN WAY SUITE 550 AURORA CO, 80014 CELL:970.646.1283	RF ENGINEER VERIZON WIRELESS RAM NANDIRAJU 3131 S. VAUGHN WAY SUITE 550 AURORA, CO 80014 PHONE: 720.467.0443	SITE ACQUISITIONIST LRK CONSULTING RYAN SAGAR 1196 GRANT STREET SUITE 313 DENVER, CO 80203 PHONE:219.477.0099	ARCHITECT CHARLES STECKLY, AIA CSAI 5935 S. ZANG STREET SUITE 280 LITTLETON, CO 80127 CELL: 303.210.8972 OFFICE: 303.932.9974	SURVEYOR PRECISION SURVEYING & MAPPING 9145 KENYON AVE SUITE 101 DENVER,CO 80237 PHONE: 303.753.9799
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VICINITY MAP



DIRECTIONS

- FROM DENVER
- I-25 NORTH TO FORT COLLINS (58 MILES)
 - LEFT AT EXIT 268 FOR PROSPECT RD. (4 MILES)
 - LEFT AT TAMASAG DR. (0.1 MILES)

PROJECT DATA

JURISDICTION	CITY OF FORT COLLINS
APN	9723116001
ZONING DESIGNATION	COMMUNITY COMMERCIAL (CC)

<u>EXISTING BUILDING</u>	
OCCUPANCY GROUP	R-2
CONSTRUCTION TYPE	V-B
FULLY SPRINKLERED	YES
NO. STORIES	3

<u>EQUIPMENT AREA</u>	
OCCUPANCY GROUP	U
CONSTRUCTION TYPE	V-B
FULLY SPRINKLERED	N/A
NO. STORIES	N/A

GOVERNING CODES:
2012 IBC, 2012 IFC, 2012 IMC, 2012 IECC, 2014 NEC

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

DRAWING INDEX

SHEET	DESCRIPTION
T1.0	TITLE SHEET
PS-1	PHOTOSIMULATION
LS1	SITE SURVEY
LS2	SITE SURVEY
A1.0	SITE PLAN
A1.1	GROUND FLOOR PLAN
A2.0	EQUIPMENT PLAN
A2.1	ANTENNA PLAN
A3.0	ELEVATIONS
A3.1	ELEVATIONS

A	03/27/17	CONCEPT	ERR
B	04/13/17	ZD REVIEW	SGP
C	05/18/17	CLIENT COMMENTS	ERR
0	06/22/17	ZD ISSUE	SGP
1	08/10/17	CITY COMMENTS	ERR
2	10/04/17	CITY COMMENTS	ERR
3	11/07/17	CITY COMMENTS	ERR
4	11/20/17	CITY COMMENTS	ERR

1st REVIEW XXX 2nd REVIEW XXX

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

**NOT FOR
CONSTRUCTION**

TITLE SHEET

T1.0

BBU/RRH
HYBRID & COAX CABLES

MW/FIBER EQ.
FIBER

OV/PELEC. EQ.
POWER/GROUNDING

ACCESS/UTILITY EASEMENT
GEN. CONST./UTILITY EASEMENT

LEASE AREA
EXISTING EASEMENT

ANTENNAS

PENETRATIONS



4 - LOOKING SOUTHEAST - PROPOSED ANTENNA SCREEN



3 - LOOKING SOUTHEAST - EXISTING CONDITIONS



2 - LOOKING SOUTHWEST - PROPOSED ANTENNA SCREEN



1 - LOOKING SOUTHWEST - EXISTING CONDITIONS

verizon

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

PROJECT INFORMATION

SITE NAME

FTC CSU SOUTH

221 WEST PROSPECT ROAD
FORT COLLINS, CO 80526

CONSULTANT

A	03/27/17	CONCEPT	ERR
B	04/13/17	ZD REVIEW	SGP
C	05/18/17	CLIENT COMMENTS	ERR
0	06/22/17	ZD ISSUE	SGP
1	08/10/17	CITY COMMENTS	ERR
2	10/04/17	CITY COMMENTS	ERR
3	11/07/17	CITY COMMENTS	ERR
4	11/20/17	CITY COMMENTS	ERR

1st REVIEW XXX 2nd REVIEW XXX

CHARLES
STECKLY

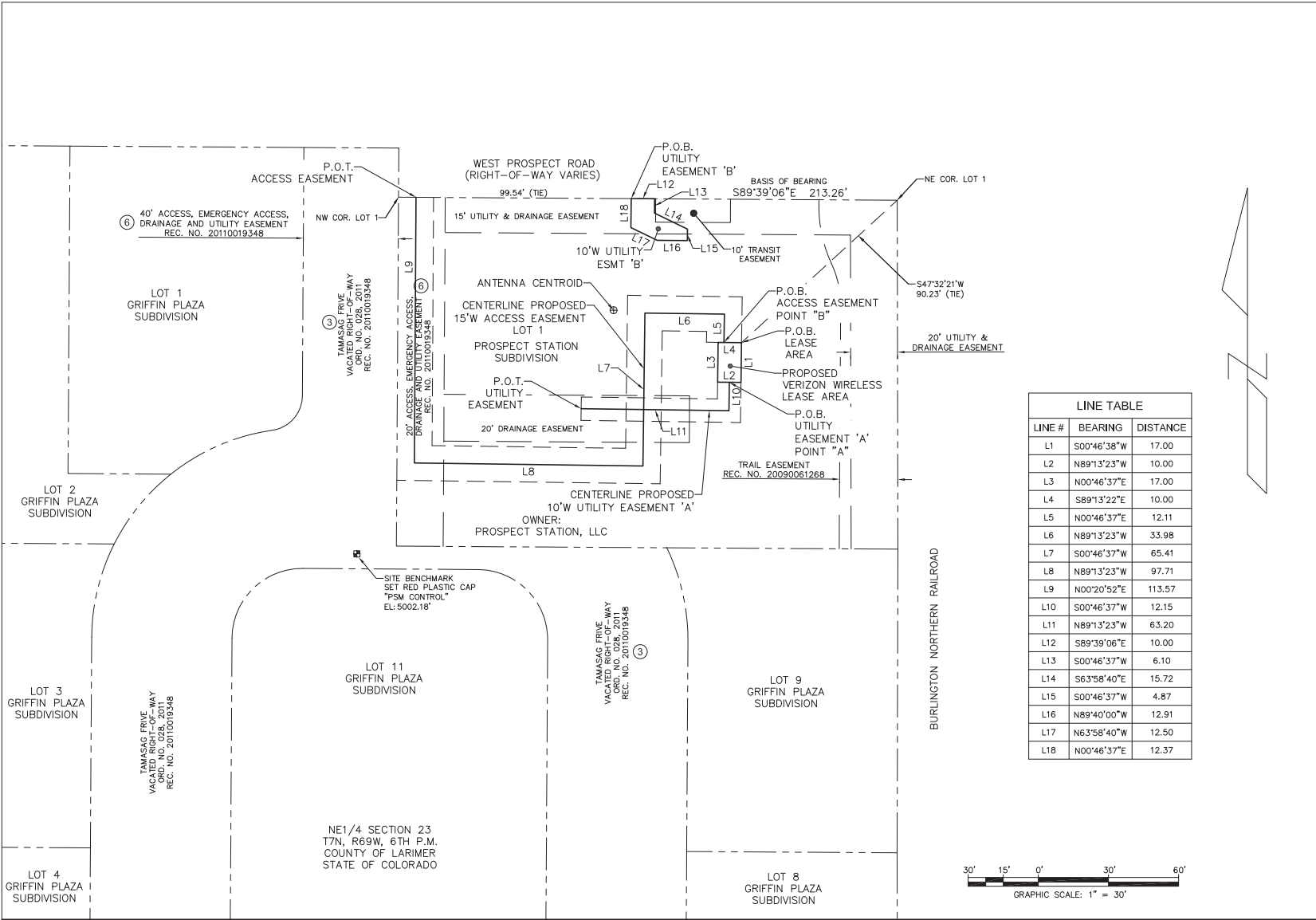
ARCHITECTURE

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

NOT FOR
CONSTRUCTION

PHOTOSIMULATION

PS-1



ANTENNA CENTROID
GROUND ELEV.=5002'

BENCHMARK
SITE BENCHMARK—SET RED PLASTIC CAP "PSM CONTROL" GROUND
ELEVATION=5002.18' (NAVD88) UTILIZING GEOID 12B WITH THE VRS NETWORK

BASIS OF BEARINGS
COLORADO STATE PLANE NORTH ZONE (NAD83)
CLASSIFICATION—THIRD
MINIMUM GEOMETRIC ACCURACY STANDARD: 5.0cm + 1:10,000

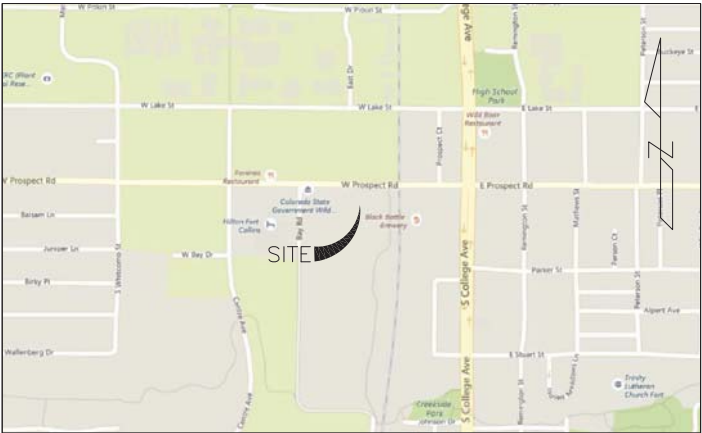
NOTES
1.) THIS SURVEY AND ACCOMPANYING DESCRIPTION(S) ARE NOT INTENDED FOR PURPOSE OF TRANSFER OF TITLE OR SUBDIVISION OF LAND.
2.) THIS IS NOT A BOUNDARY SURVEY, LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.
3.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY PRECISION SURVEY & MAPPING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
4.) THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED TO AN EXPERT CONSULTANT.
5.) THERE MAY BE ADDITIONAL BURIED OR UNDERGROUND UTILITIES IN THE AREA WHICH THE SURVEYOR IS UNAWARE OF AND NO LIABILITY FOR SUCH IS ASSUMED HEREIN. ALL UNDERGROUND UTILITIES SHOULD BE FIELD LOCATED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION OR DIGGING ON OR ADJACENT TO THE SUBJECT PROPERTY.
6.) THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.
7.) THE PROPOSED ANTENNA CENTROID SHOWN HEREON WAS PROVIDED BY CLIENT, PRECISION SURVEY & MAPPING, INC. ASSUMES NO LIABILITY FOR DETERMINING PHYSICAL LOCATION OF THE PROPOSED ANTENNA.

LEGAL DESCRIPTION—PARENT PARCEL
SITUATED IN THE COUNTY OF LARIMER, STATE OF COLORADO:
LOT 1, PROSPECT STATION SUBDIVISION, BEING A REPLAT OF LOT 10, GRIFFIN PLAZA SUBDIVISION, AND A PORTION OF VACATED TAMASAG DRIVE, SITUATE IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, RECORDED 10/11/2013, AS DOCUMENT NO. 20130077437, OF THE LARIMER COUNTY RECORDS.

TITLE REPORT
PREPARED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMPANY FILE NUMBER: 01-170110002-01T
EFFECTIVE DATE: MARCH 16, 2017

SCHEDULE B—EXCEPTIONS
1. AGREEMENT FOR POSSESSION AND USE BY AND BETWEEN THE CITY OF FORT COLLINS, COLORADO, AND SEASPAN, LLC, RECORDED 03/19/2009, AS DOCUMENT NO. 20090016669 OF THE LARIMER COUNTY RECORDS.
2. EASEMENT DEED AND AGREEMENT BY AND BETWEEN SEASPAN, LLC, AND THE CITY OF FORT COLLINS, COLORADO, RECORDED 09/02/2009, AS DOCUMENT NO. 20090061269 OF THE LARIMER COUNTY RECORDS. DOES NOT AFFECT PARCEL
3. ORDINANCE NO. 028,2011 OF THE COUNCIL OF THE CITY OF FORT COLLINS, VACATING RIGHT-OF-WAY AS DEDICATED ON THE PLAT OF THE GRIFFIN PLAZA SUBDIVISION, RECORDED 03/30/2011, AS DOCUMENT NO. 20110019348 OF THE LARIMER COUNTY RECORDS. SHOWN HEREON
4. RESOLUTION NO. AD13-24 OF THE DIRECTOR OF PLANNING, DEVELOPMENT, AND TRANSPORTATION SERVICE UNIT OF THE CITY OF FORT COLLINS VACATING A PORTION OF AN ACCESS, EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT ON LOT 10, GRIFFIN PLAZA SUBDIVISION, RECORDED 09/30/2013, AS DOCUMENT NO. 20130074568 OF THE LARIMER COUNTY RECORDS.
5. RESOLUTION NO. AD13-23 OF THE DIRECTOR OF PLANNING, DEVELOPMENT, AND TRANSPORTATION SERVICE UNIT OF THE CITY OF FORT COLLINS VACATING A PORTION OF A TRAIL EASEMENT ON LOT 10, GRIFFIN PLAZA SUBDIVISION, RECORDED 09/30/2013, AS DOCUMENT NO. 20130074569 OF THE LARIMER COUNTY RECORDS.
6. PRIVATE DRIVE MAINTENANCE AGREEMENT BY AND BETWEEN PROSPECT STATION, LLC; THE GRIFFIN FOUNDATION, INC.; AND, THE COLORADO STATE UNIVERSITY RESEARCH FOUNDATION, RECORDED 10/21/2013, AS DOCUMENT NO. 20130079080 AND RE-RECORDED AS DOCUMENT NO. 20160048071 AND DOCUMENT NO. 20160038107 OF THE LARIMER COUNTY RECORDS. SHOWN HEREON
7. CONSTRUCTION DEED OF TRUST TO SECURE AN INDEBTEDNESS OF THE AMOUNT STATED BELOW AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS HEREOF,
AMOUNT: \$4,720,000.00
TRUSTOR: PROSPECT STATION, LLC
TRUSTEE: THE PUBLIC TRUSTEE OF LARIMER COUNTY, COLORADO
BENEFICIARY: FIRST NATIONAL BANK OF OMAHA
DATED: 10/16/2013
RECORDED: 10/22/2013
DOC#: 20130079448
NOTE: ASSIGNMENT OF RENTS RECORDED 10/22/2013, AS DOCUMENT NO. 20130079449 OF THE LARIMER COUNTY RECORDS.
NOTE: DISBURSER'S NOTICE RECORDED 10/22/2013, AS DOCUMENT NO. 20130079450 OF THE LARIMER COUNTY RECORDS.
8. UNIFORM COMMERCIAL CODE INSTRUMENT EXECUTED BY PROSPECT STATION, LLC, DEBTOR, IN FAVOR OF FIRST NATIONAL BANK OF OMAHA, CREDITOR, RECORDED 10/22/2013, AS DOCUMENT NO. 20130079451 OF LARIMER COUNTY RECORDS.
9. DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF FORT COLLINS, COLORADO, AND PROSPECT STATION, INC., RECORDED 11/05/2013, AS DOCUMENT NO. 20130082470 OF THE LARIMER COUNTY RECORDS.
10. SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE PLAT OF PROSPECT STATION SUBDIVISION, AS RECORDED AS DOCUMENT NO. 20130077437 OF LARIMER COUNTY RECORDS. SHOWN HEREON
11. SUBJECT TO THE EASEMENT RECITED IN THE DEED RECORDED IN BOOK 2020, PAGE 503 OF THE LARIMER COUNTY RECORDS.

DOCUMENTS ARE BLANKET IN NATURE AND NOT PLOTTABLE, UNLESS OTHERWISE NOTED



VICINITY MAP — NTS

PROPOSED VERIZON LEASE AREA
A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 69 WEST, 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARING OF THIS DESCRIPTION IS S89°39'06"E A DISTANCE OF 213.26 ALONG THE NORTH LINE OF LOT 1, PROSPECT STATION SUBDIVISION.
BEGINNING AT A POINT WHICH BEARS S47°32'21"W A DISTANCE OF 90.23 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1;
THENCE S00°46'38"W A DISTANCE OF 17.00 FEET; THENCE N89°13'23"W A DISTANCE OF 5.00 FEET TO POINT "A"; THENCE CONTINUING N89°13'23"W A DISTANCE OF 5.00 FEET; THENCE N00°46'37"E A DISTANCE OF 17.00 FEET; THENCE S89°13'22"E A DISTANCE OF 2.50 FEET TO POINT "B"; THENCE CONTINUING S89°13'23"E A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING; WHENCE THE NORTHWEST CORNER OF SAID LOT 1 BEARS N67°01'12"W A DISTANCE OF 159.34 FEET.
SAID LANDS CONTAINING 170 SQUARE FEET, MORE OR LESS.

PROPOSED 15' ACCESS EASEMENT
A 15.00 FOOT WIDE STRIP OF LAND BEING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
BEGINNING AT THE AFOREMENTIONED POINT "B";
THENCE N00°46'37"E A DISTANCE OF 12.11 FEET; THENCE N89°13'23"W A DISTANCE OF 33.98 FEET; THENCE S00°46'37"W A DISTANCE OF 65.41 FEET; THENCE N89°13'23"W A DISTANCE OF 97.71 FEET; THENCE N00°20'52"E A DISTANCE OF 113.57 FEET TO THE POINT OF TERMINUS; WHENCE SAID NORTHWEST CORNER OF SAID LOT 1 BEARS N89°39'06"W A DISTANCE OF 7.50 FEET.
THE SIDELINES OF SAID STRIP ARE TO BE LENGTHENED OR SHORTENED SO AS NOT TO CREATE ANY GORES OR OVERLAPS.
CENTERLINE LENGTH IS 322.8 FEET, MORE OR LESS.

PROPOSED 10' WIDE UTILITY EASEMENT 'A':
A 10.00 FOOT WIDE STRIP OF LAND BEING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
BEGINNING AT THE AFOREMENTIONED POINT "A";
THENCE S00°46'37"W A DISTANCE OF 12.15 FEET; THENCE N89°13'23"W A DISTANCE OF 63.20 FEET TO THE POINT OF TERMINUS; WHENCE SAID NORTHWEST CORNER OF SAID LOT 1 BEARS N40°48'59"W A DISTANCE OF 119.50 FEET.
THE SIDELINES OF SAID STRIP ARE TO BE LENGTHENED OR SHORTENED SO AS NOT TO CREATE ANY GORES OR OVERLAPS.
CENTERLINE LENGTH IS 75.3 FEET, MORE OR LESS.

PROPOSED 10' WIDE UTILITY EASEMENT 'B':
BEGINNING AT A POINT WHICH BEARS S89°39'06"W A DISTANCE OF 99.54 FEET FROM SAID NORTHWEST CORNER OF LOT 1;
THENCE S89°39'06"E A DISTANCE OF 10.00 FEET; THENCE S00°46'37"W A DISTANCE OF 6.10 FEET; THENCE S63°58'40"E A DISTANCE OF 15.72 FEET; THENCE S00°46'37"W A DISTANCE OF 4.87 FEET; THENCE N89°40'00"W A DISTANCE OF 12.91 FEET; THENCE N63°58'40"W A DISTANCE OF 12.50 FEET; THENCE N00°46'37"E A DISTANCE OF 12.37 FEET TO THE POINT OF BEGINNING.
SAID LANDS CONTAINING 265 SQUARE FEET, MORE OR LESS.

SURVEYOR'S CERTIFICATION
I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS SITE PLAN WAS PREPARED BY ME, OR UNDER MY SUPERVISION AND ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS IS NOT A BOUNDARY SURVEY.
CHRISTOPHER J. JUTLAND, L.S. NO. 31158 DATE 3/29/17
FOR AND BEHOLD: PRECISION SURVEY & MAPPING, INC.



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

PROJECT INFORMATION
SITE NAME
FTC CSU SOUTH-ALT#1
SITE I.D.
-

221 WEST PROSPECT ROAD
FORT COLLINS, CO. 80526

TOWER INFORMATION

CONSULTANT
PRECISION SURVEY & MAPPING, INC.
PROFESSIONAL LAND SURVEYING CONSULTANTS
9145 E. KENYON AVE., SUITE 101
DENVER, COLORADO 80237
OFFICE: (303) 753-9799
FAX: (303) 753-4044

A	03/16/17	ZD REVIEW	RM
B	03/29/17	EASEMENTS	RM

CHARLES STECKLY

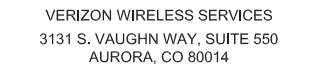
ARCHITECTURE

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

SITE SURVEY

PSM JOB NO.
R12192

LS 1



SITE NAME
FTC CSU SOUTH-ALT#1
SITE I.D.

TOWER INFORMATION



PRECISION SURVEY & MAPPING, INC.
PROFESSIONAL LAND SURVEYING CONSULTANTS

A	03/16/17	ZD REVIEW	RM
B	03/29/17	EASEMENTS	RM

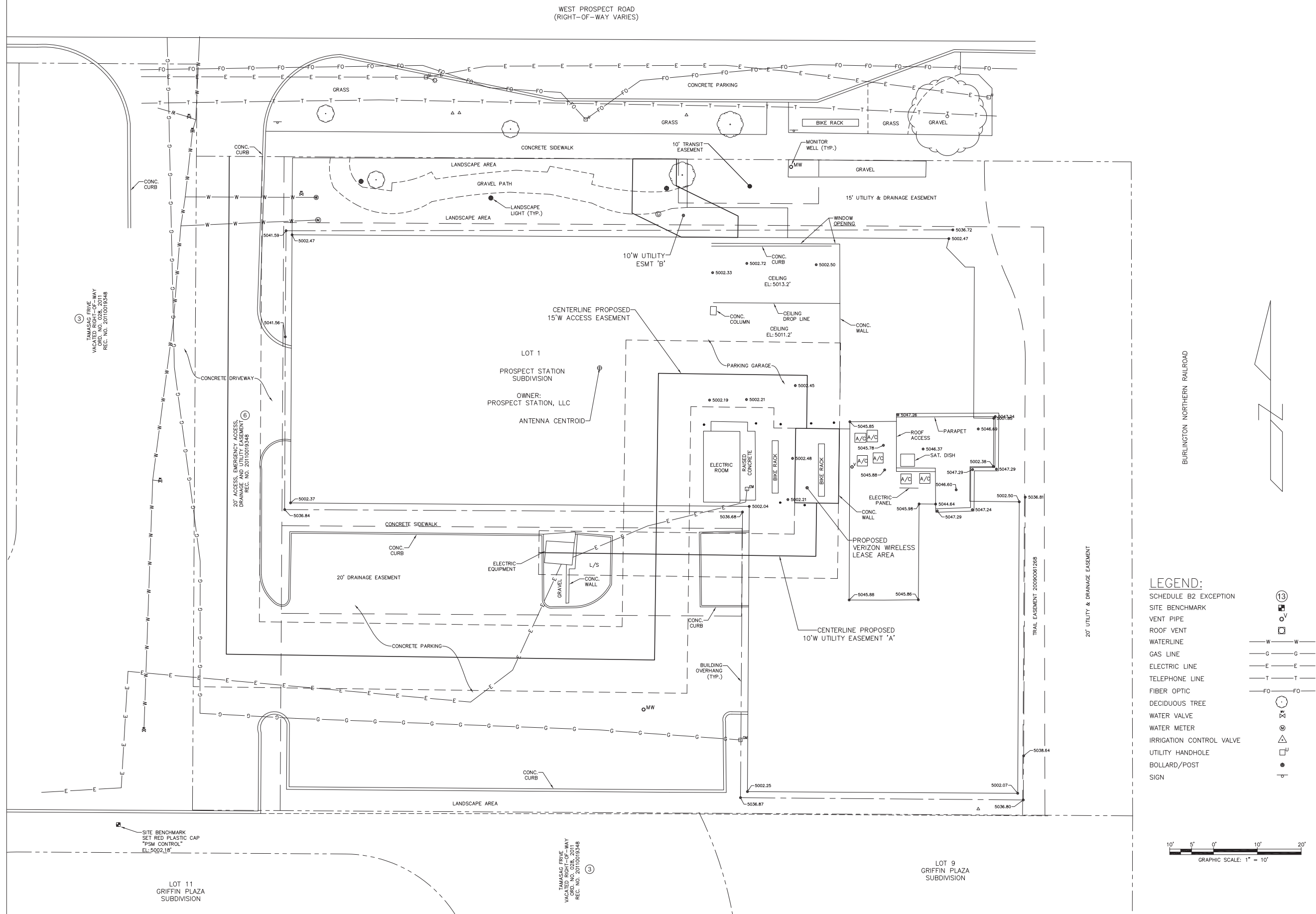
A	03/16/17	ZD REVIEW	RM
B	03/29/17	EASEMENTS	RM

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

ARCHITECTURE

PSM JOB NO.
R12192

LS 2





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

PROJECT INFORMATION

SITE NAME

FTC CSU SOUTH

221 WEST PROSPECT ROAD
FORT COLLINS, CO 80526

CONSULTANT

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4	11/20/17	CITY COMMENTS	ERR

1st REVIEW XXX 2nd REVIEW XXX

CHARLES
STECKLY

ARCHITECTURE

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

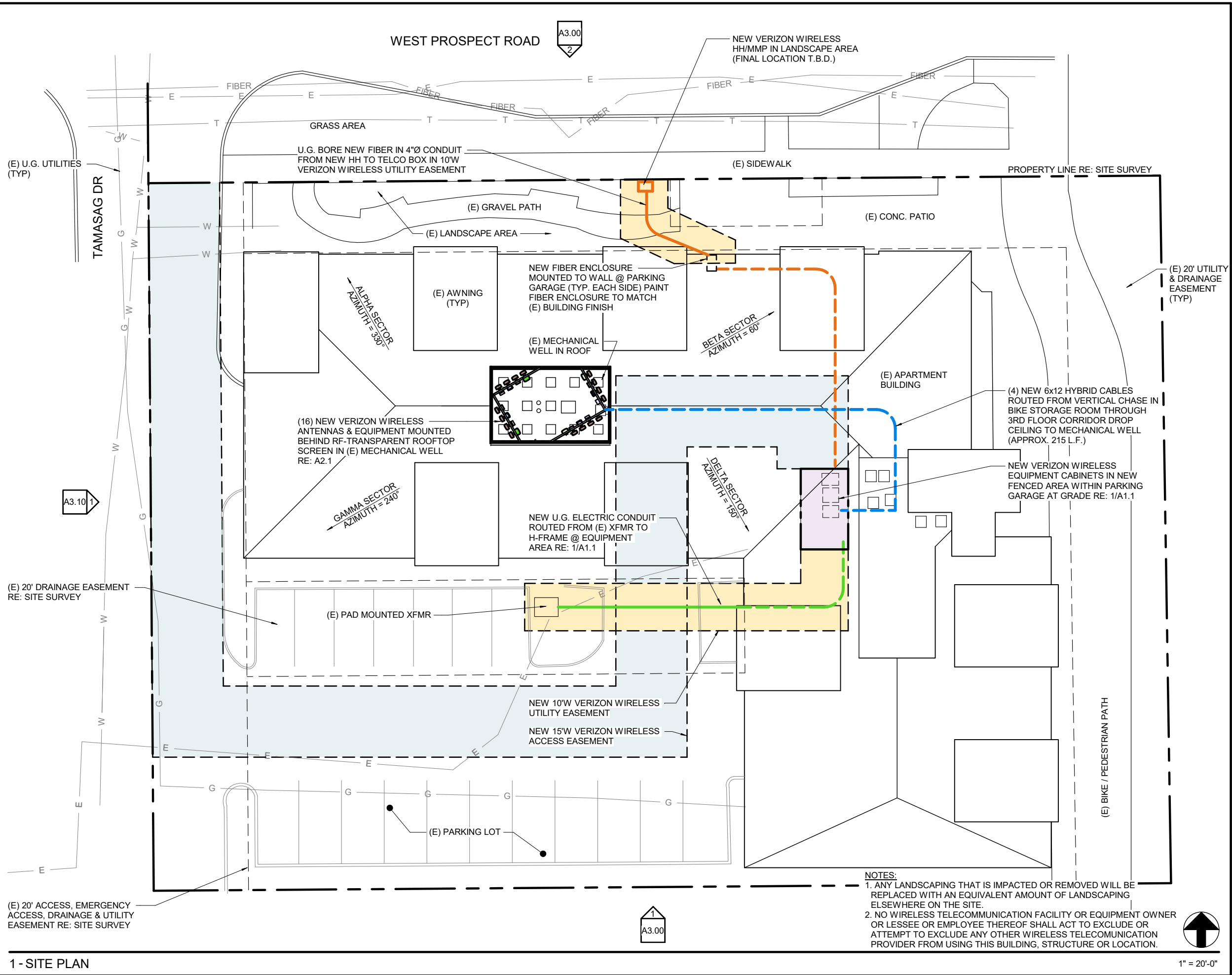
NOT FOR
CONSTRUCTION

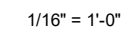
SITE PLAN

A1.0



1" = 20'-0"







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

PROJECT INFORMATION
SITE NAME

FTC CSU SOUTH

221 WEST PROSPECT ROAD
FORT COLLINS, CO 80526

CONSULTANT

A	03/27/17	CONCEPT	ERR
B	04/13/17	ZD REVIEW	SGP
C	05/18/17	CLIENT COMMENTS	ERR
0	06/22/17	ZD ISSUE	SGP
1	08/10/17	CITY COMMENTS	ERR
2	10/04/17	CITY COMMENTS	ERR
3	11/07/17	CITY COMMENTS	ERR
4	11/20/17	CITY COMMENTS	ERR

1st REVIEW XXX 2nd REVIEW XXX

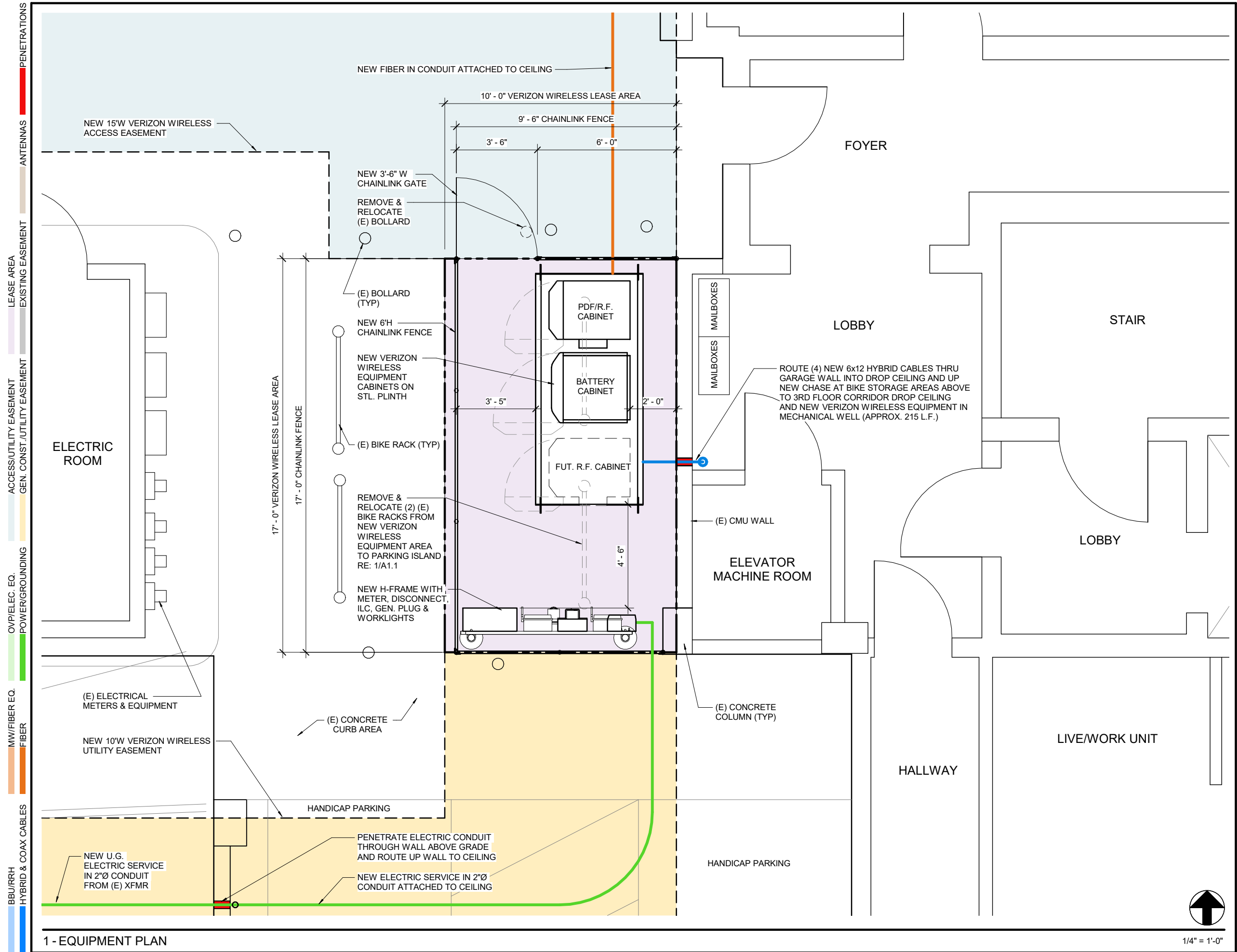


5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

**NOT FOR
CONSTRUCTION**

EQUIPMENT PLAN

A2.0



1 - EQUIPMENT PLAN

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1st REVIEW XXX 2nd REVIEW XXX

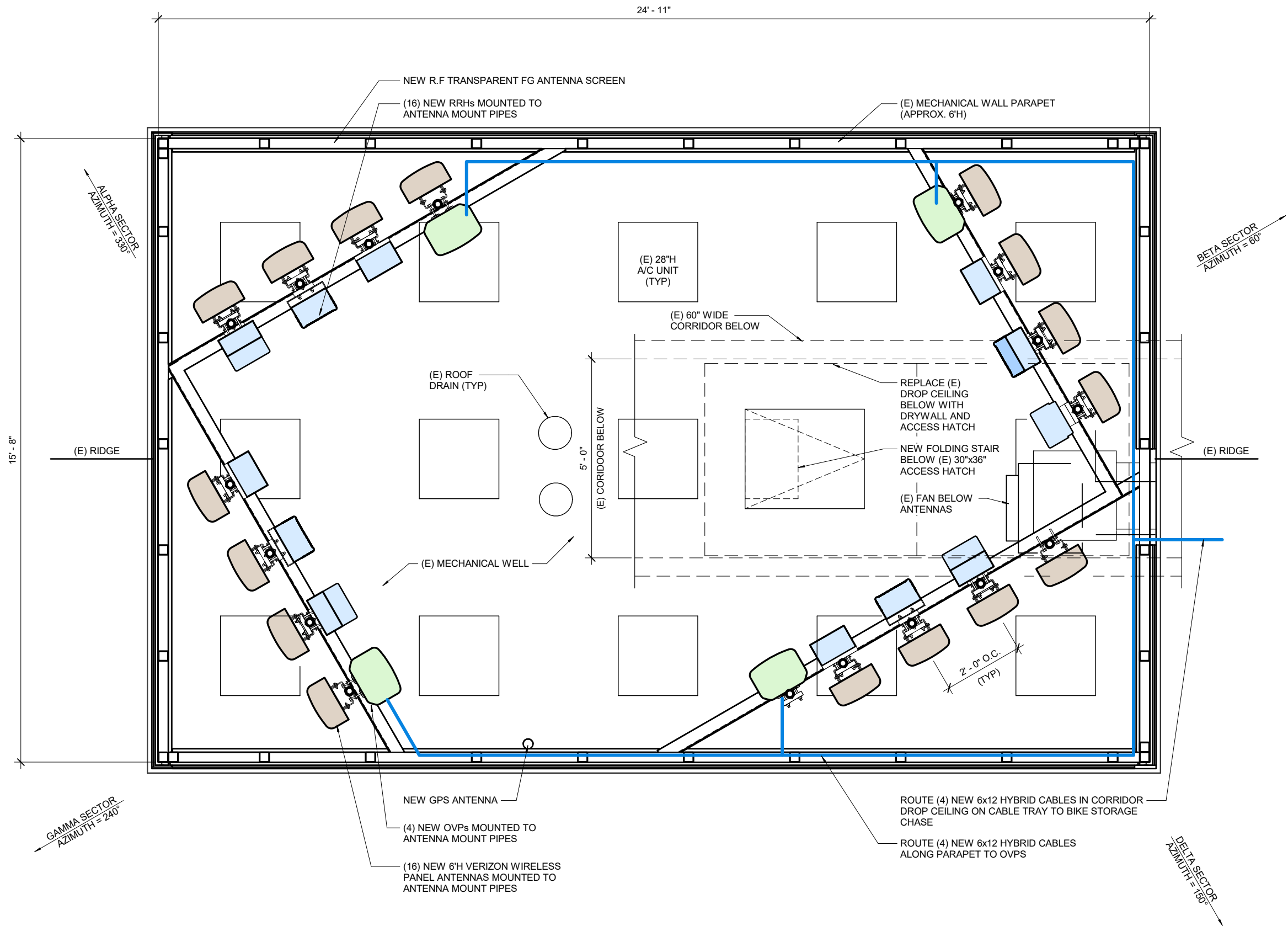
CHARLES
STECKLY
ARCHITECTURE

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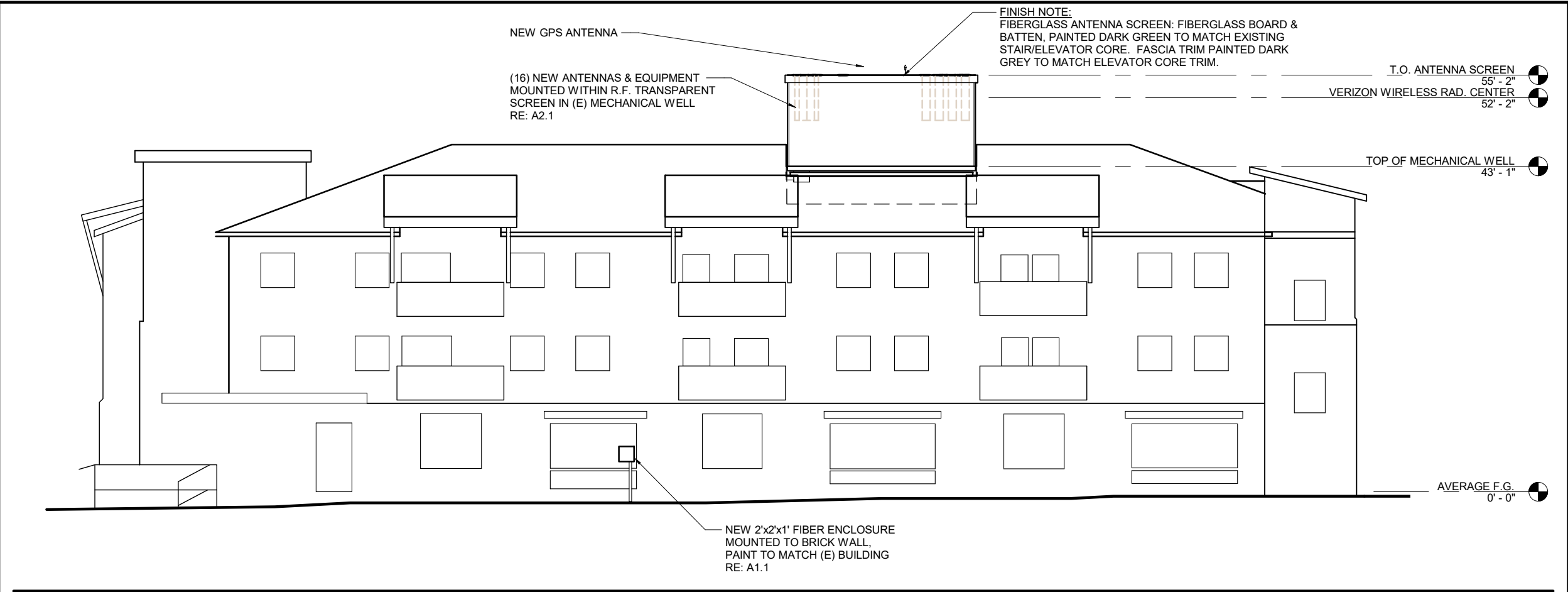
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ANTENNA PLAN

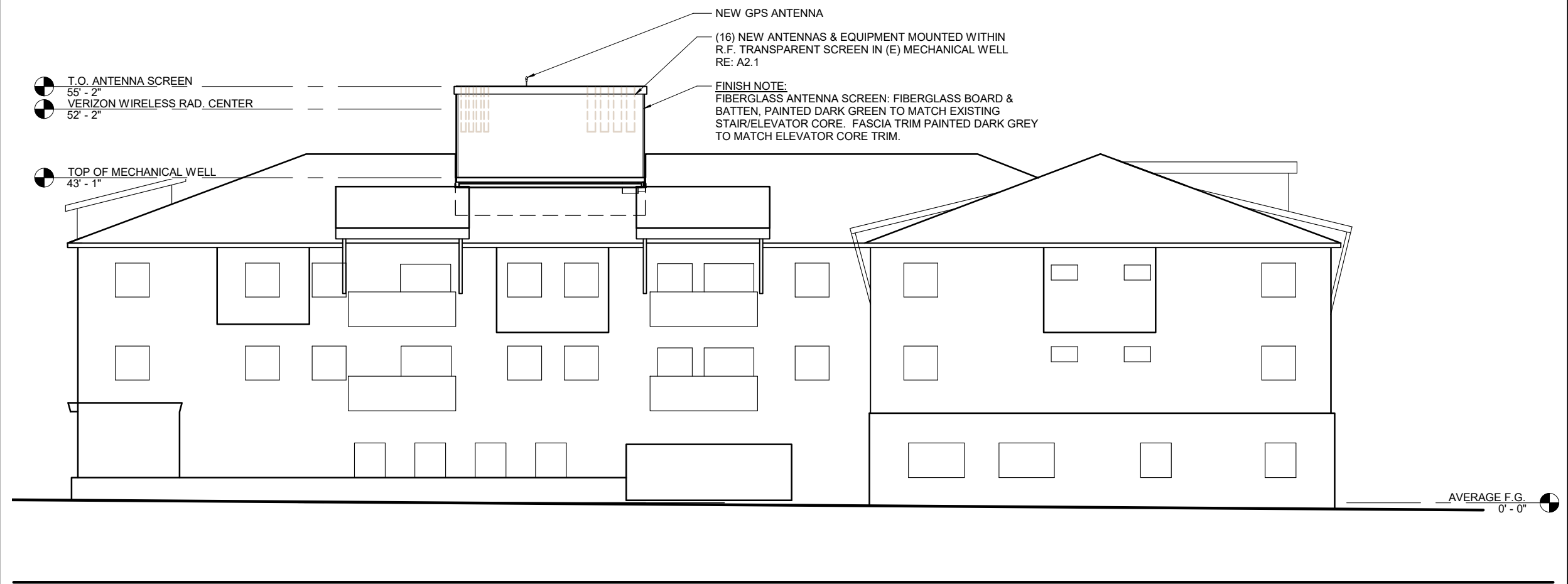
A2.1



PENETRATIONS
ANTENNAS
LEASE AREA
EXISTING EASEMENT
ACCESS/UTILITY EASEMENT
GEN. CONST./UTILITY EASEMENT
OV/PELEC. EQ.
POWER/GROUNDING
MW/FIBER EQ.
FIBER
BBU/RRH
HYBRID & COAX CABLES



2 - NORTH ELEVATION 1/16" = 1'-0"



1 - SOUTH ELEVATION 1/16" = 1'-0"

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

PROJECT INFORMATION

SITE NAME

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ELEVATIONS

A3.0

PENETRATIONS
ANTENNAS
LEASE AREA
ACCESS/UTILITY EASEMENT
GEN. CONST./UTILITY EASEMENT
OV/PELEC. EQ.
POWER/GROUNDING
MW/FIBER EQ.
FIBER
BBU/RRH
HYBRID & COAX CABLES

FASCIA TRIM OF NEW SCREEN TO MATCH DARK GREY COLOR OR (E) STAIR / ELEVATOR CORE TRIM

MAIN FIBERGLASS SCREEN: FIBERGLASS BOARD & BATTEN SCREEN, PAINTED DARK GREEN TO MATCH (E) STAIR / ELEVATOR CORE



3 - ENLARGED SCREEN PHOTOSIMULATION

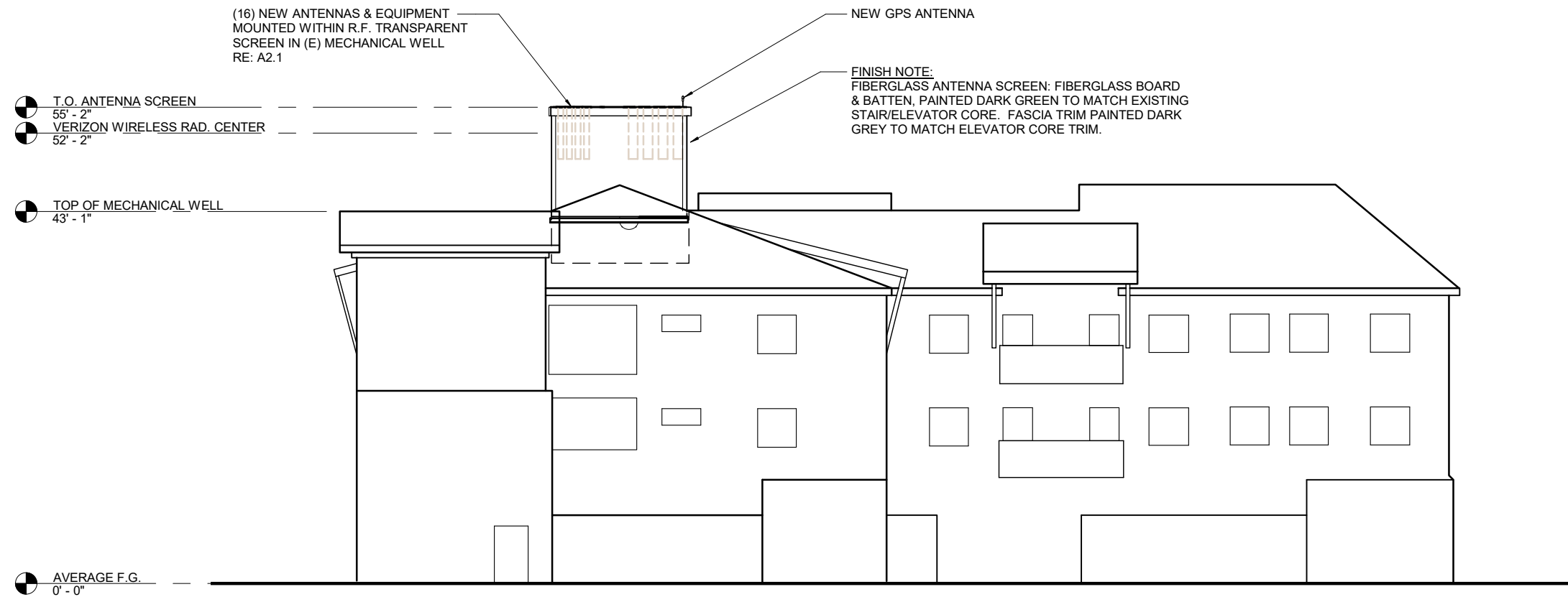
FASCIA TRIM OF NEW SCREEN TO MATCH DARK GREY COLOR OR (E) STAIR / ELEVATOR CORE TRIM

MAIN FIBERGLASS SCREEN: FIBERGLASS BOARD & BATTEN SCREEN, PAINTED DARK GREEN TO MATCH (E) STAIR / ELEVATOR CORE

- FIBERGLASS MATERIALS**
- ALL FIBERGLASS SHAPES (WIDE FLANGE, TUBE, CHANNEL, AND ANGLES) SHALL BE STRONGWELL EXTREN 500 SERIES.
 - ALL FIBERGLASS SHEETS SHALL BE STRONGWELL EXTREN 500 SERIES.
 - ALL FIBERGLASS BOLTS SHALL BE STRONGWELL FIBERBOLT.
 - ADHESIVE BONDING OF PANELS, SHAPES AND JOINTS SHALL COMPLY WITH ONE OF THE FOLLOWING: WELD-ON SS600 METHACRLATE ADHESIVE, STRONGWELL E-502 OR E-504 EPOXY ADHESIVE.



2 - ANTENNA SCREEN COLOR SAMPLE



1 - WEST ELEVATION

1/16" = 1'-0"

verizon

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