



Development Review Center
281 North College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970-221-6750
fcgov.com/DevelopmentReview

NEIGHBORHOOD MEETING INVITATION

January 26, 2015

This letter is being sent to let you know of a potential development proposal near your property and to invite you to the neighborhood meeting, where you can learn more about the proposal. Specific information about this development proposal is to the right and on the back. **We welcome and encourage your participation, as your input is an important part of the development review process.**

Please review our online guide explaining how you can participate in the development review process by visiting fcgov.com/CitizenReview. You may also contact me or Sarah Burnett, Neighborhood Development Review Liaison, at 970-224-6076 or sburnett@fcgov.com. Sarah is available to assist residents who have questions about the review process and how to participate.

You received this notice because records from the Larimer County Assessor's Office indicate you own property near the proposed development site. Because of the lag time in recordkeeping, or because of rental situations, some neighbors may be missed. Please feel free to notify your neighbors of the neighborhood meeting so they can attend.

This letter and attachments are available online at fcgov.com/ReviewAgendas.

We look forward to your participation at the neighborhood meeting. Public comment is encouraged during all phases of the review process. If you have questions at any time, please feel free to contact us.

Sincerely,

Rebecca Everette, AICP
City Planner
970-416-2625
reverette@fcgov.com

The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call 970-220-6750 for assistance.

Esta es una notificación sobre la reunión de su vecindario o sobre una audiencia pública sobre el desarrollo o proyecto en la propiedad cerca de donde usted es el dueño de propiedad. Si usted desea que esta notificación sea traducida al español sin costo alguno, favor enviar un correo electrónico en español a la siguiente dirección electrónica: titlesix@fcgov.com.

MEETING TIME AND LOCATION

Tuesday, February 10, 2015
6:00-7:30 p.m.

Heart of the Rockies Church

6501 Brittany St., Fort Collins, 80525
(Corner of Lemay Ave. and Trilby Rd.)

Meeting will be held in the modular building to the north of the main building.

PROPOSAL NAME & LOCATION

Southridge Golf Course – Wireless
Telecommunications Facility
Project Development Plan

5750 S. Lemay Ave.
Fort Collins, CO 80525
(On Lemay Ave. between Harmony Rd.
and Trilby Rd.)

PROPOSAL DESCRIPTION

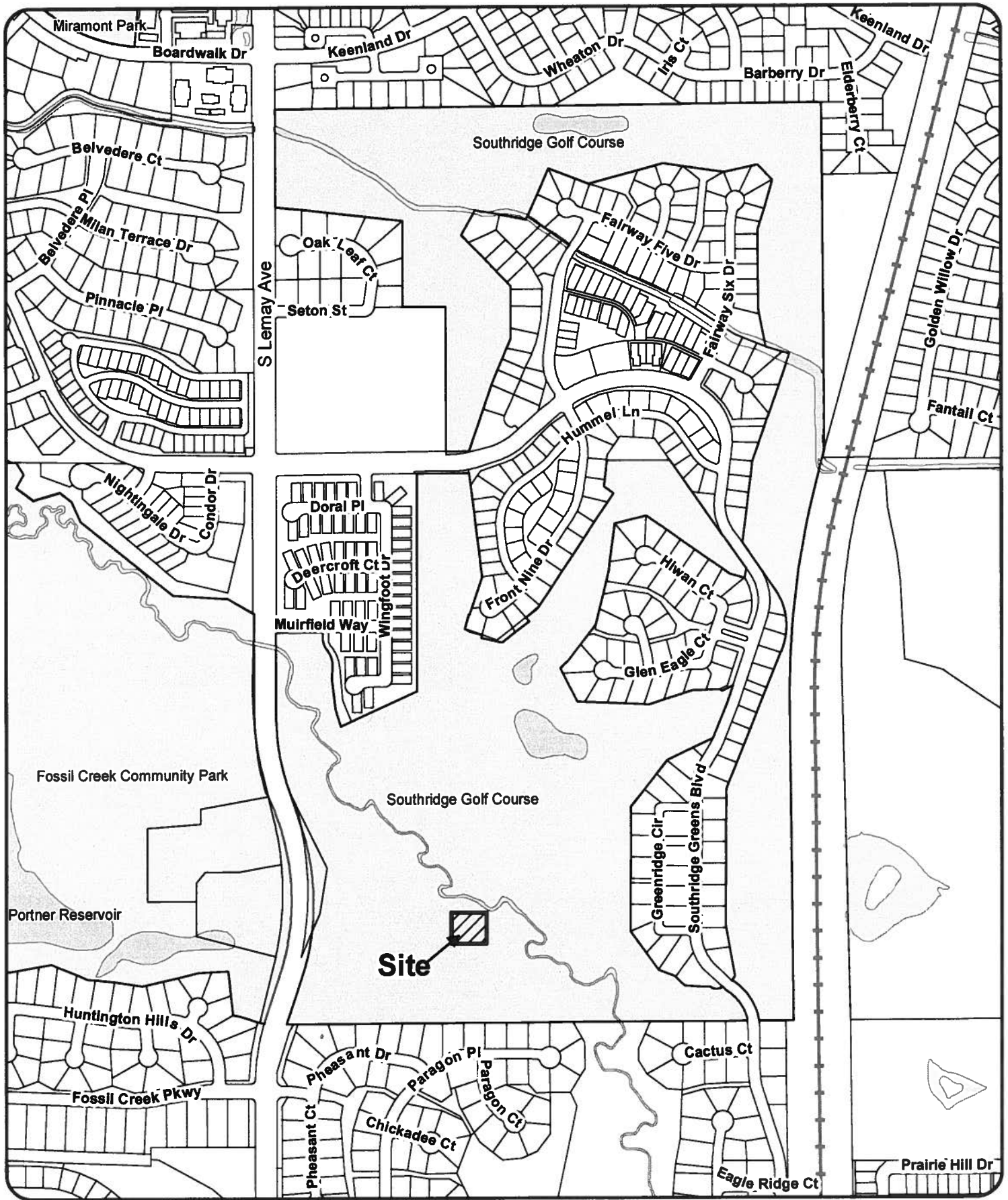
- Wireless Telecommunications Facility
 - Pole located adjacent to existing maintenance building
 - Pole height approx.. 55 ft.
 - Pole designed to look similar to a conifer tree
 - Equipment shelter at base of pole will be designed to match existing maintenance building

ZONING INFORMATION

- Public Open lands District (P-O-L)
- Wireless Telecommunications Facility is a permitted use in the P-O-L District, subject to administrative review

HELPFUL RESOURCES

- Conceptual Review Plans/Comments for this proposal: fcgov.com/ConceptualReview (select October 20, 2014)
- Information About the Review Process: fcgov.com/CitizenReview



Southridge Golf Course
Wireless Telecommunications Facility
Location Map

1 inch = 600 feet





Site Name: **FTC BRITTANY**
 Site Address: **5750 S. LEMAY AVE**
FORT COLLINS, CO 80525

PROJECT DATA

JURISDICTION: - CITY OF FORT COLLINS
 PARCEL NUMBER: - 86072-18-902
 ZONING DESIGNATION: - PUBLIC OPEN LANDS
 OCCUPANCY GROUP: - U (SHELTER)
 CONSTRUCTION TYPE: - V-B (SHELTER)
 FULLY SPRINKLERED: - NO (SHELTER)
 NO. OF STORIES: - ONE (SHELTER)

LEGAL DESCRIPTION:

TRACT B, SOUTHRIDGE GOLF COURSE, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, EXCEPT THAT PORTION SET FORTH IN REPLAT OF A PORTION OF TRACT B, SOUTHRIDGE GOLF COURSE, RECORDED JUNE 20, 2002 AT RECEPTION NO. 20020066390.

GOVERNING CODES IF APPLICABLE:
 2012 IBC, 2012 IFC, 2012 IMC, 2012 IECC, 2011 NEC.

A.D.A. COMPLIANCE:
 NOT REQUIRED PER IBC 1103.2.9

CO-LOCATION STATEMENT:

"VERIZON WIRELESS SERVICES SHALL COOPERATE WITH OTHER COMPANIES AND ENTITIES TO ACHIEVE CO-LOCATION OF OTHER ANTENNAS ON THE PERMITTED STRUCTURE."

PROJECT DESCRIPTION

NEW "NON-INHABITABLE" TELECOMMUNICATIONS SITE CONSISTING OF NEW ANTENNAS ON A NEW VERIZON WIRELESS MONOPINE WITH NEW EQUIPMENT AT THE BASE. ALL WITHIN A TIMBER FENCED ENCLOSURE ATTACHED TO EXISTING MAINTENANCE BUILDING.

ISSUED FOR: ZONING

DRAWING INDEX

T1	TITLE SHEET
LS1	LAND SURVEY
Z1	OVERALL AERIAL SITE PLAN & EXISTING CONDITIONS PHOTOS
Z2.1	EXISTING & NEW ENLARGED SITE PLANS
Z2.2	CITY OF FORT COLLINS REQUIREMENTS
Z3	EQUIPMENT PLAN & ANTENNA DETAIL
Z4	EXISTING & NEW SOUTH ELEVATIONS
Z5	EAST & WEST ELEVATIONS



PROJECT INFORMATION:

SITE NAME:
FTC BRITTANY
5750 S. LEMAY AVE
FORT COLLINS, CO 80525
 LARIMER COUNTY

Rev:	Date:	Description:	By:
1	9/22/14	90% ZONING.	TC
2	10/9/14	90% ZONING REV A	TC
3	10/17/14	90% ZONING REV B	TC
4	1/5/15	90% ZONING REV C	TC

PLANS PREPARED BY:

CENTERLINE SOLUTIONS
Advancing Wireless Networks
 16360 TABLE MOUNTAIN PARKWAY
 Golden, CO 80403
 303-993-3293
 WWW.CENTERLINESOLUTIONS.COM

LICENSURE NO:

Blank space for license number.

DRAWN BY:	CHK BY:	APV BY:
TC	KR	KS

Sheet Title:

TITLE SHEET

Sheet Number:

T1

GENERAL CONTRACTOR NOTE

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

THESE DRAWINGS ARE ONLY TO SCALE WHEN PLOTTED ON 24X36 SHEET. USE GRAPHIC SCALE WHEN PLOTTED ON 11X17 SHEET.

CALL BEFORE YOU DIG. COLORADO LAW REQUIRES 2 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE- 811 OR 1-800-922-1987.

THESE DRAWINGS MAY NOT SHOW ALL UNDERGROUND PIPING AND UTILITIES. THE CONTRACTOR SHALL EXERCISE EXTREME CARE DURING ALL EXCAVATION AND OTHER CONSTRUCTION ACTIVITIES.

VERIZON WIRELESS IS RESPONSIBLE FOR ALL UTILITY LOCATES AND UTILITY RELOCATIONS REQUIRED FOR THIS INSTALLATION. VERIZON WIRELESS WILL SCHEDULE AND COORDINATE ALL WORK WITH THE OWNER TO ENSURE NO DISRUPTION TO OWNERS OPERATIONS.

VERIZON WIRELESS SHALL BE ABBREVIATED "VZW" THROUGHOUT.

PROJECT TEAM

PROPERTY OWNER:
 CITY OF FT. COLLINS, PARKS & REC
 CONTACT: BILL WHIRTY
 PHONE: 970.221.6305

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

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

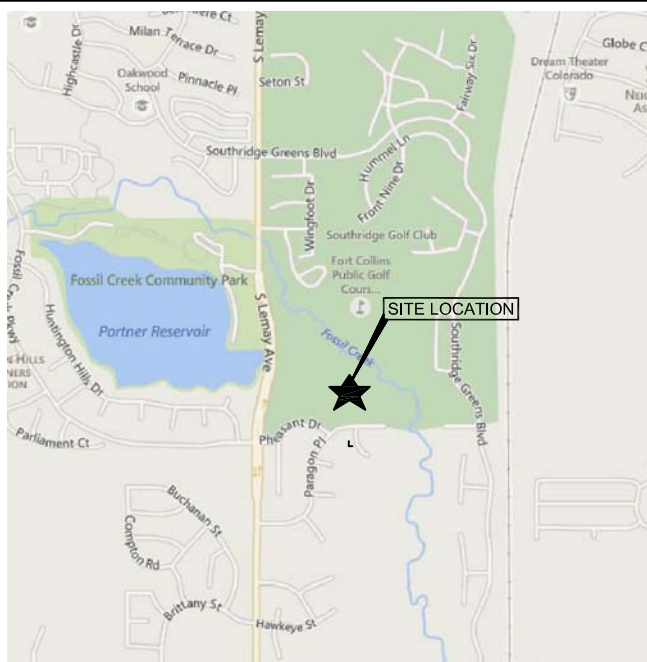
RF ENGINEER:
 KWASI ADDO-DONKOH
 VERIZON WIRELESS
 PH. 303.579.0002

SITE ACQUISITION FIRM:
 CENTERLINE SOLUTIONS
 16360 TABLE MOUNTAIN PARKWAY
 GOLDEN, CO 80403
 BECKY SISKOWSKI: 858.243.2900

A&E FIRM:
 CENTERLINE SOLUTIONS
 16360 TABLE MOUNTAIN PARKWAY
 GOLDEN, CO 80403
 KHRISTOPHER SCOTT, PE.
 303.993.3293 ext. 417

CIVIL SURVEYOR:
 DALEY LAND SURVEYING, INC.
 17011 LINCOLN AVENUE STE. 361
 PARKER, CO 80134-3144
 ROB DALEY, PLS

VICINITY MAP



DRIVING DIRECTIONS TO SITE

FROM DENVER TAKE I-25 NORTH TO FORT COLLINS. TAKE THE WINDSOR/FORT COLLINS EXIT 392 AND GO WEST. CONTINUE TO LEMAY AND TURN RIGHT. WHEN YOU COME UPON THE GOLF COURSE ON THE RIGHT, TAKE THE DRIVEWAY LEADING TO THE MAINTENANCE FACILITY (WHERE THE NETS BEGIN). SITE IS ON THE SOUTH END OF EXISTING MAINTENANCE FACILITY.

UTILITIES

POWER COMPANY:

 CONTACT: TBD

TELCO COMPANY:

 CONTACT: TBD
 WK: / CELL:



APPROVAL BLOCK

TITLE	SIGNATURE	DATE
OWNER		
ENGINEER		
PROJECT MANAGER		

ACKNOWLEDGEMENT OR "SIGN-OFF" BY PARTIES TO THE CONSTRUCTION DRAWINGS DOES NOT CONSTITUTE ALTERATION OF THE LEASE TERMS.

SURVEYOR'S CERTIFICATE

I, Robert Daley, do hereby certify only to Centerline Solutions, that between September 12, 2014 and December 11, 2014, a topographic survey was conducted under my supervision using the normal standard of care of Professional Land Surveyors and the map hereon accurately represents said survey, to the best of my knowledge.

This drawing does not represent a Land Survey, Land Survey Plat, Improvement Land Survey Plat or Improvement Location Certificate and any monuments or boundary lines shown are for information only and are not to be relied on.

This survey does not constitute a title search by this surveyor or Daley Land Surveying, Inc. of the property shown and described hereon to determine:

1. Ownership of this tract of land.
2. Rights-of-way, easements and encumbrances recorded or unrecorded affecting this tract of land.
3. Compatibility of this description with those of adjacent tracts of land.

Job No. 1203-030
For and on behalf of
Daley Land Surveying, Inc.
17011 Lincoln Ave., #361
Parker CO. 80134
303 953 9841
Robert Daley, PLS 35597

BASIS OF BEARINGS:

The bearings shown on this survey are referenced to the west line of the Northwest Quarter of Section 7, T.6N., R.68W. as shown on the plat of Southridge Golf Course, assumed to bear North 00°02'43" East, monumented as shown hereon.

COORDINATE SYSTEM AND DATUM:

Horizontal coordinates are referenced to NAD83, Vertical datum is NAVD88 and originates from the local C.O.R.S. network, utilizing the Geoid12A model.

UTILITIES:

The utilities which are readily visible upon the ground, such as manholes, power and light poles, inlets, etc. were located by field surveys and shown hereon. Sub-surface utilities, if shown, are the result of field surveys of utility location marks provided by others.

LEGAL DESCRIPTION PARENT TRACT:

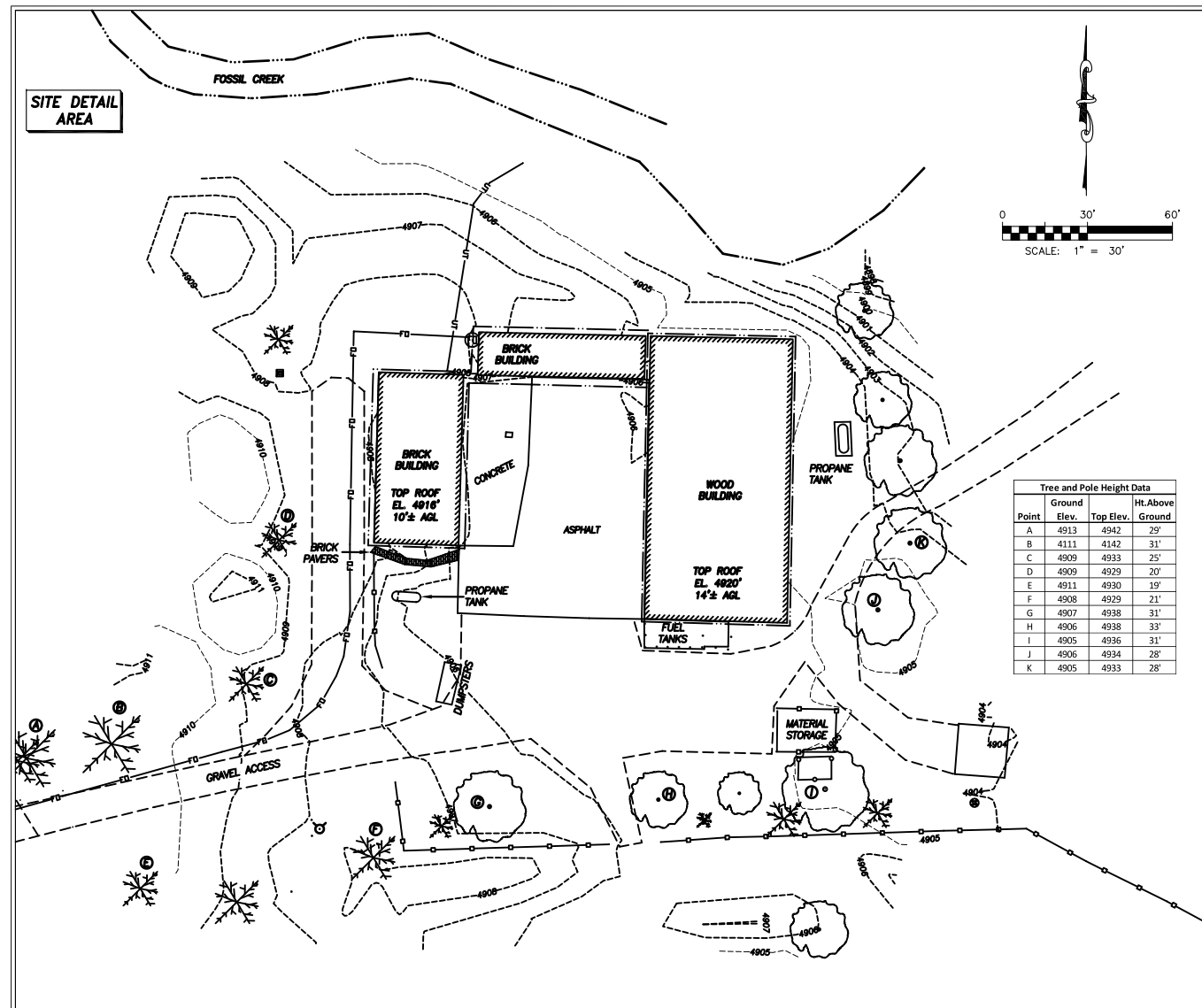
Per Title Commitment File No. FCC25125352, Dated September 2, 2014, by Land Title Guarantee Company.
TRACT B, SOUTHRIDGE GOLF COURSE, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, EXCEPT THAT PORTION SET FORTH IN REPLAT OF A PORTION OF TRACT B, SOUTHRIDGE GOLF COURSE, RECORDED JUNE 20, 2002 AT RECEPTION NO. 20020068360.

EXCEPTIONS LISTED IN TITLE REPORT:

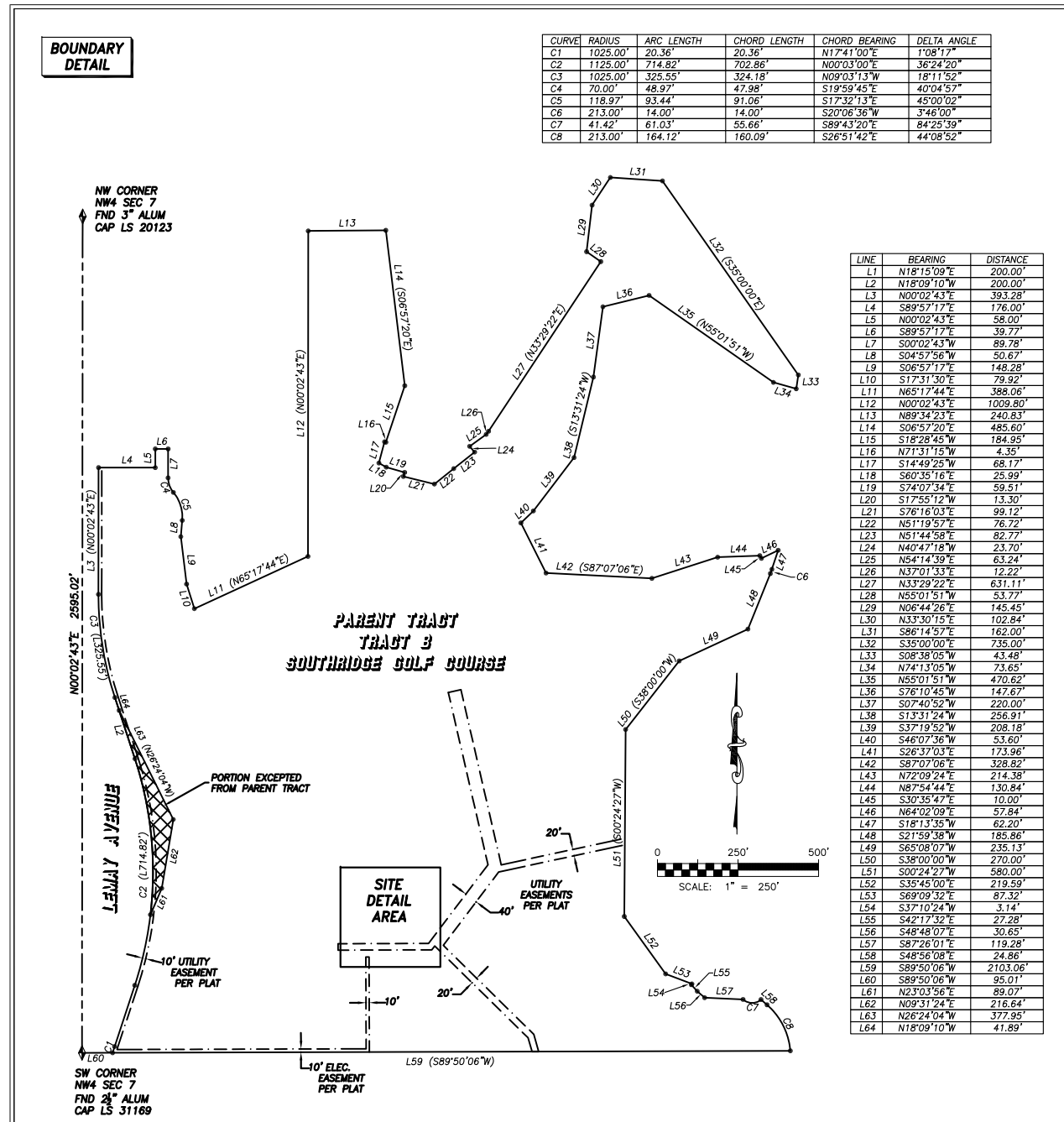
- Item 1. Not survey related
- Item 2. Not survey related
- Item 3. Not survey related
- Item 4. Does not affect proposed location
- Item 5. Not survey related
- Item 6. Not survey related
- Item 7. Not survey related
- Item 8. Not survey related
- Item 9. Blanket in nature
- Item 10. Right-of-Way vacation - Does not affect proposed location
- Item 11. Easement vacation-Does not affect proposed location
- Item 12. Not survey related
- Item 13. Blanket in nature

LEGEND

- ⊕ Fire Hydrant
- ⊕ Sprinkler Head
- ⊕ Fiber Optic Manhole
- ⊕ Deciduous Tree
- ⊕ Coniferous Tree
- UT — Underground Telephone
- FO — Overhead Fiber Optic
- W — Wood Fence
- — Edge of Gravel Road



TOPOGRAPHIC SURVEY
VERIZON WIRELESS SITE FTC – BRITTANY
SITUATED IN THE NORTHWEST QUARTER OF SECTION 7,
TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF LARIMER, STATE OF COLORADO



PROJECT INFORMATION:

SITE NAME:
FTC BRITTANY
5750 S. LEMAY AVE
FORT COLLINS, CO 80525
LARIMER COUNTY

Rev:	Date:	Description:	By:
1	12/16/14	SURVEY	RD

PLANS PREPARED BY:

CENTERLINE SOLUTIONS
Advancing Wireless Networks
16360 TABLE MOUNTAIN PARKWAY
Golden, CO 80403
303-993-3293
WWW.CENTERLINESOLUTIONS.COM

LICENSURE NO.:

daley land surveying, inc.
17011 Lincoln ave #361
parker, co 80134

DRAWN BY: SE **CHK BY:** RD **APV BY:** RD

Sheet Title:
LAND SURVEY

Sheet Number:
LS1



1 OVERALL AERIAL SITE PLAN

SCALE: 1" = 70'-0"



2 EXISTING SITE CONDITIONS - TRANSFORMER

SCALE: NTS



3 EXISTING SITE CONDITIONS AT NEW VZW SITE

SCALE: NTS



4 EXISTING SITE CONDITIONS - VIEW OF NEW VZW SITE TOWARD THE SOUTH

SCALE: NTS



PROJECT INFORMATION:

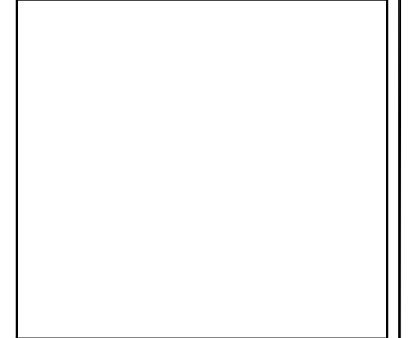
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FTC BRITTANY
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 FORT COLLINS, CO 80525
 LARIMER COUNTY

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4	1/5/15	90% ZONING REV C	TC

PLANS PREPARED BY:



LICENSURE NO:



DRAWN BY:	CHK BY:	APV BY:
TC	KR	KS

Sheet Title:
**OVERALL AERIAL
 SITE PLAN &
 PHOTOS**

Sheet Number:
Z1



VERIZON WIRELESS SERVICES
3151 S. VAUGHN WAY, SUITE 550
AURORA, CO 80014

PROJECT INFORMATION:

SITE NAME:
FTC BRITTANY
5750 S. LEMAY AVE
FORT COLLINS, CO 80525
LARIMER COUNTY

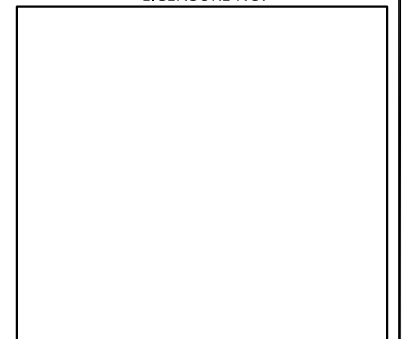
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4	1/5/15	90% ZONING REV C	TC

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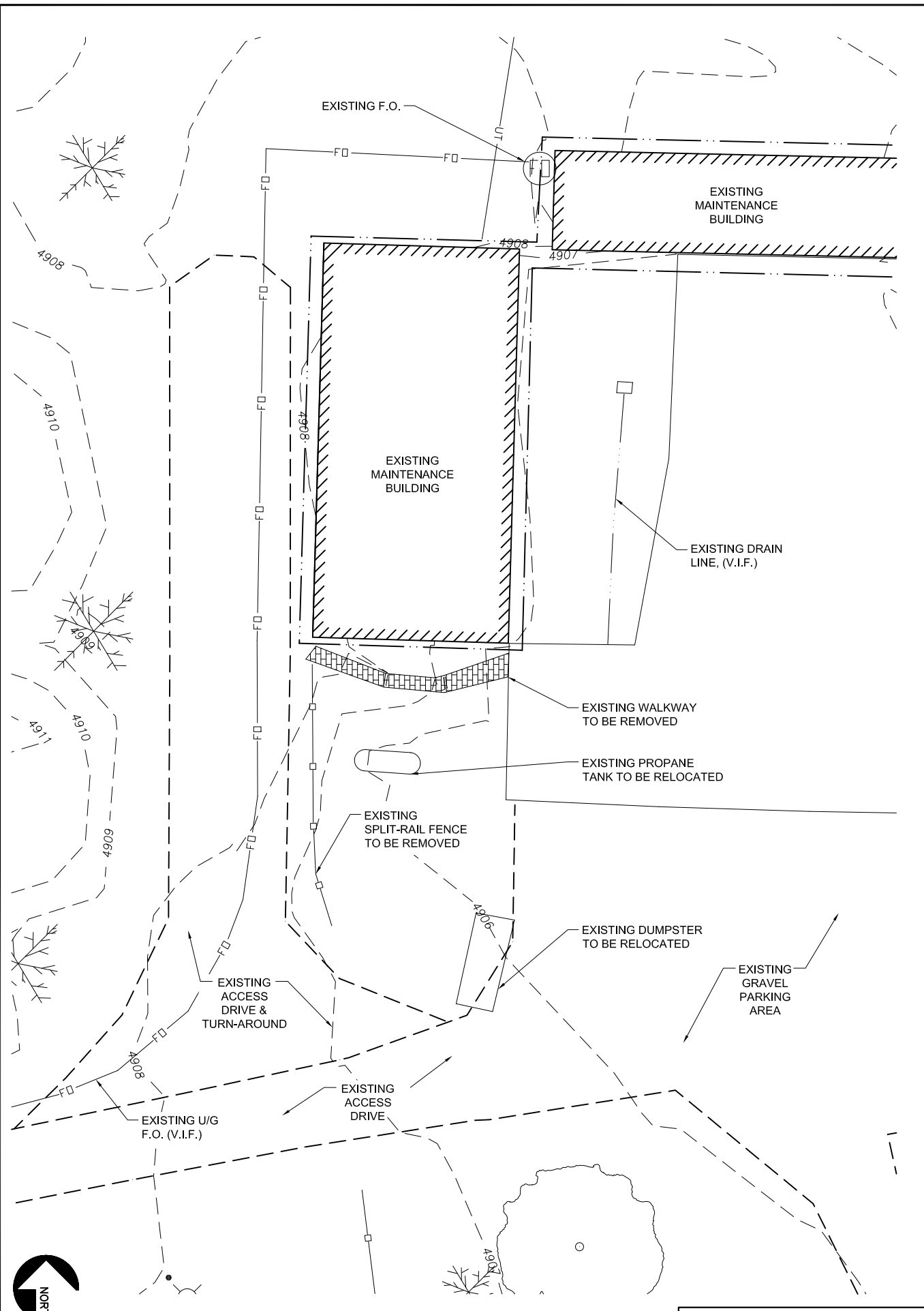
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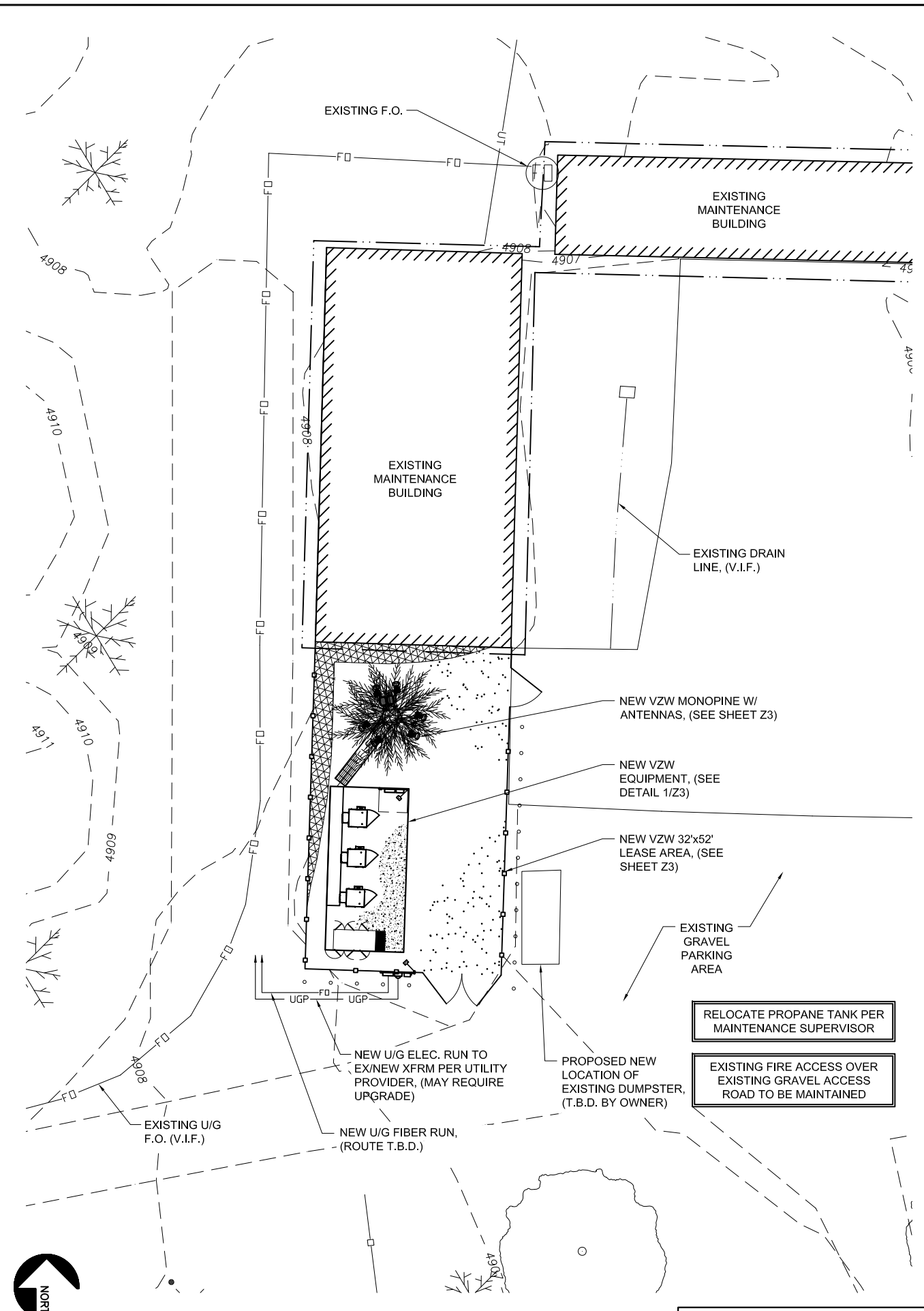
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TC	KR	KS

Sheet Title:
EXISTING & NEW ENLARGED SITE PLANS

Sheet Number:
Z2.1



1 EXISTING ENLARGED SITE PLAN
SCALE: 1" = 10'-0"



2 NEW ENLARGED SITE PLAN
SCALE: 1" = 10'-0"

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 LARIMER COUNTY

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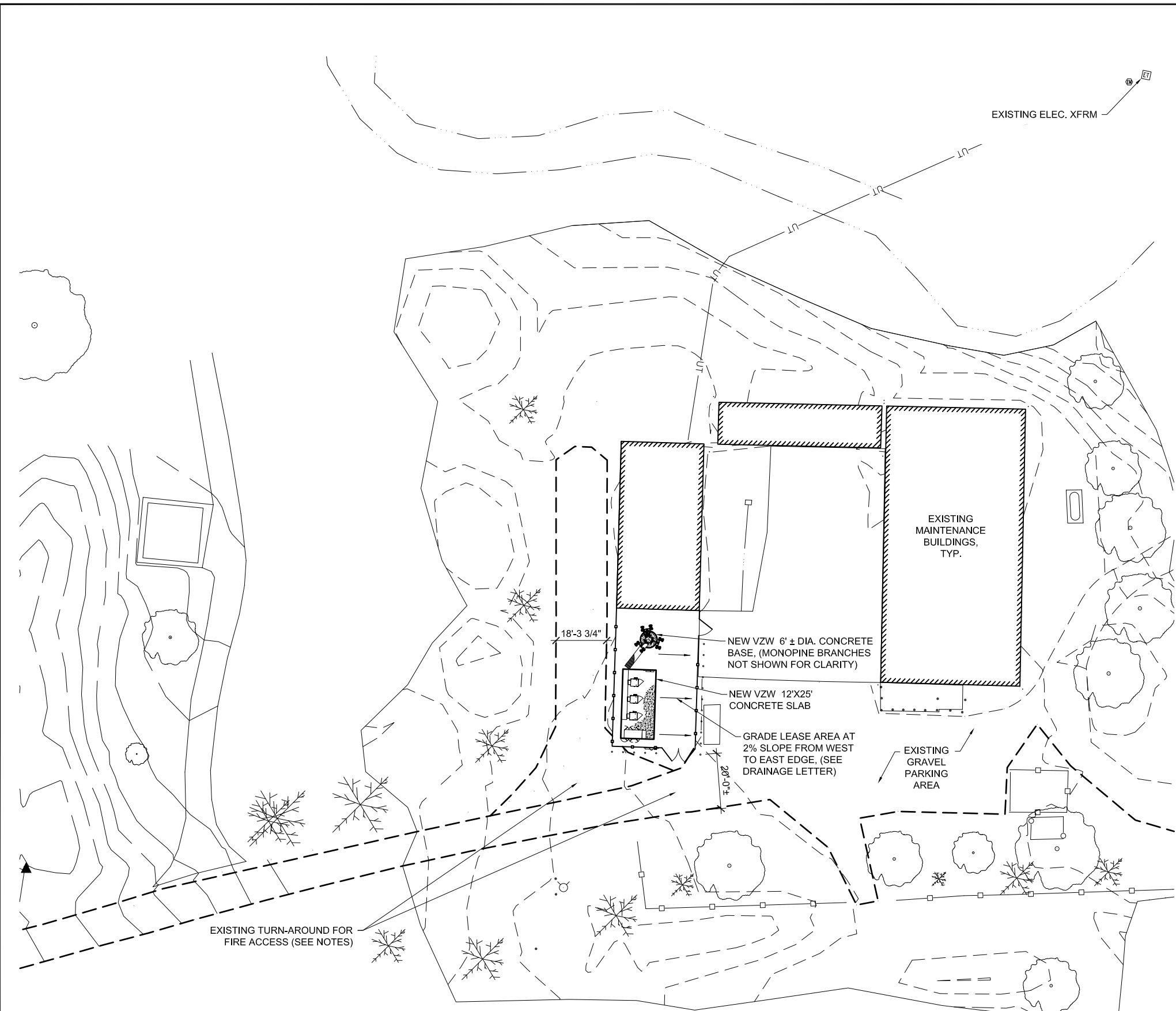
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TC	KR	KS

Sheet Title:
CITY OF FORT COLLINS REQUIREMENTS

Sheet Number:
Z2.2



CITY OF FORT COLLINS REQUIREMENTS

NOTES PER STORMWATER ENGINEERING REQUIREMENTS:
 THE IMPERVIOUS AREAS INCLUDED IN NEW SITE ARE CONCRETE FOUNDATION FOR 102x25' SLAB AND 6" DIAMETER CONCRETE BASE FOR MONOPINE. SQUARE FOOTAGES ARE ROUNDED UP TO THE NEAREST WHOLE FOOT.

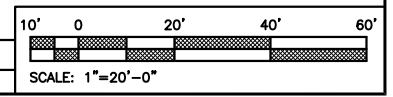
IMPERVIOUS AREA TABLE

TOTAL PROPOSED IMPERVIOUS AREA	
EQUIPMENT SHELTER =	300 S.F.
MONOPINE POLE BASE =	29 S.F.
TOTAL	= 329 S.F.

NOTES PER FIRE AUTHORITY REQUIREMENTS:
 NEW SITE SHALL UTILIZE EXISTING ACCESS ROAD AND TURN-AROUND AND ABIDE BY THE MAINTENANCE GUIDELINES IN THE I.F.C. WHICH STATE THAT THE ROAD BE DESIGNED AS AN ALL-WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING 40 TONS. COMPACTED ROAD BASE.

*SEE DETAIL 1/Z2.2 FOR LOCATION AND DIMENSIONS OF EXISTING ACCESS ROAD AND TURN-AROUND.

PREMISE IDENTIFICATION:
 PLACE NUMBERS WITH EX. BUILDING NUMBERS AND/OR ON FREE STANDING SIGN POST NEAR ENTRANCE TO ACCESS ROAD ON LEMAY AVE. T.B.D.



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PLANS PREPARED BY:

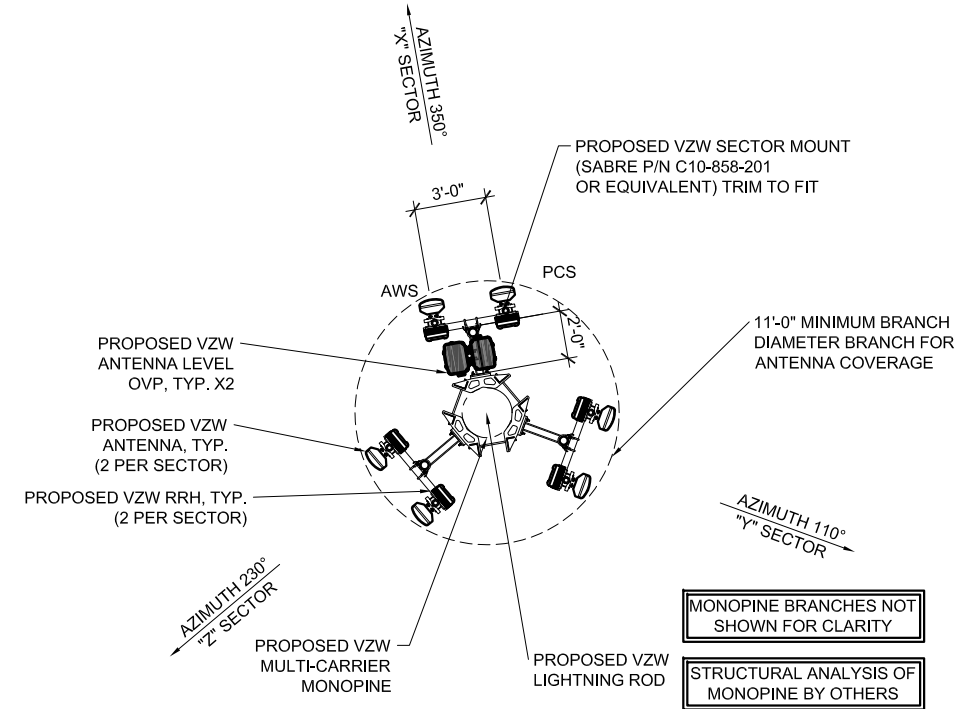
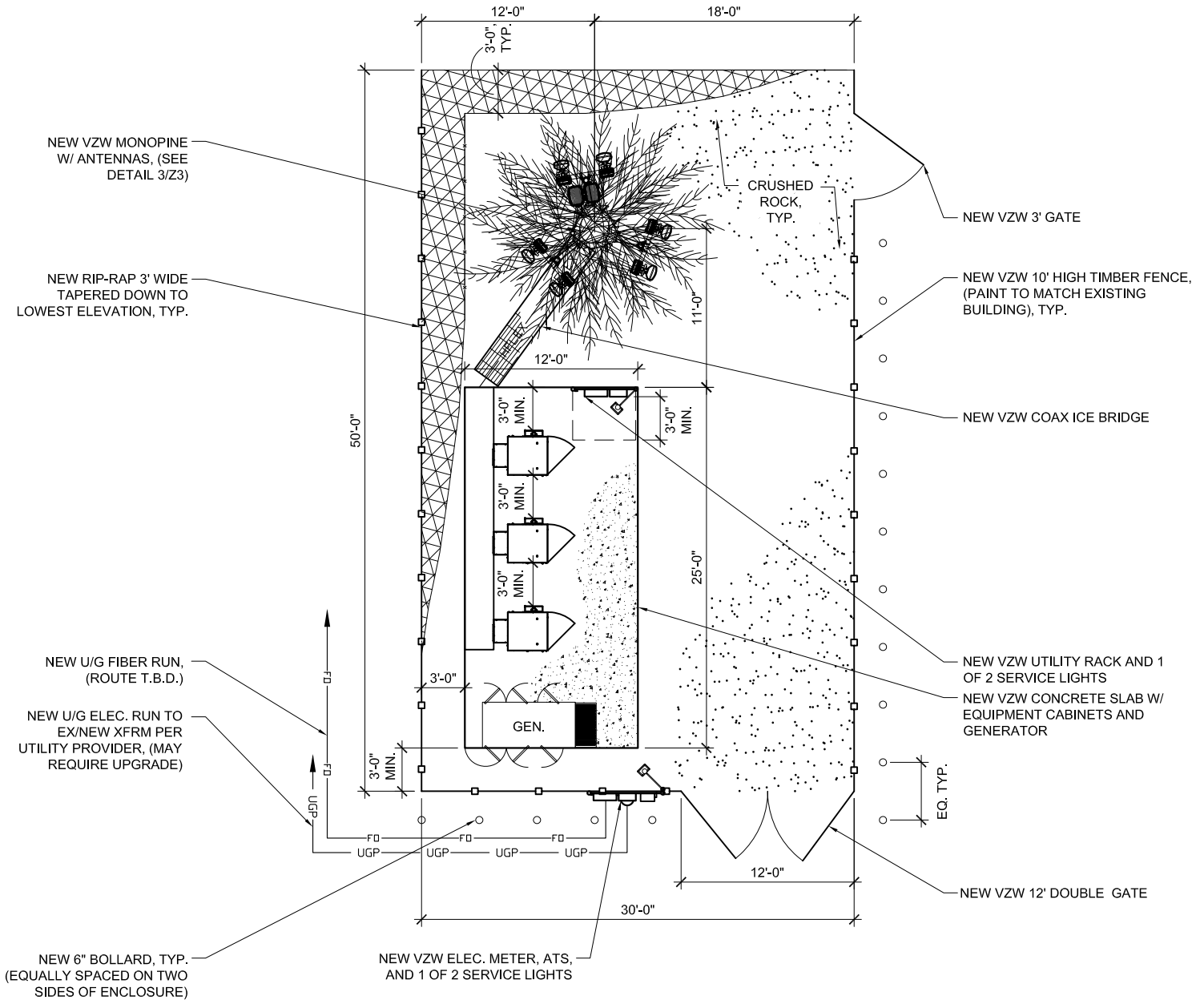
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 Golden, CO 80403
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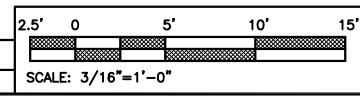
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TC	KR	KS

Sheet Title:
**EQUIPMENT
 PLAN &
 ANTENNA DETAIL**

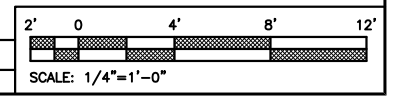
Sheet Number:
Z3



1 EQUIPMENT PLAN
 SCALE: 3/16" = 1'-0"



2 ANTENNA DETAIL
 SCALE: 1/4" = 1'-0"



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 LARIMER COUNTY

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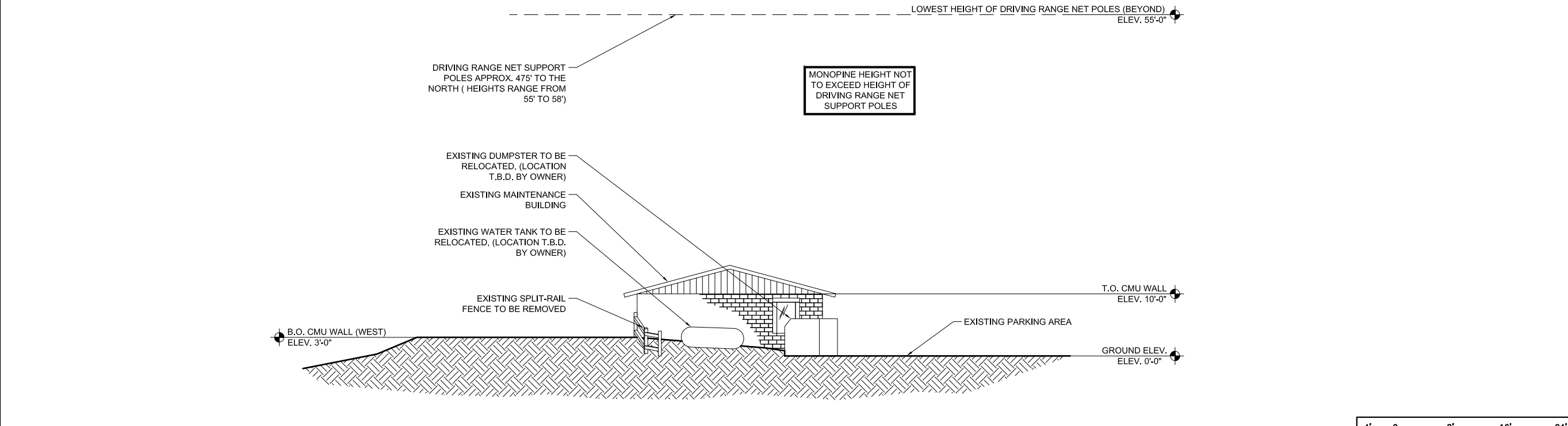
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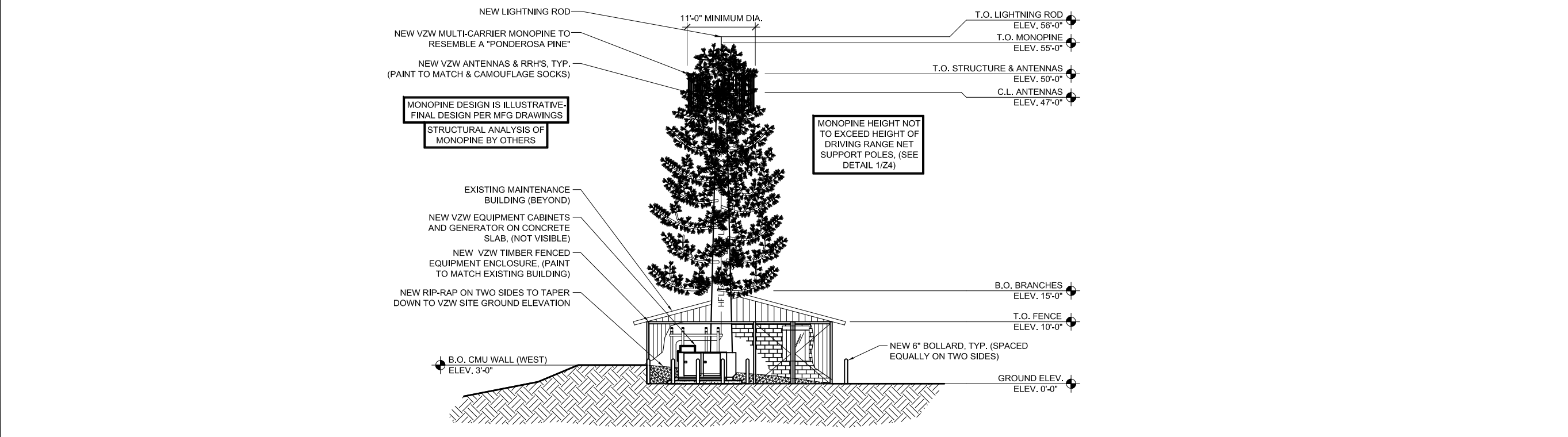
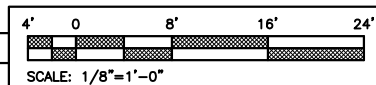
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TC	KR	KS

Sheet Title:
EXISTING & NEW SOUTH ELEVATIONS

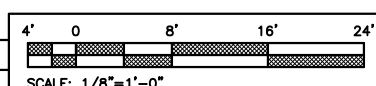
Sheet Number:
Z4



1 EXISTING SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



2 NEW SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



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LARIMER COUNTY

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PLANS PREPARED BY:



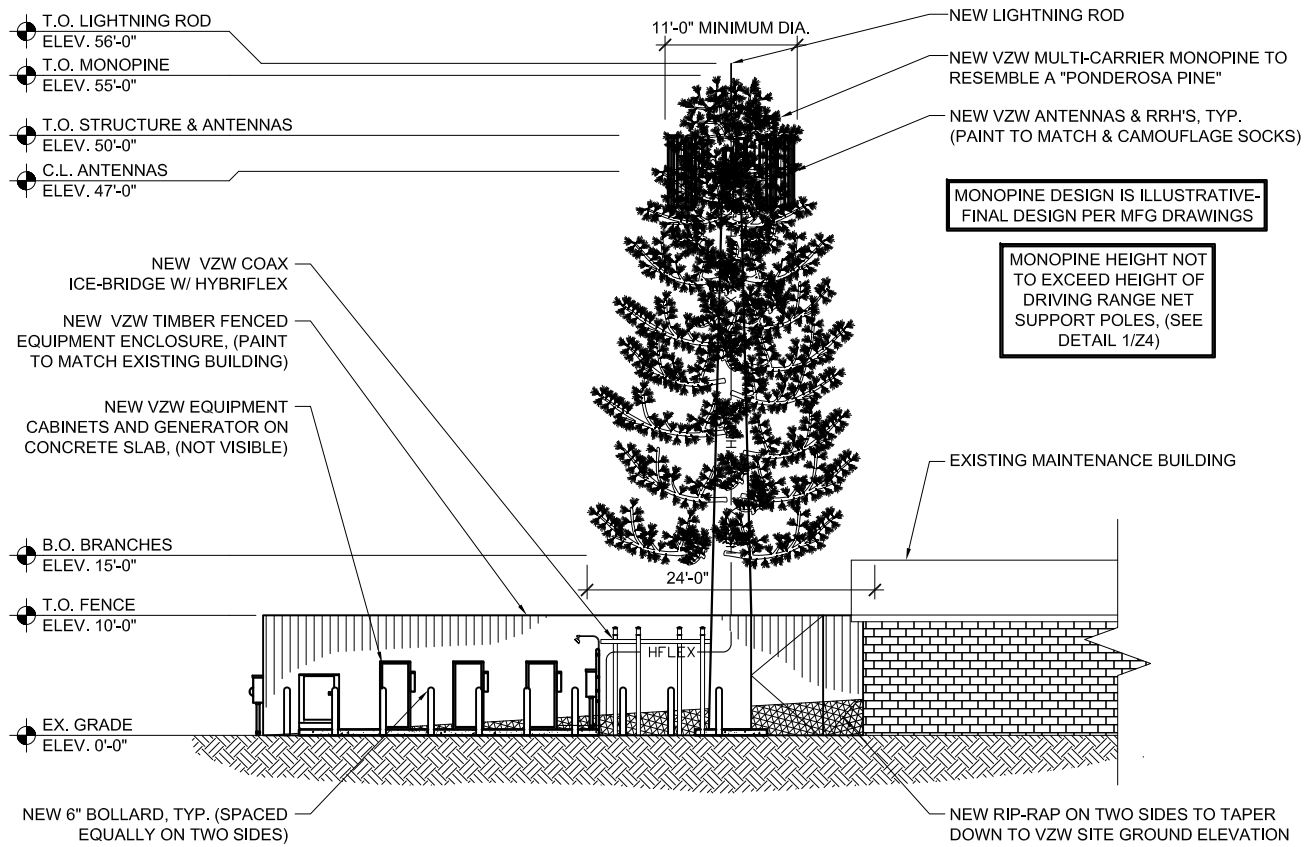
16360 TABLE MOUNTAIN PARKWAY
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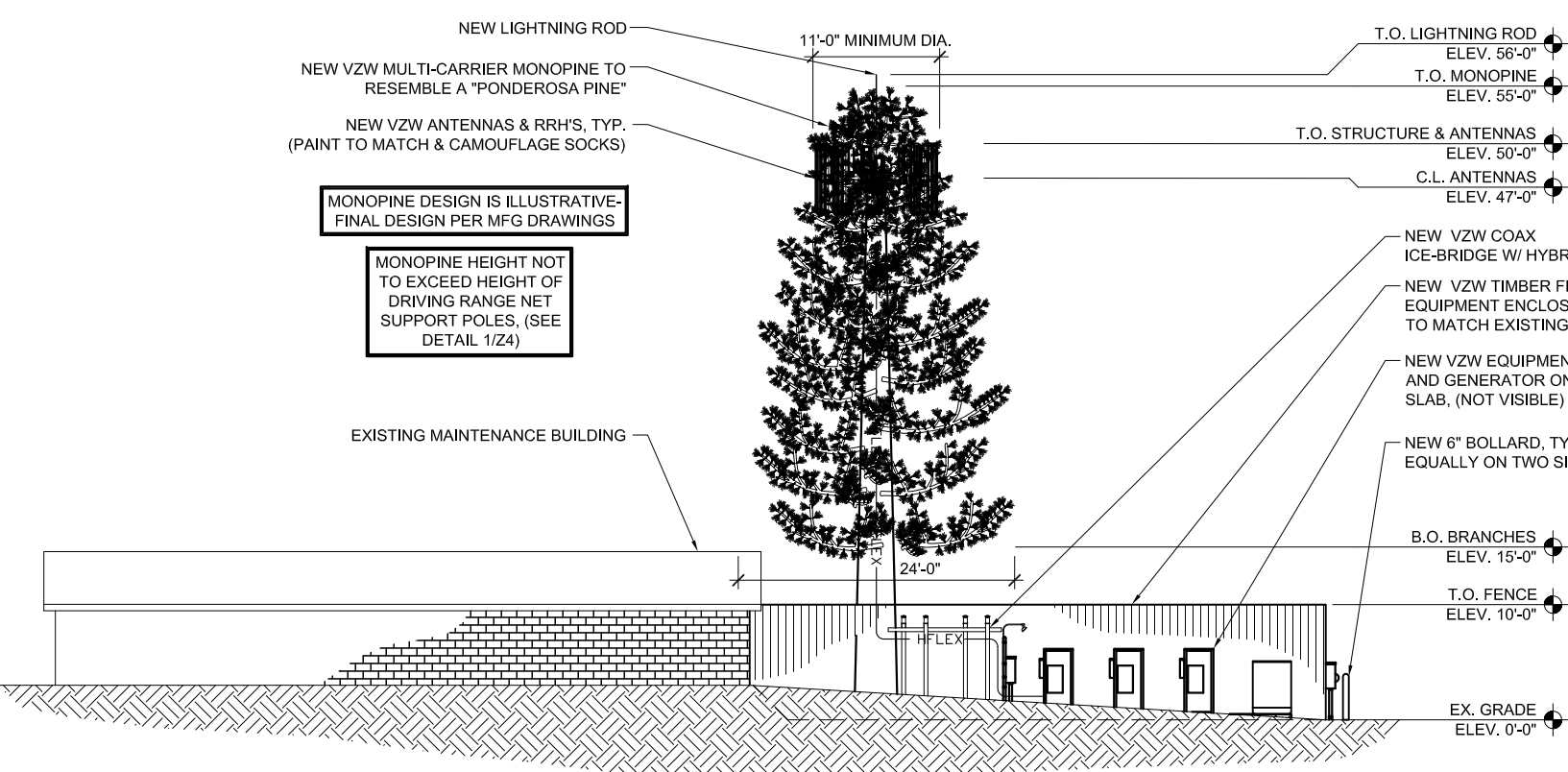
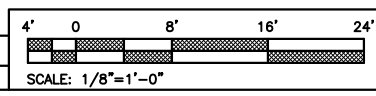
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TC	KR	KS

Sheet Title:
EAST & WEST ELEVATIONS

Sheet Number:
Z5



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



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

