

# Conceptual Review Agenda

Schedule for 01/05/23

Meetings hosted via Zoom Web Conferencing

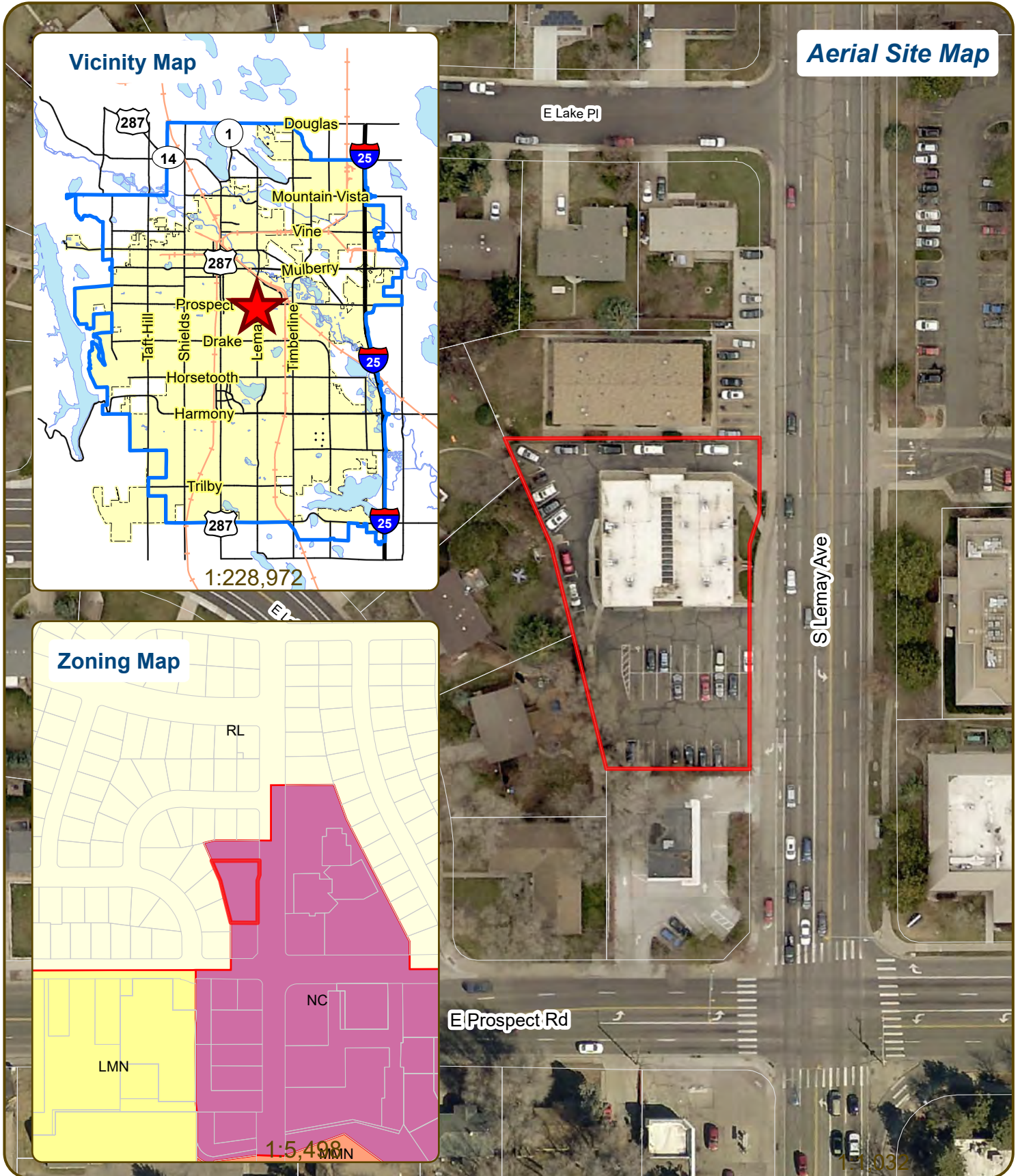
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## Thursday, January 5, 2023

Time	Project Name	Applicant Info	Project Description	
9:15	<b>Cell Facility at 1501 S Lemay</b>  <b>CDR220098</b>	Tom Walker 303-868-6866 tom.walker@smartlinkgroup.com	This is a request to build a cell facility at 1501 S Lemay Ave. (parcel # 9713408189). The applicant proposes to install a new rooftop cellular facility on the existing building. The antennas are to be installed behind a screen wall. Ground equipment is to be located within the building, in the basement. Access is taken from S Lemay Ave to the west. The site is approximately 0.03 miles north of E Prospect Rd. and directly west of S Lemay Ave. The property is within the Neighborhood Commercial District (N-C) zone district and the project would be subject to Administrative (Type 1) Review.	<b>Planner: Will Lindey</b>  <b>Engineer: Tim Dinger</b>  <b>DRC: Marissa Pomerleau</b>

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# Cell Facility at 1501 S Lemay Wireless Telecommunications Facility



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

\*BOLDED ITEMS ARE REQUIRED\* \*The more info provided, the more detailed your comments from staff will be.\*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) \_\_\_\_\_

Business Name (if applicable) \_\_\_\_\_

Your Mailing Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_

Site Address or Description (parcel # if no address) \_\_\_\_\_

Description of Proposal (attach additional sheets if necessary) \_\_\_\_\_

Proposed Use \_\_\_\_\_ Existing Use \_\_\_\_\_

Total Building Square Footage \_\_\_\_\_ S.F. Number of Stories \_\_\_\_\_ Lot Dimensions \_\_\_\_\_

Age of any Existing Structures \_\_\_\_\_

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm
If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? [ ] Yes [ ] No If yes, then at what risk is it? \_\_\_\_\_

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area \_\_\_\_\_ S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?


**PROJECT TEAM**

<b>APPLICANT:</b> COMPANY: ADDRESS: CITY, STATE, ZIP: CONTACT: PHONE: EMAIL:	AT&T 7670 S. CHESTER ST. CENTENNIAL, CO 80112 BECKY JOHN-HANEY 720.480.6429 BJ739H@AT&T.COM
<b>APPLICANT REPRESENTATIVE:</b> COMPANY: ADDRESS: CITY, STATE, ZIP: CONTACT: PHONE: EMAIL:	SMARTLINK 1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200 ANNAPOLIS, MD 21401 801.652.7506 STEPHEN.PHILLIPS@SMARTLINKGROUP.COM
<b>ZONING/REAL ESTATE SPECIALIST:</b> COMPANY: ADDRESS: CITY, STATE, ZIP: CONTACT: PHONE: EMAIL:	SMARTLINKGROUP 1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200 ANNAPOLIS, MD 21401 TYLER LAROS 858.692.1651 TYLER.LAROS@SMARTLINKGROUP.COM
<b>RF ENGINEER:</b> COMPANY: ADDRESS: CITY, STATE, ZIP: CONTACT: PHONE: EMAIL:	AT&T 161 INVERNESS DRIVE W. 2ND FLOOR ENGLEWOOD, CO 80112 JULIUS DELACRUZ 720.472.3519 JD235U@AT&T.COM
<b>ARCHITECT &amp; ENGINEER:</b> COMPANY: ADDRESS: CITY, STATE, ZIP: CONTACT:	TRYLON ENGINEERING SERVICES 1825 W. WALNUT HILL LANE, SUITE 120 IRVING, TX 75038 MIKE MOORE 484.678.2017 MIKE.MOORE@TRYLON.COM

**PROJECT INFORMATION**

SITE ADDRESS:	1501 S.LEMAY AVENUE FORT COLLINS, CO 80524
PARCEL NUMBER (APN):	9713408189
PARCEL OWNER:	TIM HERBERT PROPERTIES, LLC 1501 SOUTH LEMAY, LLC NORMDOG, LLC 1501 S. LEMAY AVE., UNIT 200 FORT COLLINS, CO 805244253
STRUCTURE TYPE:	15'-0" BUILDING
SITE TYPE:	RAW LAND
TOWER OWNER:	AT&T
TOWER OWNER SITE ID:	COL03275
LATITUDE (NAD 83):	40.567969° / 40° 34' 04.7" N
LONGITUDE (NAD 83):	-105.058042° / 105° 03' 29.0" W
GROUND ELEVATION:	±4960' (AMSL)
OCCUPANCY GROUP:	U-UTILITY (UNMANNED WCF)
COUNTY:	LARIMER
JURISDICTION:	CITY OF FORT COLLINS
ZONING:	NEIGHBORHOOD COMMERCIAL DISTRICT (N-C)
AT&T LEASE AREA:	2500 SQ. FT.
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.
POWER PROVIDER:	T.B.D.
FIBER PROVIDER:	T.B.D.

**LEGAL DESCRIPTION:**  
SEE SHEET LS-1 FOR LEGAL DESCRIPTION

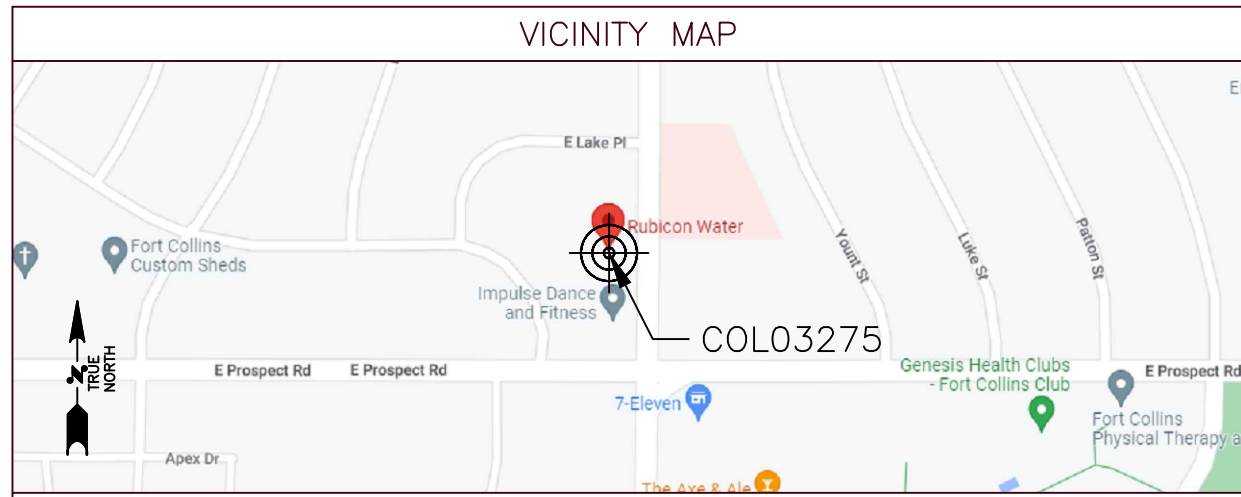


**811**  
Know what's below.  
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN COLORADO, CALL COLORADO 811  
TOLL FREE: 1-800-922-1987 OR www.co811.org  
COLORADO STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE



**PROJECT:** AT&T NEW BUILD  
**SITE #:** COL03275  
**SITE NAME:** PROSPECT AND LEMAY  
**FA#:** 15201861  
**USID:** 312841  
**PACE#:** MRUTH044625/MRUTH049926/MRUTH049909/  
MRUTH049911/MRUTH049921/MRUTH049916/MRUTH049940  
MRUTH049911/MRUTH049921/MRUTH049916/MRUTH049940  
**PTN#:** 3755A0YAWX/3755A12MTE/3755A12MSZ/  
3755A12MSL/3755A12MTJ/3755A12MVD/3755A12MV8  
**SITE ADDRESS:** 1501 S.LEMAY AVENUE  
FORT COLLINS, CO 80524  
**JURISDICTION:** CITY OF FORT COLLINS



**DRIVING DIRECTIONS**

FROM DENVER INTERNATIONAL AIRPORT 8500 PEÑA BLVD, DENVER, CO 80249, UNITED STATES  
TAKE PEÑA BLVD, E-470 N AND I-25 N TO CO-52 W/STATE HWY 52 W IN WELD COUNTY. TAKE EXIT 235 FROM I-25 N, HEAD NORTH ON PEÑA BLVD, SLIGHT LEFT ONTO TERMINAL W (SIGNS FOR AIRPORT TERMINAL W), USE THE 2ND FROM THE LEFT LANE TO TURN SLIGHTLY LEFT ONTO PARKING - TERMINAL W, SLIGHT RIGHT, KEEP LEFT, KEEP LEFT TO CONTINUE ON NEW CASTLE ST, CONTINUE ONTO 8599- NEW CASTLE STREET -8101, 8599- NEW CASTLE STREET -8101 TURNS SLIGHTLY RIGHT AND BECOMES PEÑA BLVD (SIGNS FOR I-70/AIRPORT EXIT/AIRPORT RETURN TO TERMINAL), TAKE EXIT 6B TOWARD BOULDER/FT.COLLINS, MERGE WITH E-470 N, TAKE EXIT 47 TO MERGE WITH I-25 N TOWARD FT COLLINS, TAKE EXIT 235 FOR CO-52, GET ON I-25 N FROM I-25 FRONTAGE RD, TURN LEFT ONTO CO-52 W/STATE HWY 52 W, TURN RIGHT ONTO I-25 FRONTAGE RD, TURN RIGHT ONTO BELLA ROSA PKWY, TURN LEFT ONTO E I-25 FRONTAGE RD, USE THE MIDDLE LANE TO TURN LEFT ONTO CO-119, TURN RIGHT AT DEL TACO TO MERGE WITH I-25 N, FOLLOW I-25 N TO E PROSPECT RD IN FORT COLLINS, TAKE EXIT 268 FROM I-25 N, MERGE WITH I-25 N, KEEP RIGHT AT THE Y JUNCTION TO STAY ON I-25 N, KEEP LEFT TO STAY ON I-25 N, TAKE EXIT 268 FOR PROSPECT ROAD, KEEP LEFT TO CONTINUE TOWARD E PROSPECT RD, FOLLOW E PROSPECT RD TO YOUR DESTINATION, TURN LEFT ONTO E PROSPECT RD, TURN RIGHT

**BUILDING CODES**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2020 NATIONAL ELECTRICAL CODE
- AMERICAN CONCRETE INSTITUTE, ACI-318
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION, AISC
- MANUAL OF STEEL CONSTRUCTION 13TH EDITION
- ANSI/TIA-222-G
- TIA 607
- INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
- IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST EDITION
- TELCORDIA GR-1275
- ANSI/T 311

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

**PROJECT SCOPE**

<input checked="" type="checkbox"/> 1C	<input checked="" type="checkbox"/> 3C	<input checked="" type="checkbox"/> 5C	<input type="checkbox"/> 4T4R	<input type="checkbox"/> 2ND RRH ADD
<input checked="" type="checkbox"/> 2C	<input checked="" type="checkbox"/> 4C	<input checked="" type="checkbox"/> 6C	<input type="checkbox"/> RRH SWAP	<input checked="" type="checkbox"/> 5G NR 1SR
RFDS ID: 4797430				

**PROJECT DESCRIPTION**

- THIS PROJECT WILL BE COMPRISED OF:
- PROPOSED 15'-0" BUILDING SCOPE OF WORK:**
- INSTALL (12) ANTENNAS, (4) PER SECTOR
  - INSTALL (12) RRH'S, (4) PER SECTOR
  - INSTALL (3) FRP SCREEN WALL ANTENNA MOUNT
  - INSTALL (3) RAYCAP SURGE SUPPRESSORS
  - INSTALL (3) FIBER LINES
  - INSTALL (6) DC POWER LINES
- PROPOSED AT&T EQUIPMENT SCOPE OF WORK:**
- INSTALL AT&T POWER PLANT
  - INSTALL AT&T BATTERY RACK
  - INSTALL AT&T FIF RACK
  - INSTALL AT&T RACK MOUNTED DC12
  - INSTALL AT&T GPS ANTENNA
  - INSTALL AT&T CABLE TRAY
  - INSTALL AT&T VERTICAL CABLE TRAY
  - INSTALL AT&T CABLE LADDER

**SHEET INDEX**

SHEET #	DESCRIPTION	REVISION #
T-1	TITLE SHEET	B
LS-1	SURVEY	B
Z-1	OVERALL SITE PLAN	B
Z-2	ENLARGED SITE PLAN	B
Z-3	EQUIPMENT PLAN (BASEMENT)	B
Z-4	ANTENNA LAYOUT	B
Z-5	ELEVATION VIEW	B

**GENERAL NOTES**

**DO NOT SCALE DRAWINGS**  
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.  
THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, PORTABLE WATER, OR TRASH DISPOSAL IS REQUIRED, NO COMMERCIAL SIGNAGE AND NO LANDSCAPING IS PROPOSED



DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

**SUBMITTALS**

REV	DATE	DESCRIPTION	BY
A	09/01/22	INITIAL SUBMISSION	IAN
B	12/01/22	INITIAL SUBMISSION	ROS


**SITE INFORMATION**  
LTE 1C/2C/3C/4C/5C/5G NR 1SR  
COL03275  
PROSPECT AND LEMAY  
FA#: 15201861  
USID: 312841  
**SITE ADDRESS:**  
1501 S.LEMAY AVENUE FORT COLLINS, CO 80524  
LARIMER COUNTY

**SHEET DESCRIPTION**  
TITLE SHEET  
SHEET NO.  
T-1

**LEASE SITE DESCRIPTION**

A TRACT OF LAND LOCATED IN FORT COLLINS CITY, LARIMER COUNTY, STATE OF COLORADO IN THE SOUTHEAST QUARTER OF SEC. 13, TOWNSHIP 7 NORTH, RANGE 69 WEST, 6TH PRIME MERIDIAN.

BEGINNING AT A POINT BEING LOCATED NORTH 0°00'06" EAST 364.72 FEET AND WEST 178.82 FEET FROM THE SOUTHEAST CORNER OF SEC. 13, TOWNSHIP 7 NORTH, RANGE 69 WEST, 6TH PRIME MERIDIAN; THENCE S.32°42'41"W, A DISTANCE OF 22.27 FEET; THENCE N.24°34'45"W, A DISTANCE OF 35.19 FEET; THENCE EAST, A DISTANCE OF 35.19 FEET; THENCE S.32°42'41"W, A DISTANCE OF 15.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 563.16 SQUARE FEET OR 0.0129 ACRES, MORE OR LESS.

**ACCESS EASEMENT "A" DESCRIPTION**

A TRACT OF LAND LOCATED IN FORT COLLINS CITY, LARIMER COUNTY, STATE OF COLORADO IN THE SOUTHEAST QUARTER OF SEC. 13, TOWNSHIP 7 NORTH, RANGE 69 WEST, 6TH PRIME MERIDIAN.

AN EASEMENT 10.00 FEET IN WIDTH, BEING 5.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF LEMAY AVENUE, SAID POINT BEING LOCATED NORTH 0°00'06" EAST 364.72 FEET AND WEST 40.00 FEET FROM THE SOUTHEAST CORNER OF SEC. 13, TOWNSHIP 7 NORTH, RANGE 69 WEST, 6TH PRIME MERIDIAN; RUNNING THENCE WEST 138.82 FEET TO THE POINT OF TERMINUS.

**ACCESS EASEMENT "B" DESCRIPTION**

A TRACT OF LAND LOCATED IN FORT COLLINS CITY, LARIMER COUNTY, STATE OF COLORADO IN THE SOUTHEAST QUARTER OF SEC. 13, TOWNSHIP 7 NORTH, RANGE 69 WEST, 6TH PRIME MERIDIAN.

AN EASEMENT 10.00 FEET IN WIDTH, BEING 5.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF LEMAY AVENUE, SAID POINT BEING LOCATED NORTH 0°00'06" EAST 324.88 FEET AND WEST 40.00 FEET FROM THE SOUTHEAST CORNER OF SEC. 13, TOWNSHIP 7 NORTH, RANGE 69 WEST, 6TH PRIME MERIDIAN; RUNNING THENCE NORTH 28°01'54" WEST 18.12 FEET; THENCE WEST 11.07 FEET TO THE POINT OF TERMINUS.

**UTILITY EASEMENT DESCRIPTION**

A TRACT OF LAND LOCATED IN FORT COLLINS CITY, LARIMER COUNTY, STATE OF COLORADO IN THE SOUTHEAST QUARTER OF SEC. 13, TOWNSHIP 7 NORTH, RANGE 69 WEST, 6TH PRIME MERIDIAN.

AN EASEMENT 10.00 FEET IN WIDTH, BEING 5.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT BEING LOCATED NORTH 0°00'06" EAST 238.03 FEET AND WEST 152.26 FEET FROM THE SOUTHEAST CORNER OF SEC. 13, TOWNSHIP 7 NORTH, RANGE 69 WEST, 6TH PRIME MERIDIAN; RUNNING THENCE NORTH 29.50 FEET; THENCE EAST 97.69 FEET; THENCE NORTH 0°03'18" WEST 15.00 FEET TO THE POINT OF TERMINUS.

**UTILITY NOTE:**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM SURFACE FIELD OBSERVATIONS ONLY. THE SURVEYOR MAKES NO WARRANTIES OR GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THEY ARE LOCATED AS ACCURATELY AS REASONABLY EXPECTED FROM THE INFORMATION DESCRIBED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND POSITION OF THE UTILITIES. (POT HOLING TO OBTAIN HORIZONTAL AND VERTICAL POSITIONS AND PIPE SIZES WAS NOT PERFORMED). THE SURVEYOR DID NOT ENTER ANY CONFINED SPACES OR CONTACT DIG LINE FOR UTILITY MARK OUTS.

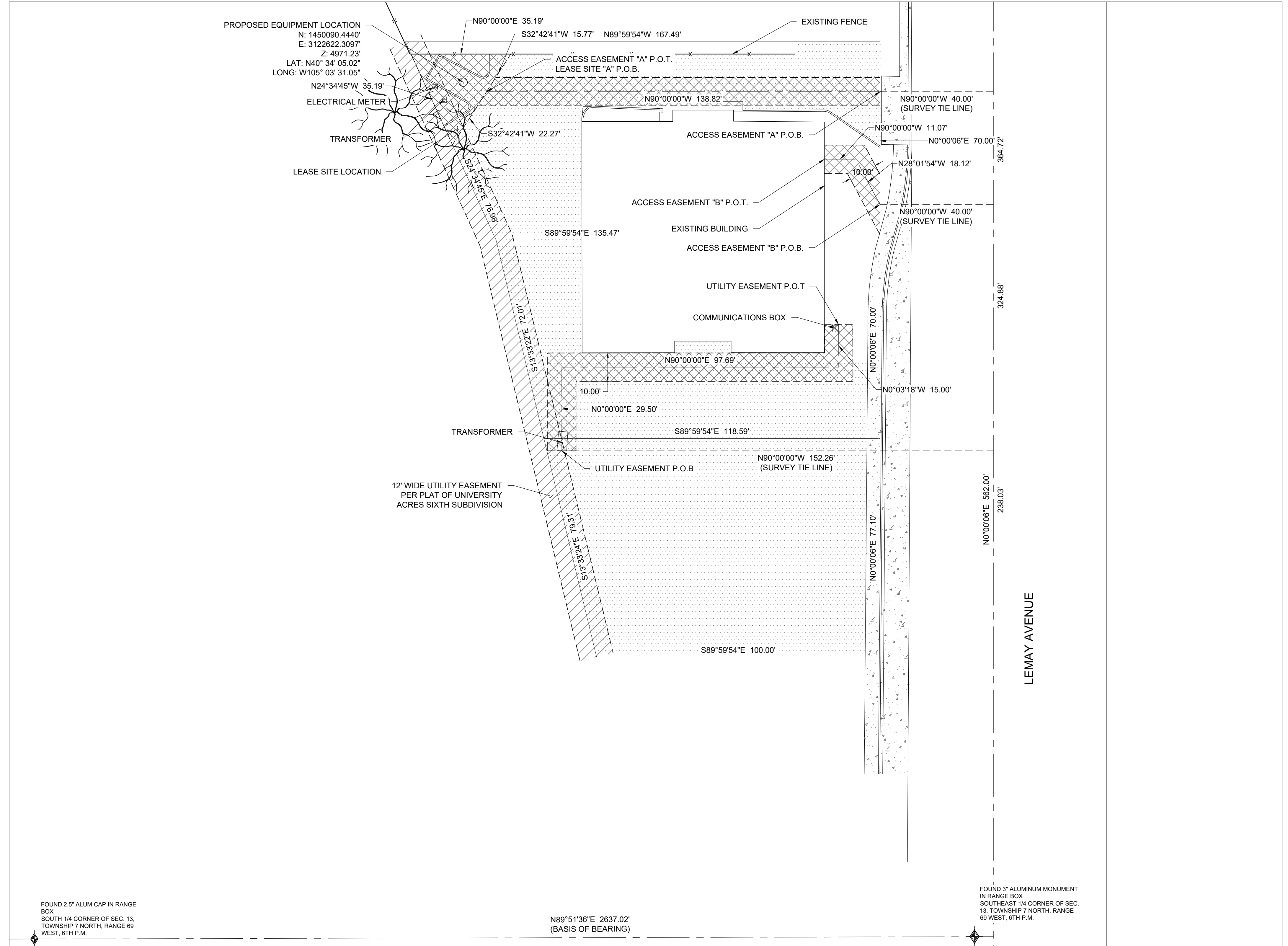
**SURVEY NOTES:**

1. THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS TECHNIQUES, PROJECTED TO THE COLORADO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM, NORTH ZONE. ALL BEARINGS SHOWN ARE ON GRID AZIMUTH AND ALL DISTANCES SHOWN ARE AT GROUND. REFER TO THE DRAWING FOR THE SPECIFIC LINE AND MONUMENTS USED.
2. THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)(GEOID12B) IS EXPRESSED IN U.S. SURVEY FEET.
3. THE SURVEY ACCURACY MEETS A LINEAR ANGULAR CLOSURE OF 1:5000.

**SURVEYOR'S CERTIFICATE**

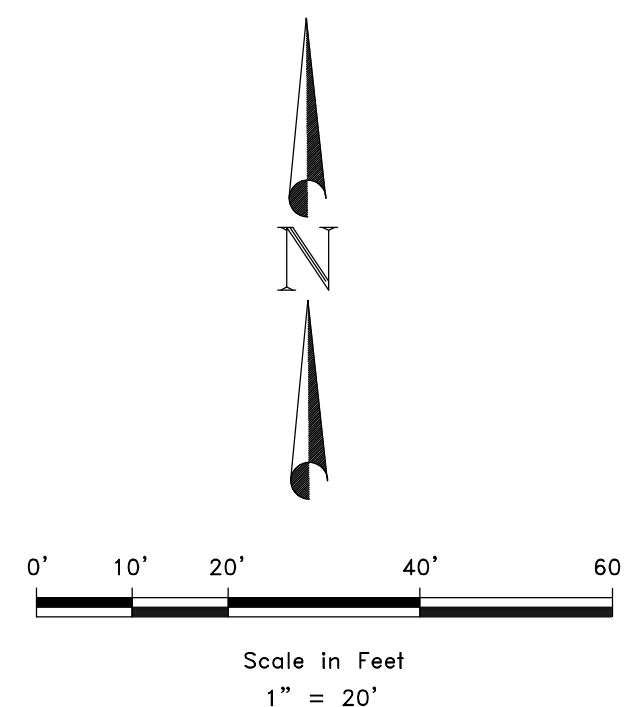
I, MICHAEL W. NADEAU, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 0038774, AS PRESCRIBED BY THE LAWS OF THE STATE OF COLORADO. I FURTHER CERTIFY THAT I HAVE DIRECTLY SUPERVISED A SURVEY OF THE PARCEL(S) OF LAND REPRESENTED HEREON AND HAVE HAD MONUMENTED ON THE GROUND THE BOUNDARY CORNERS AS SHOWN ON THIS PLAT.

SIGNED THIS 9TH DAY OF JUNE, 2022.



**LEGEND**

- ◆ COUNTY MONUMENT AS NOTED
- PROPERTY CORNER AS DESCRIBED
- BOUNDARY
- - - ADJACENT PARCEL
- SECTION LINE
- - - EASEMENT
- x — EXISTING FENCE LINE



PROJECT ADDRESS:

1501 LEMAY AVENUE  
 FORT COLLINS, LARIMER  
 COUNTY, COLORADO

FIELD SURVEY DATE: 6/02/2022

**LEASE SITE SURVEY  
 COL03275**

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13,  
 TOWNSHIP 7 NORTH, RANGE 69 WEST, 6TH PRIME MERIDIAN,  
 FORT COLLINS, LARIMER COUNTY, COLORADO  
 JUNE 2022

DESIGNED FOR:

PROJECT NAME:  
 COL03275





7670 S. CHESTER ST.  
CENTENNIAL, CO. 80112



1997 ANNAPOLIS EXCHANGE PARKWAY,  
SUITE 200  
ANNAPOLIS, MD 21401



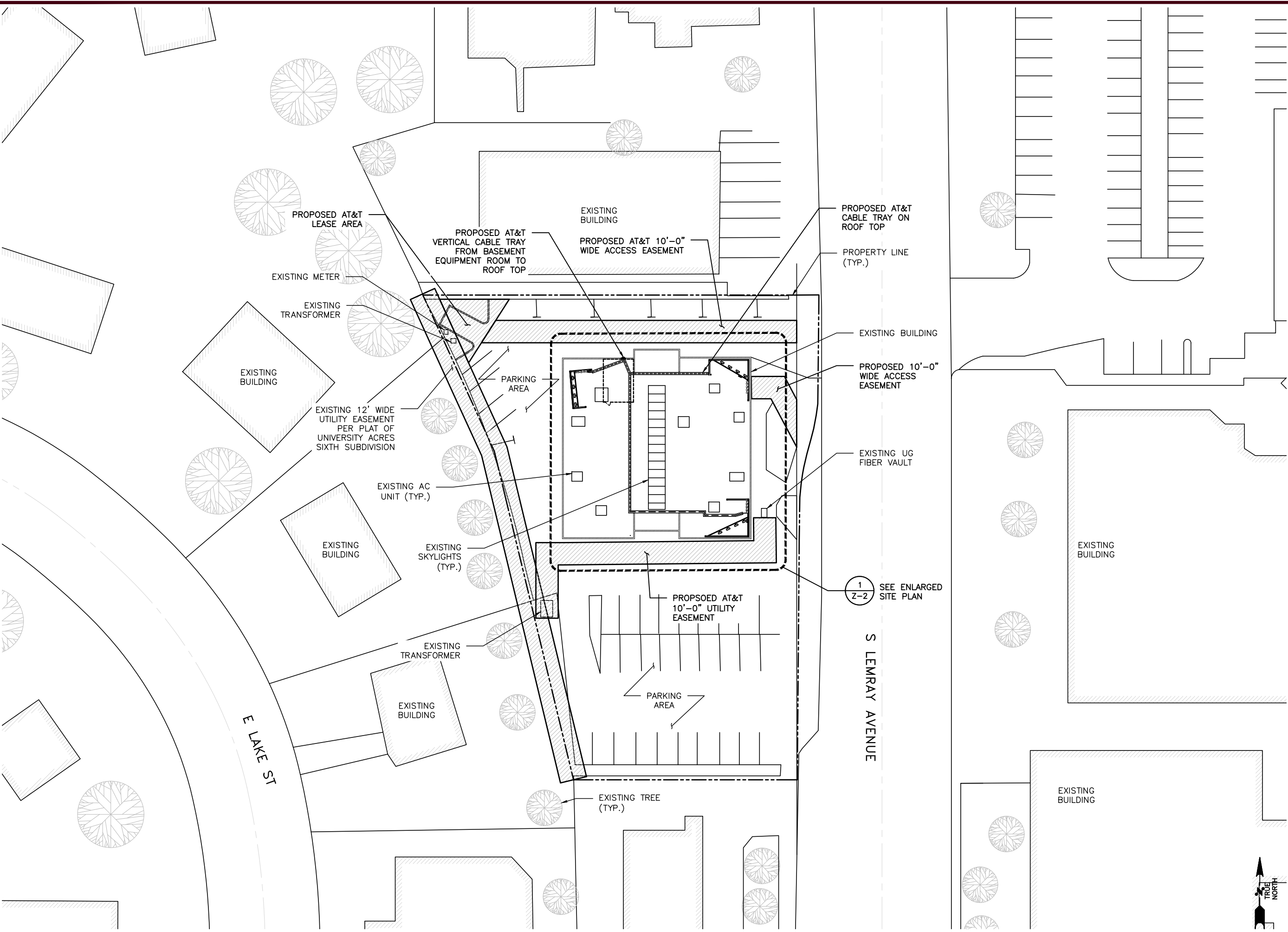
1825 W. WALNUT HILL LANE, SUITE 120  
IRVING, TEXAS 75038  
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE  
PRINTED MEDIA ONLY.

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	09/01/22	INITIAL SUBMISSION	IAN
B	12/01/22	INITIAL SUBMISSION	ROS

SITE INFORMATION	
LTE 1C/2C/3C/4C/5C/5G NR 1SR	COL03275
PROSPECT AND LEMAY	FA#: 15201861
	USID: 312841
<b>SITE ADDRESS:</b>	
1501 S.LEMAY AVENUE FORT COLLINS, CO 80524	LARIMER COUNTY

SHEET DESCRIPTION
OVERALL SITE PLAN
SHEET NO.
Z-1



OVERALL SITE PLAN

SCALE: 1"=40'-0" (11x17)  
(OR) 2"=40'-0" (22x34)





DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE  
PRINTED MEDIA ONLY.

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	09/01/22	INITIAL SUBMISSION	IAN
B	12/01/22	INITIAL SUBMISSION	ROS

**SITE INFORMATION**

LTE 1C/2C/3C/4C/5C/5G NR 1SR  
COL03275

PROSPECT AND LEMAY  
FA#: 15201861  
USID: 312841

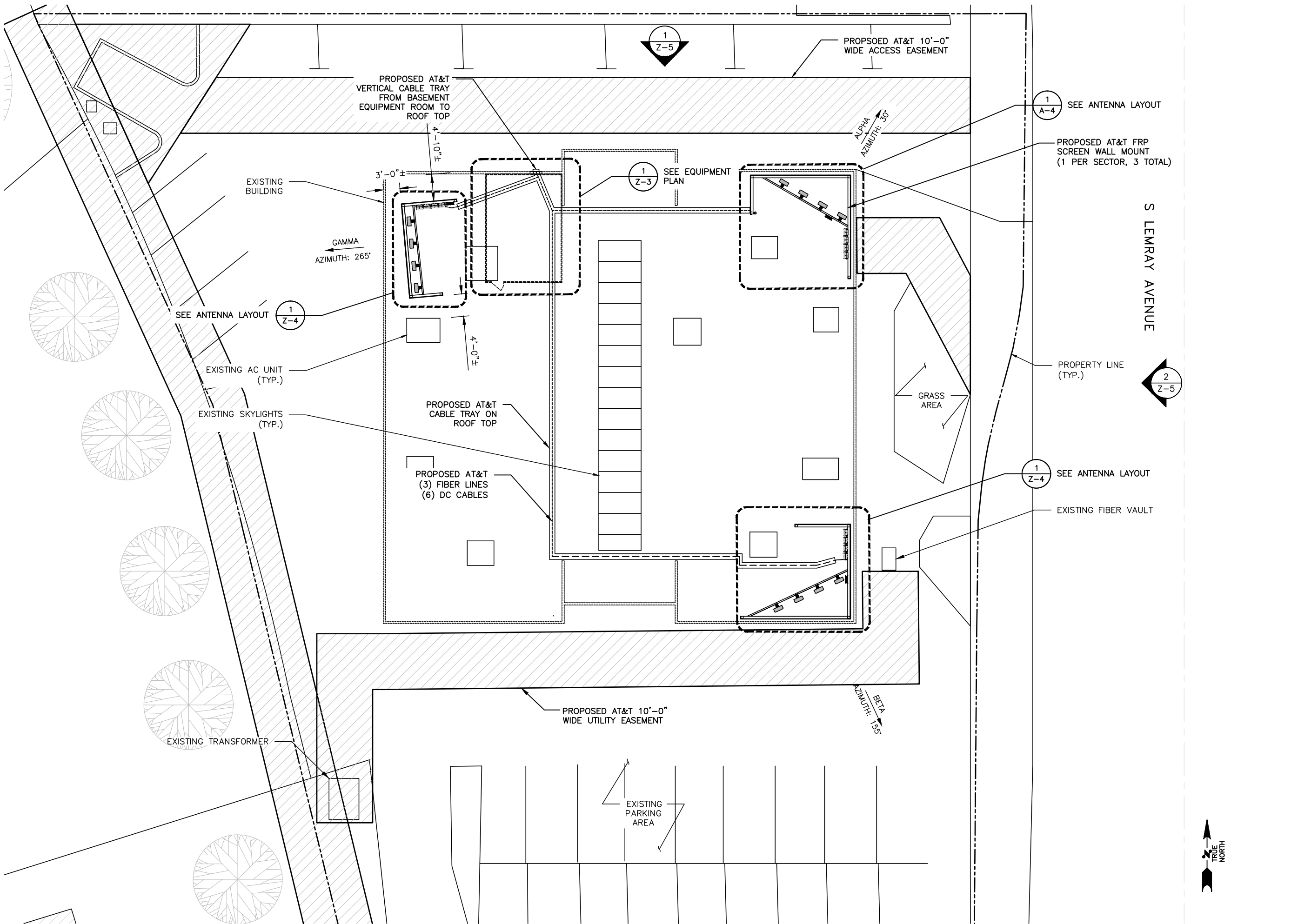
**SITE ADDRESS:**  
1501 S.LEMAY AVENUE FORT  
COLLINS, CO 80524  
LARIMER COUNTY

**SHEET DESCRIPTION**

ENLARGED SITE PLAN

**SHEET NO.**

Z-2



ENLARGED SITE PLAN

SCALE: 1/16"=1'-0" (11x17)  
(OR) 1/8"=1'-0" (22x34)



DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

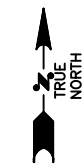
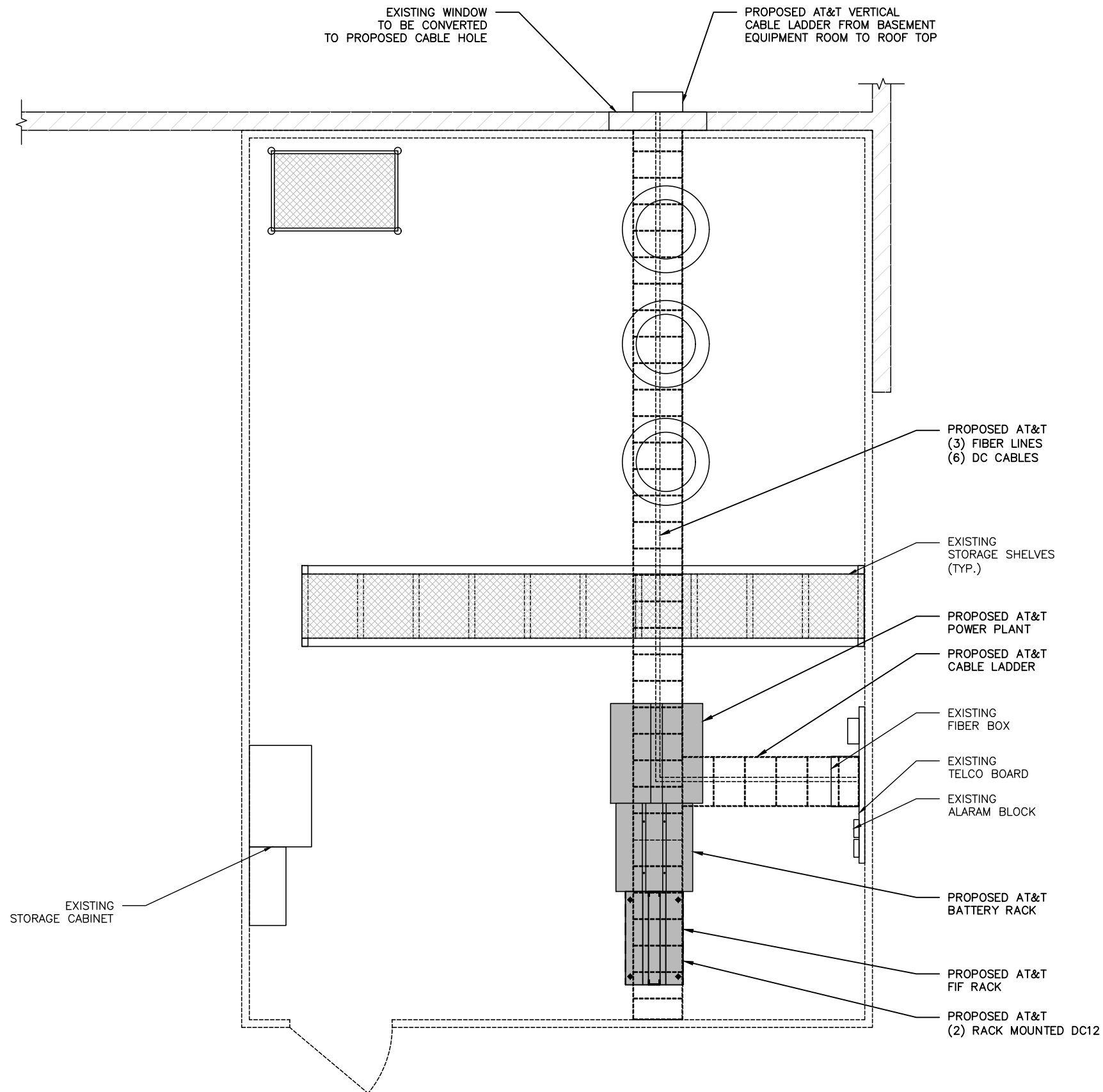
SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	09/01/22	INITIAL SUBMISSION	IAN
B	12/01/22	INITIAL SUBMISSION	ROS



**SITE INFORMATION**  
 LTE 1C/2C/3C/4C/5C/5G NR 1SR  
 COLO3275  
 PROSPECT AND LEMAY  
 FA#: 15201861  
 USID: 312841  
**SITE ADDRESS:**  
 1501 S.LEMAY AVENUE FORT COLLINS, CO 80524  
 LARIMER COUNTY

**SHEET DESCRIPTION**  
 EQUIPMENT PLAN  
 (BASEMENT)

**SHEET NO.**  
 Z-3



SCALE: 3/8"=1'-0" (11x17)  
 (OR) 3/4"=1'-0" (22x34)



DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE  
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SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	09/01/22	INITIAL SUBMISSION	IAN
B	12/01/22	INITIAL SUBMISSION	ROS

**SITE INFORMATION**

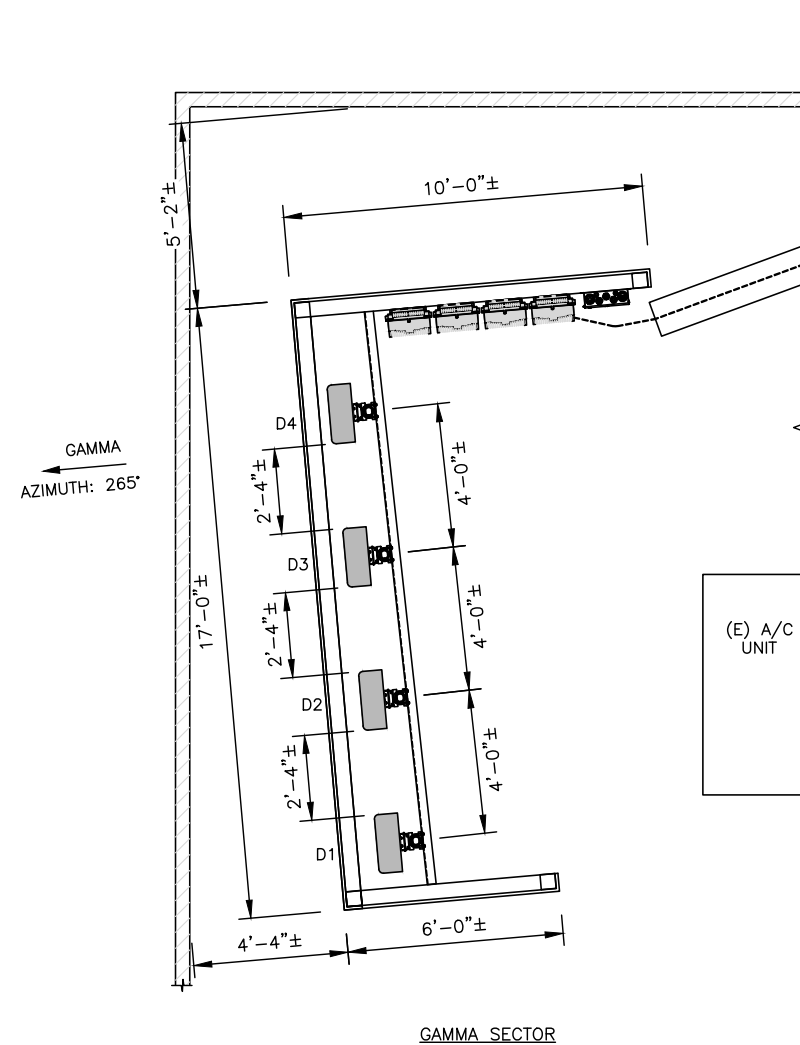
LTE 1C/2C/3C/4C/5C/5G NR 1SR  
COL03275  
PROSPECT AND LEMAY  
FA#: 15201861  
USID: 312841  
**SITE ADDRESS:**  
1501 S.LEMAY AVENUE FORT  
COLLINS, CO 80524  
LARIMER COUNTY

**SHEET DESCRIPTION**

ANTENNA LAYOUT AND  
SCHEDULE

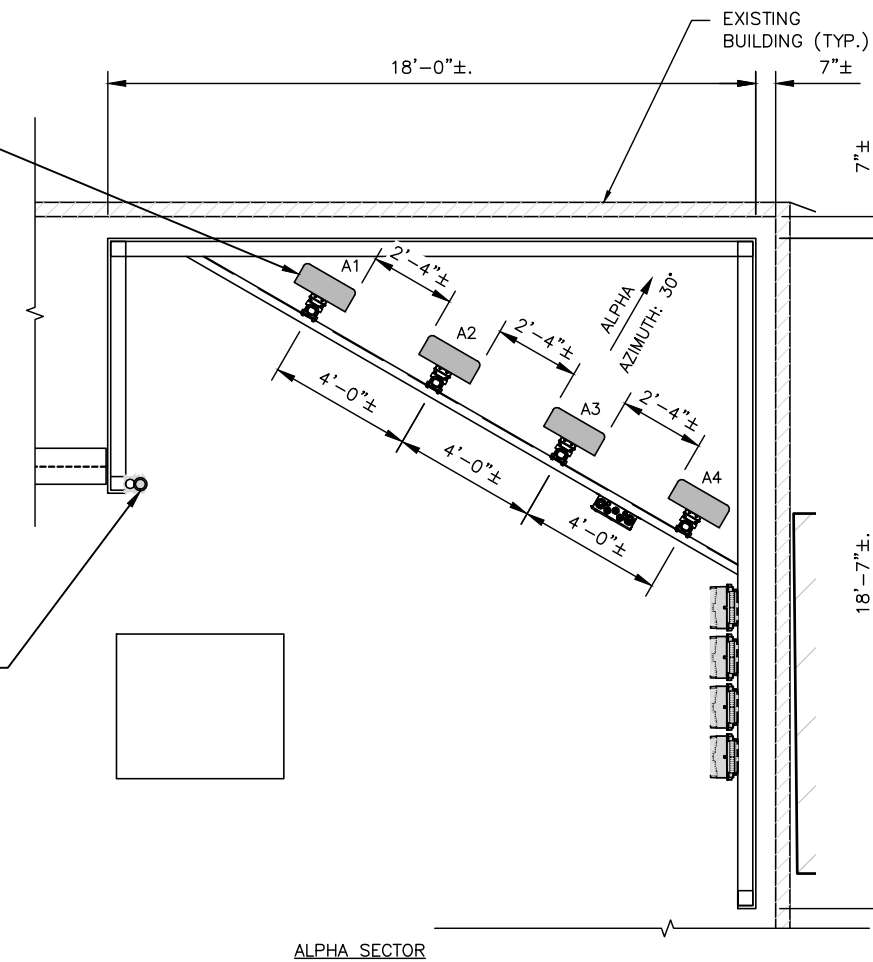
SHEET NO.

Z-4

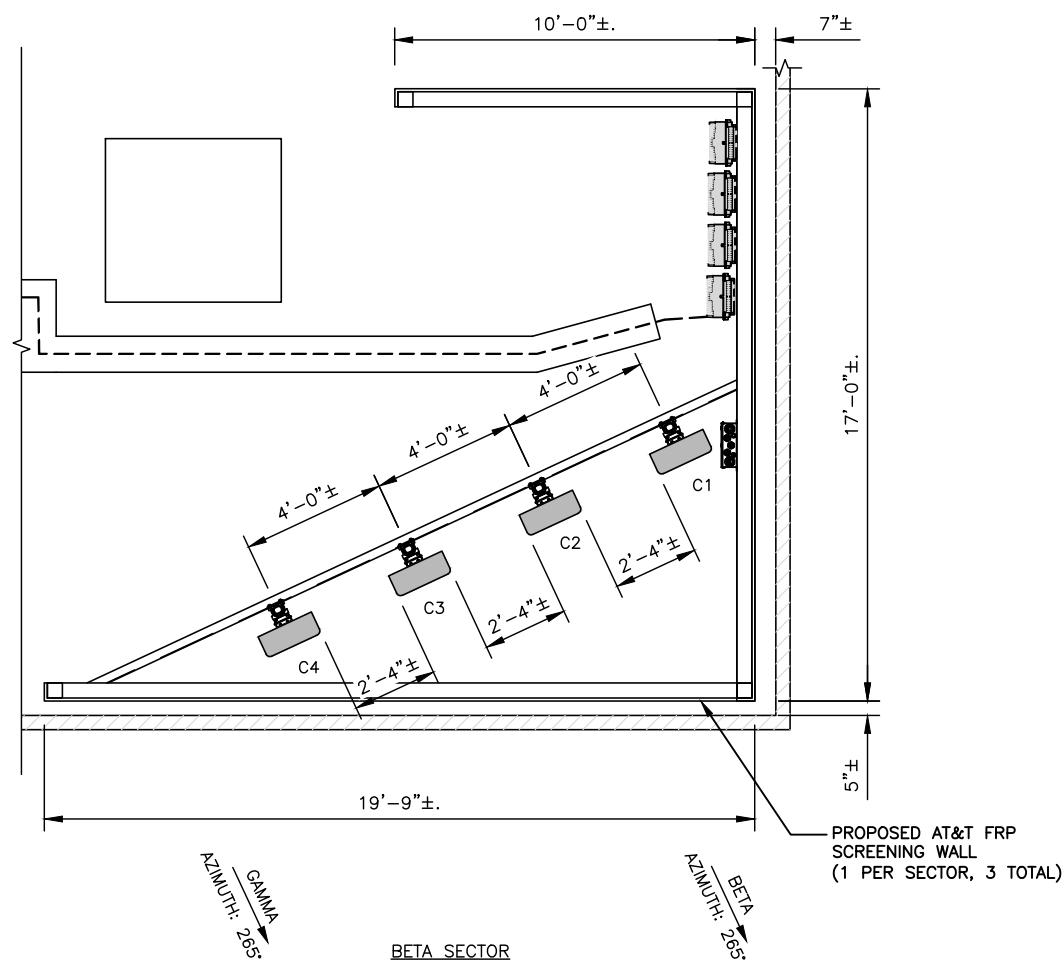


PROPOSED AT&T ANTENNAS &  
ANCILLARY EQUIPMENT, (TYPICAL  
INSTALLATION INCLUDES (4) ANTENNAS,  
(4) RRH'S AND (1) SURGE PROTECTOR  
PER SECTOR MOUNTED TO PROPOSED  
FRP FRAME)

PROPOSED AT&T  
GPS ANTENNA

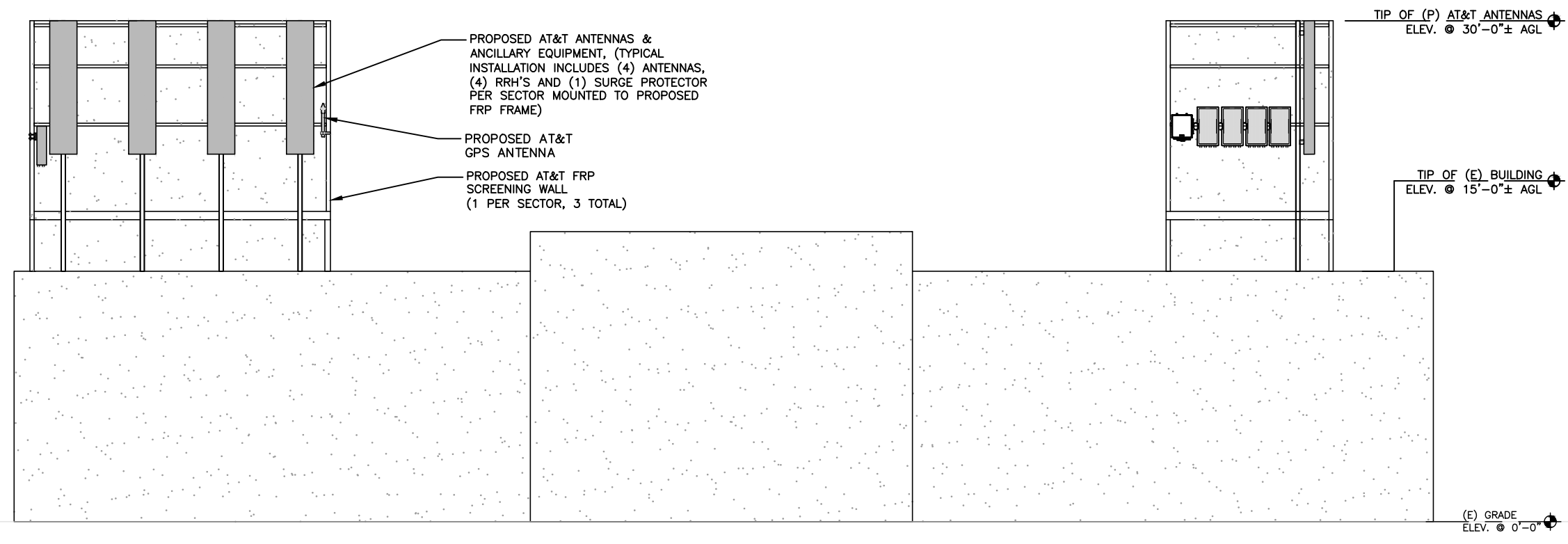


ALPHA SECTOR



BETA SECTOR



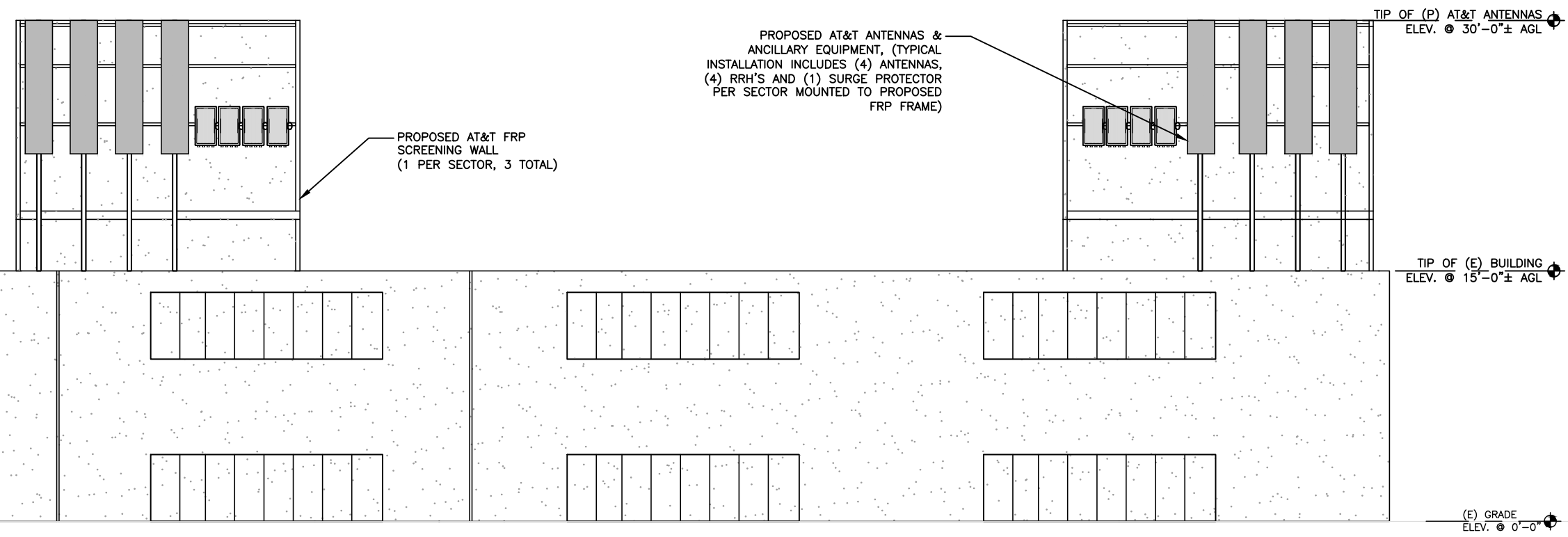


DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	09/01/22	INITIAL SUBMISSION	IAN
B	12/01/22	INITIAL SUBMISSION	ROS

PROPOSED NORTH ELEVATION

SCALE: 1/8"=1'-0" (11x17)  
(OR) 1/4"=1'-0" (22x34) 2



PROPOSED EAST ELEVATION

SCALE: 1/8"=1'-0" (11x17)  
(OR) 1/4"=1'-0" (22x34) 2

SITE INFORMATION

LTE 1C/2C/3C/4C/5C/5G NR 1SR  
COL03275  
PROSPECT AND LEMAY  
FA#: 15201861  
USID: 312841  
**SITE ADDRESS:**  
1501 S.LEMAY AVENUE FORT COLLINS, CO 80524 LARIMER COUNTY

SHEET DESCRIPTION

ELEVATIONS

SHEET NO.

Z-5