

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

Review Date

10/3/2024 9:15 AM

Project Name

AT&T Wireless Telecommunications Facility at 1501 S. Lemay Ave
CDR240058

Applicant

Eric Polden
(562) 522-8350
eric.polden@smartlinkgroup.com

Planner: Jill Baty

Engineer: Tim Dinger

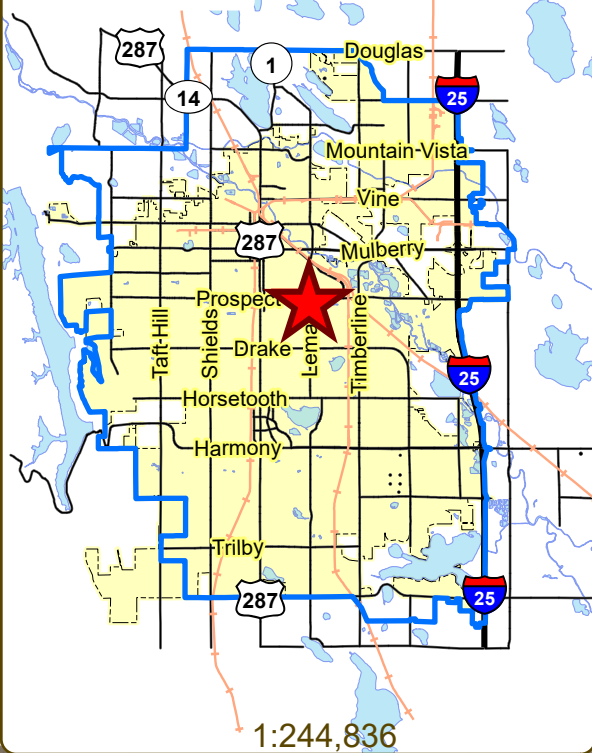
DRC: Seth Goldstein

Description

This is a request to build a new wireless facility on the rooftop of the existing building at 1501 S Lemay Ave (parcel # 9713408189). AT&T is proposing to install a new wireless facility on the rooftop of the building at 1501 S. Lemay. They are proposing to install (12) antennas, (12) radios, (3) surge suppressors, (3) fiber, and (6) fiber lines. Antennas are to be placed behind a screen wall. Ground equipment is to be located within the building in the basement. Access can be taken from S Lemay Ave. The property is directly west of S Lemay Ave and approximately 0.05 mi north of E Prospect Rd. The property is located in the Neighborhood Commercial District (NC) zone district and is subject to Administrative (Type 1) Review.

AT&T Wireless Telecommunications Facility at 1501 S Lemay Ave-Wireless Telecommunications Facility

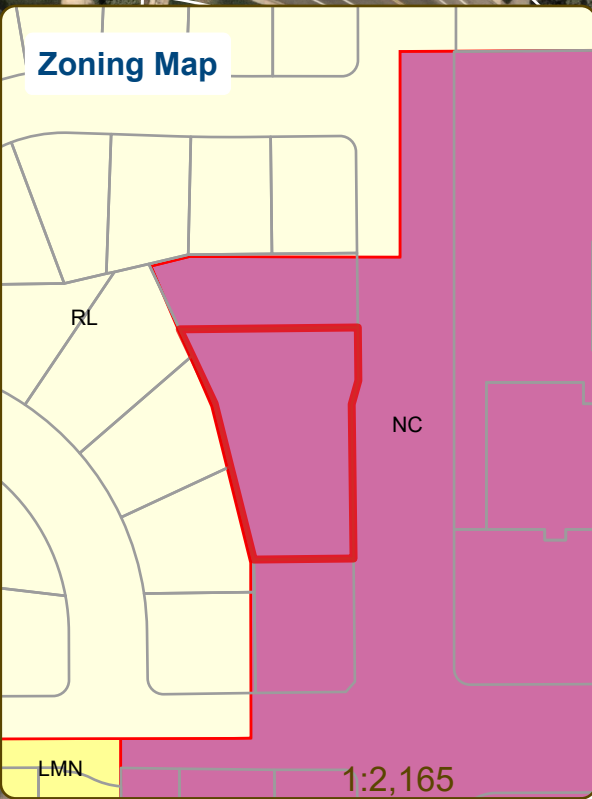
Vicinity Map



Aerial Site Map



Zoning Map



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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 preappmeeting@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) _____

Are you a small business? Yes No 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

| | |
|--|--|
| APPLICANT: 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 |
| APPLICANT REPRESENTATIVE: 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 |
| ZONING/REAL ESTATE SPECIALIST: 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 |
| RF ENGINEER: 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 |
| ARCHITECT & ENGINEER: 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

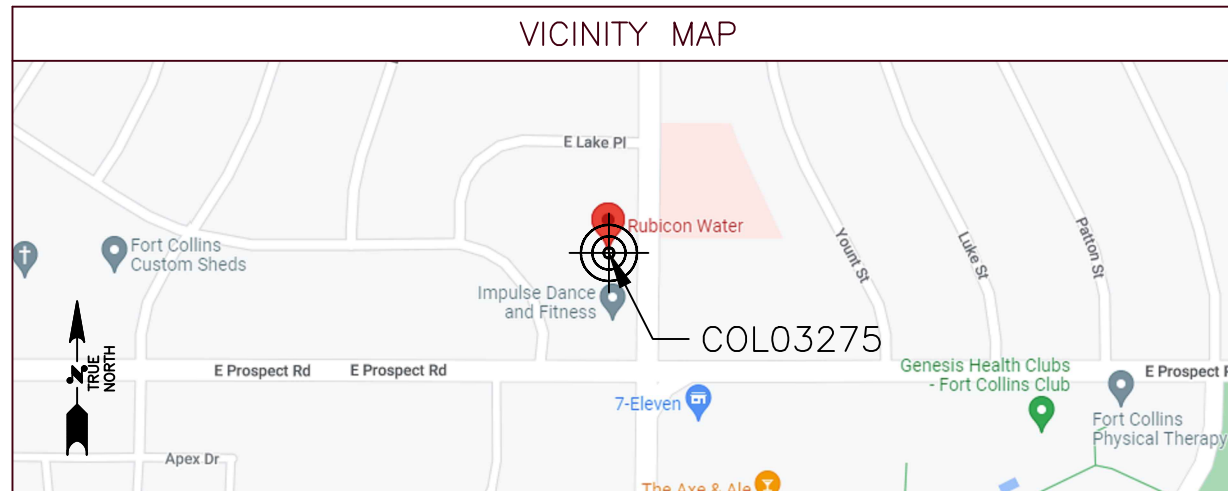


811
Know what's below.
Call before you dig.

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
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 | 0 |
| LS-1 | SURVEY | 0 |
| Z-1 | OVERALL SITE PLAN | 0 |
| Z-2 | ENLARGED SITE PLAN | 0 |
| Z-3 | EQUIPMENT PLAN (BASEMENT) | 0 |
| Z-4 | ANTENNA LAYOUT | 0 |
| Z-5 | ELEVATION VIEW | 0 |

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 | RC |
| C | 12/07/22 | INITIAL SUBMISSION | RC |
| D | 12/15/22 | INITIAL SUBMISSION | RC |
| O | 12/15/22 | FINAL SUBMISSION | IAN |



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



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

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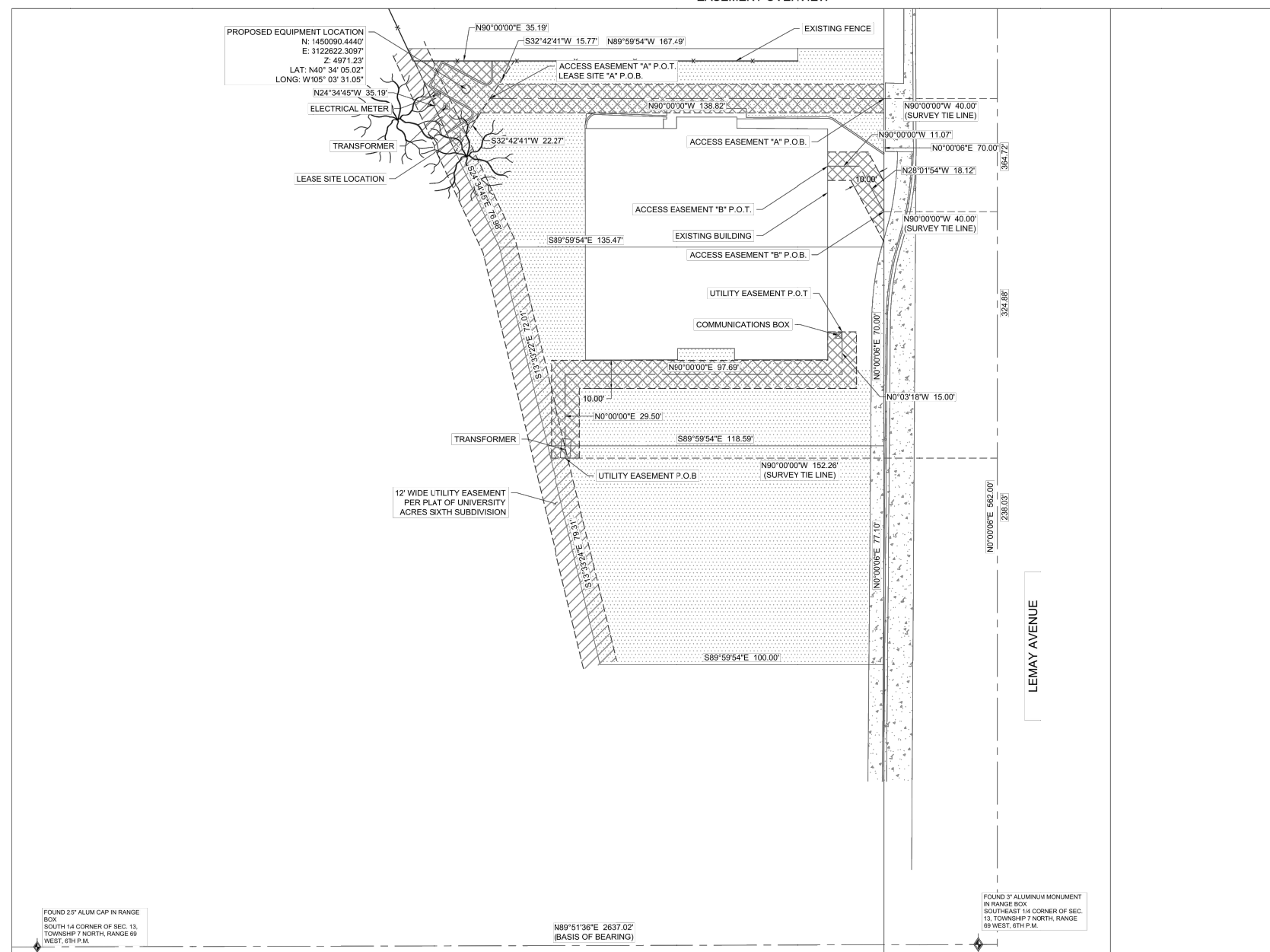
SHEET DESCRIPTION

SITE SURVEY

SHEET NO.

LS-1

LEASE SITE & UTILITY ACCESS
EASEMENT OVERVIEW



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 97.59 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)(GEOID128) IS EXPRESSED IN U.S. SURVEY FEET.
3. THE SURVEY ACCURACY MEETS A LINEAR ANGULAR CLOSURE OF 1:5000.

SURVEYOR'S CERTIFICATE

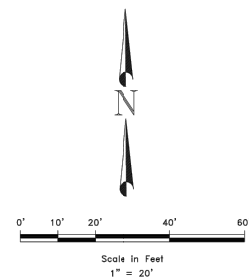
I, MICHAEL W. NADEAU, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 0038774, AS PRESCRIBED BY THE LAWS OF THE STATE OF COLORADO. I FURTHER CERTIFY THAT I HAVE DIRECTLY SUPERVISED A SURVEY OF THE PARCEL(S) OF LAND REPRESENTED HEREON AND HAVE HAD MONUMENTED ON THE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

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SITE INFORMATION

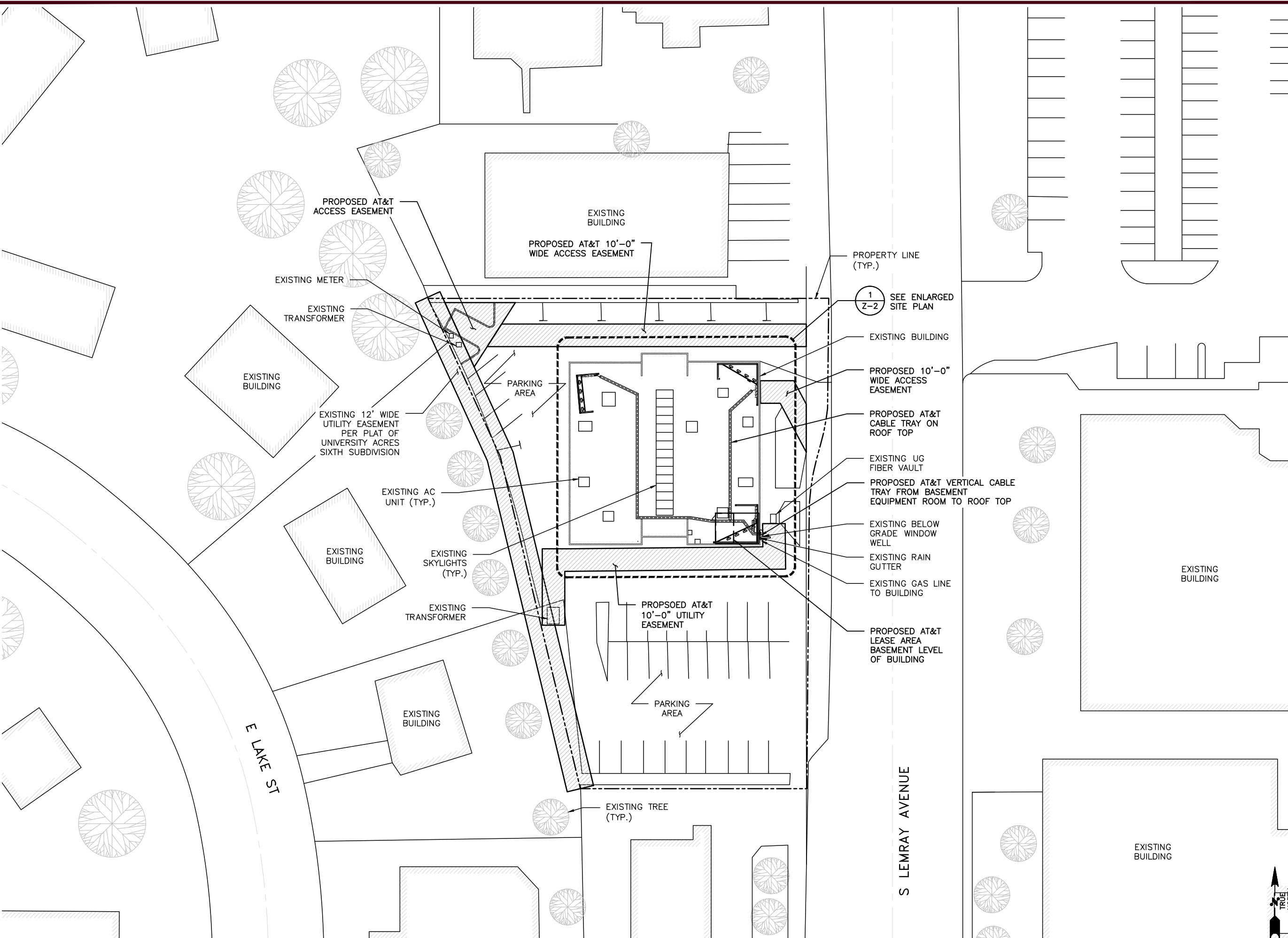
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COLO3275
PROSPECT AND LEMAY
FA#: 15201861
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1501 S.LEMAY AVENUE FORT
COLLINS, CO 80524
LARIMER COUNTY

SHEET DESCRIPTION

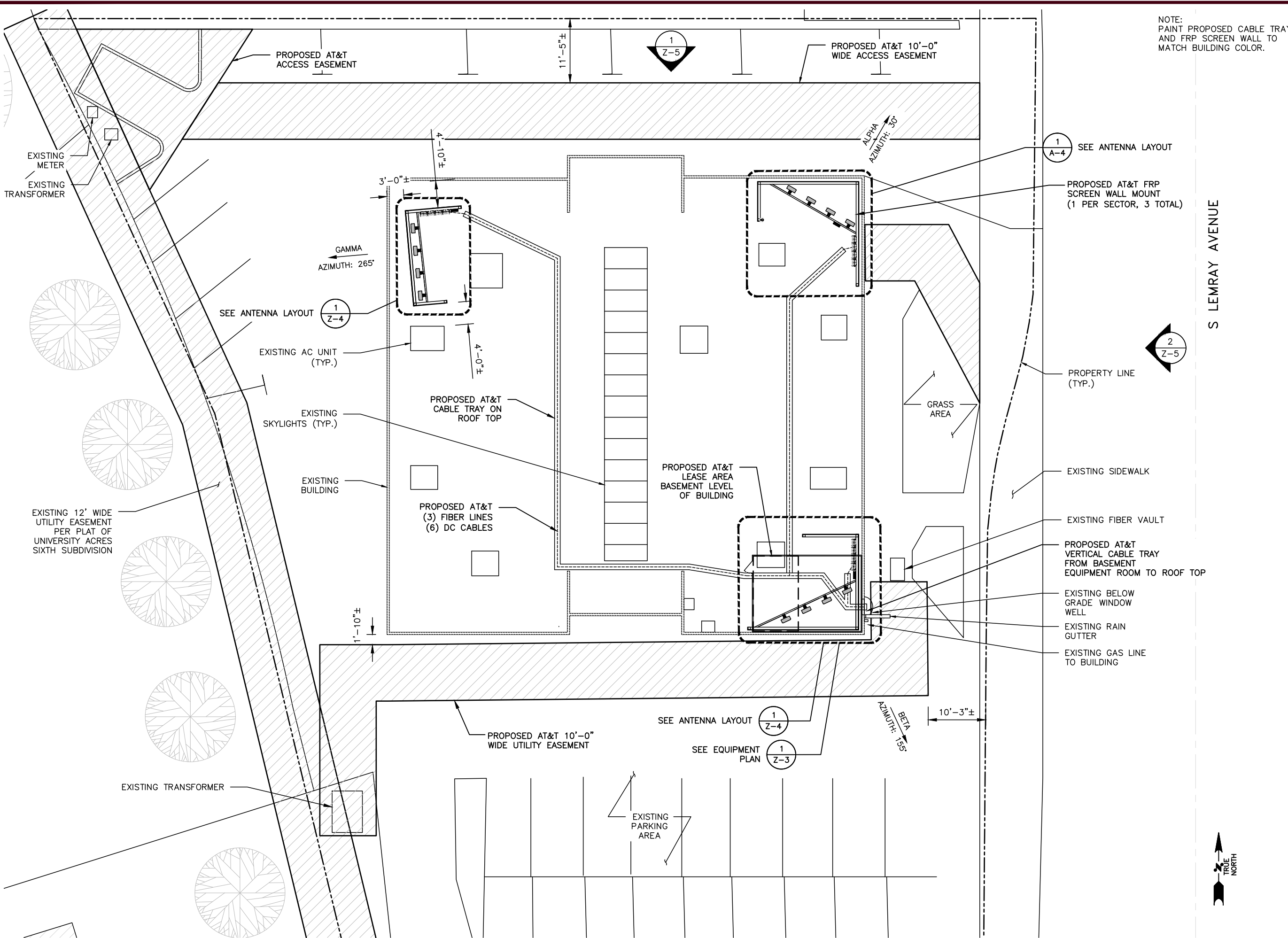
OVERALL SITE PLAN

SHEET NO.

Z-1



1 SEE ENLARGED SITE PLAN
Z-2



NOTE:
PAINT PROPOSED CABLE TRAY
AND FRP SCREEN WALL TO
MATCH BUILDING COLOR.



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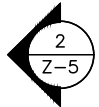


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SITE ADDRESS:
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 LARIMER COUNTY

SHEET DESCRIPTION
 ENLARGED SITE PLAN

SHEET NO.
 Z-2

S LEMRAY AVENUE



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

NOTE:
PAINT PROPOSED CABLE TRAY
AND FRP SCREEN WALL TO
MATCH BUILDING COLOR.



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 | RC |
| C | 12/07/22 | INITIAL SUBMISSION | RC |
| D | 12/15/22 | INITIAL SUBMISSION | RC |
| 0 | 12/15/22 | FINAL SUBMISSION | IAN |



SITE INFORMATION

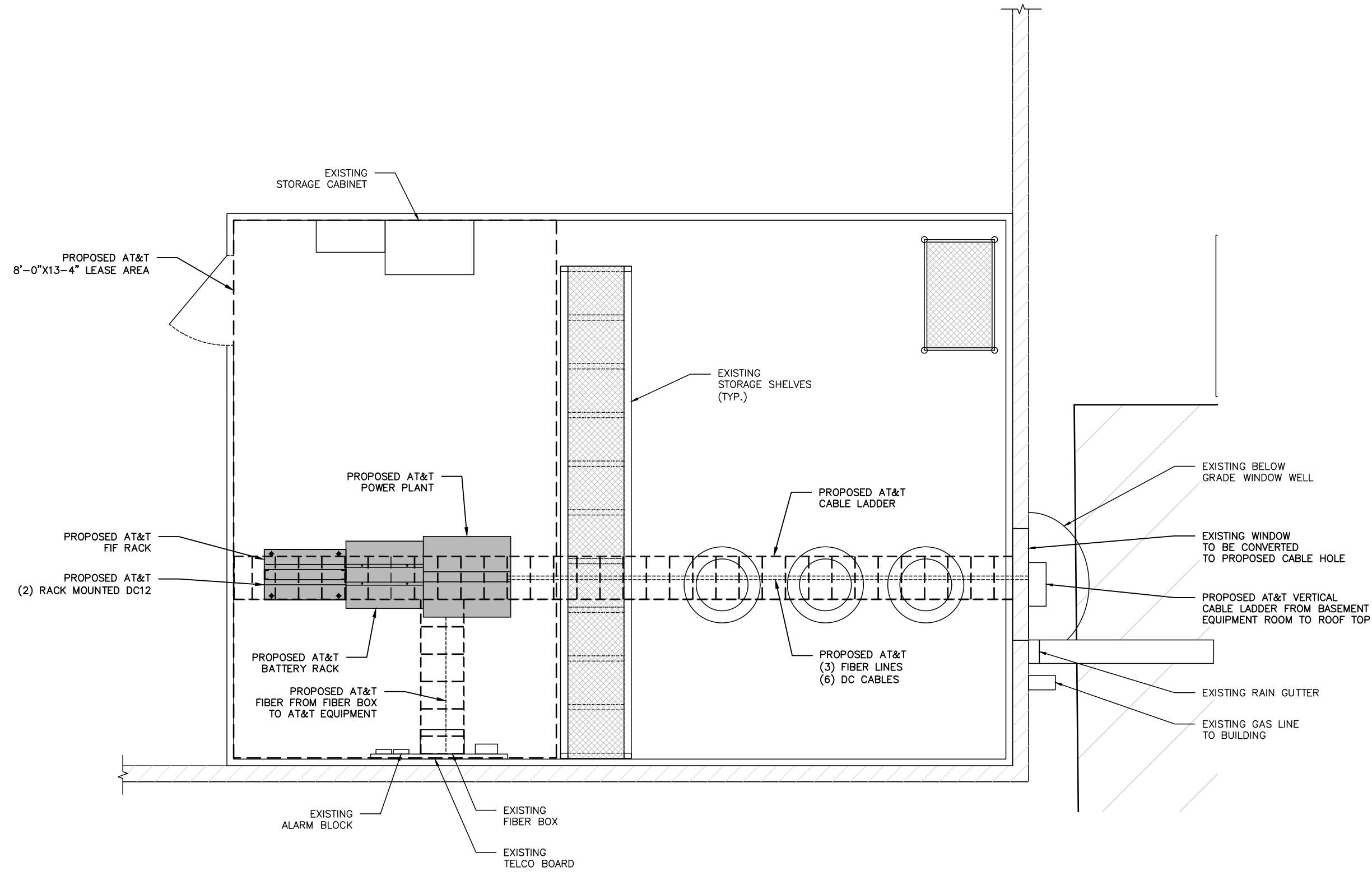
LTE 1C/2C/3C/4C/5C/5G NR 1SR
COLO3275
PROSPECT AND LEMAY
FA#: 15201861
USID: 312841
SITE ADDRESS:
1501 S.LEMAY AVENUE FORT
COLLINS, CO 80524
LARIMER COUNTY

SHEET DESCRIPTION

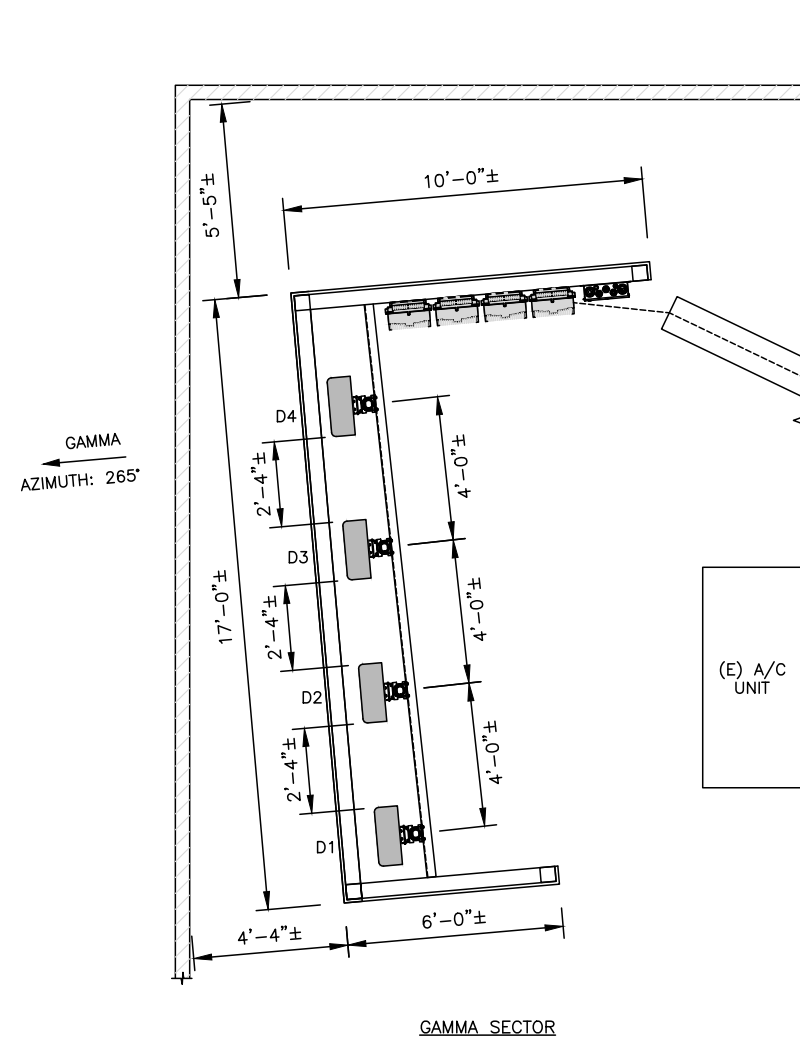
EQUIPMENT PLAN
(BASEMENT)

SHEET NO.

Z-3

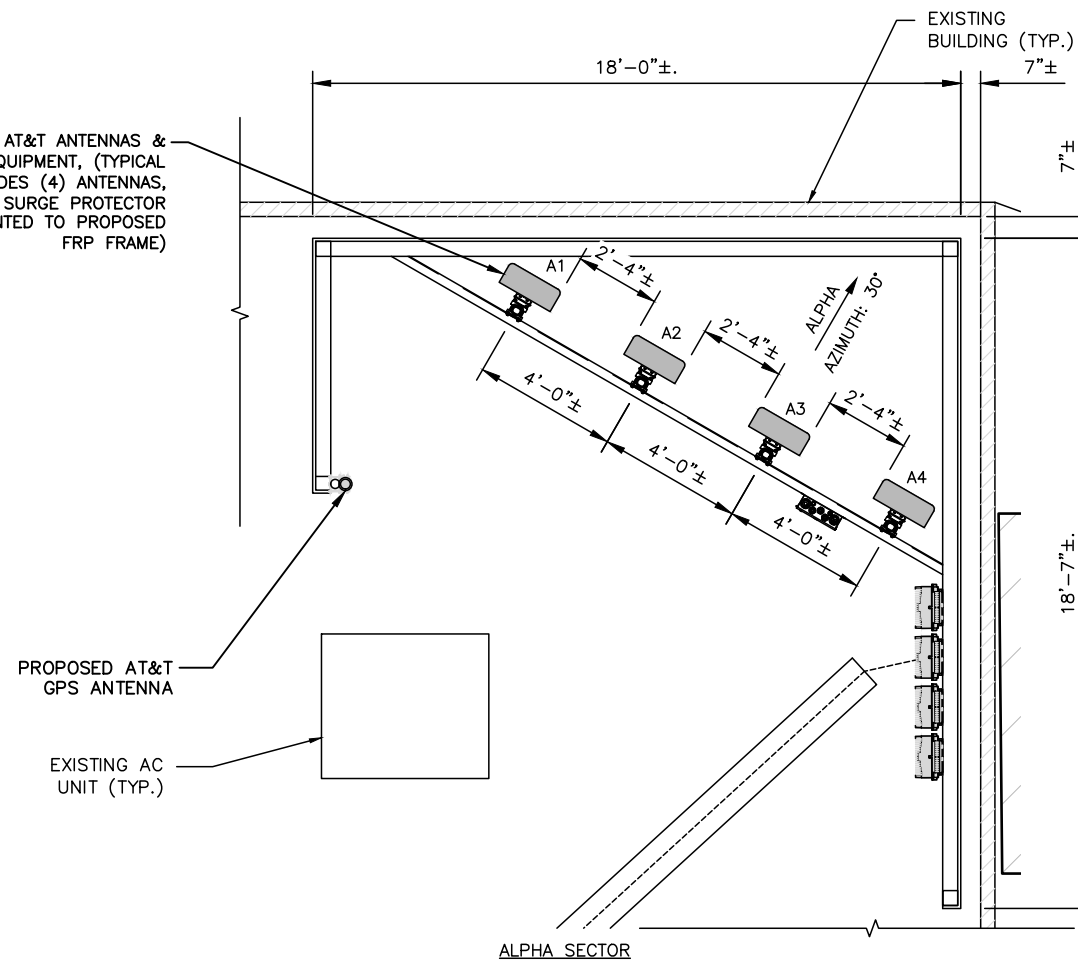


NOTE:
PAINT PROPOSED CABLE TRAY
AND FRP SCREEN WALL TO
MATCH BUILDING COLOR.

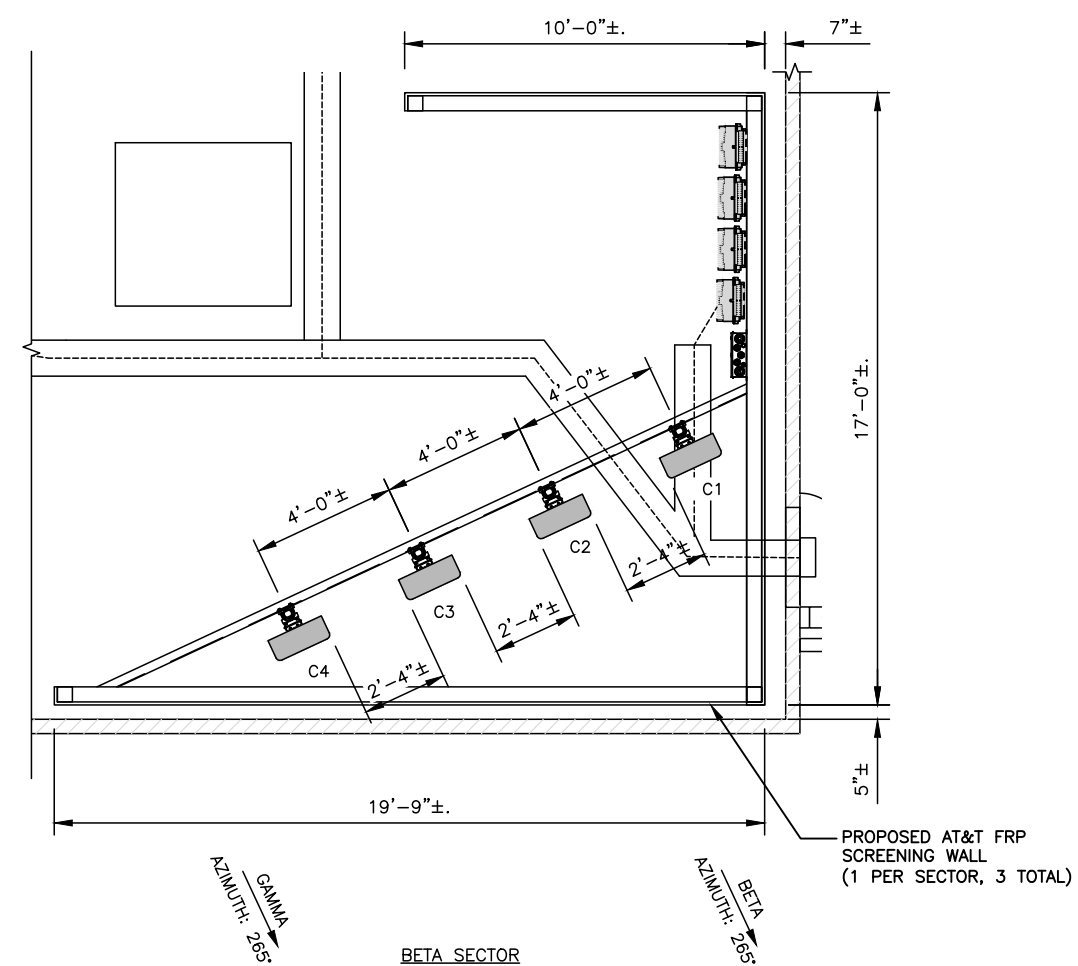


GAMMA SECTOR

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)



ALPHA SECTOR



BETA SECTOR

PROPOSED AT&T FRP
SCREENING WALL
(1 PER SECTOR, 3 TOTAL)



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 | RC |
| C | 12/07/22 | INITIAL SUBMISSION | RC |
| D | 12/15/22 | INITIAL SUBMISSION | RC |
| 0 | 12/15/22 | FINAL SUBMISSION | IAN |



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

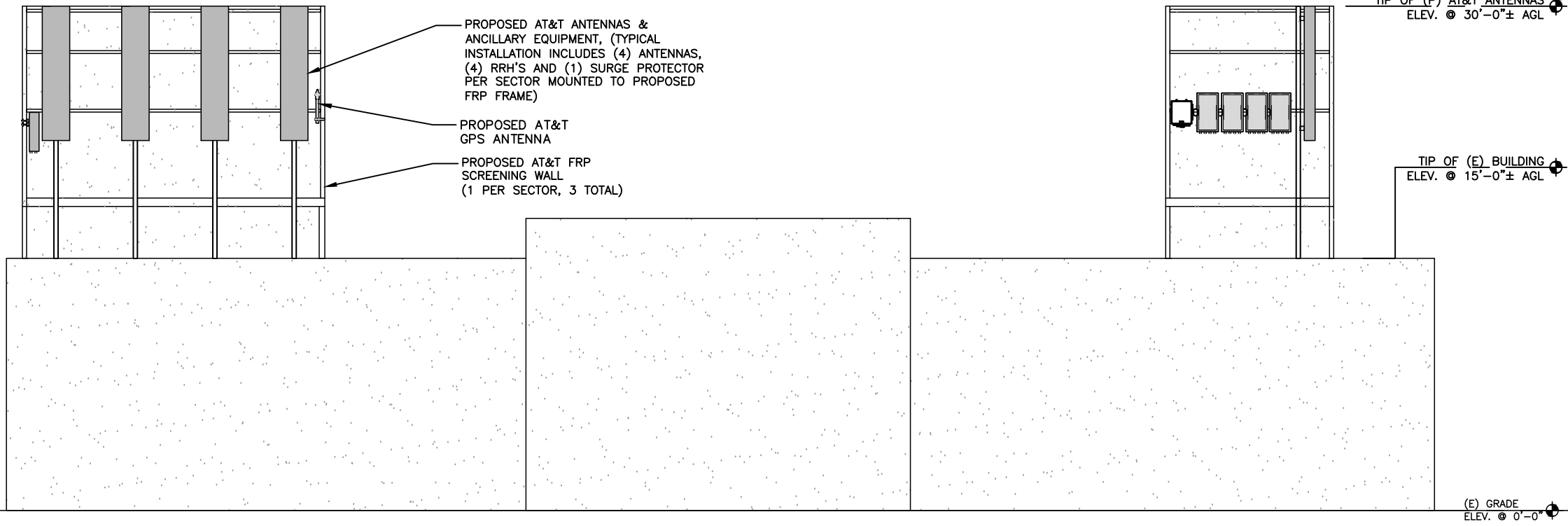
ANTENNA LAYOUT AND
SCHEDULE

SHEET NO.

Z-4



NOTE:
PAINT PROPOSED CABLE TRAY
AND FRP SCREEN WALL TO
MATCH BUILDING COLOR.



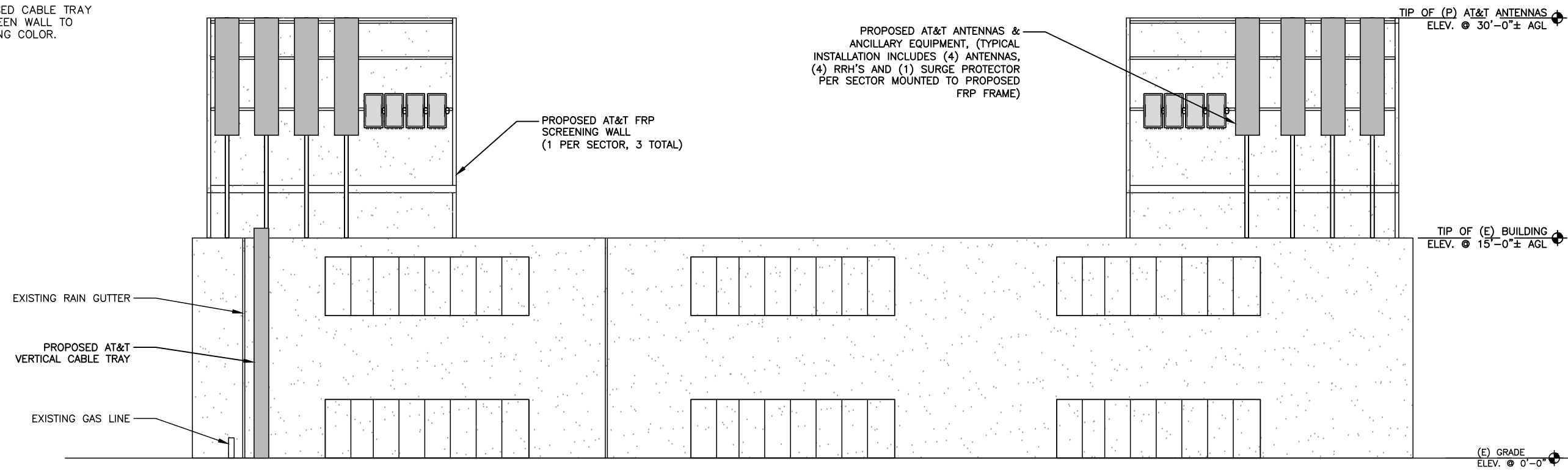
DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

| SUBMITTALS | | | |
|------------|----------|--------------------|-----|
| REV | DATE | DESCRIPTION | BY |
| A | 09/01/22 | INITIAL SUBMISSION | IAN |
| B | 12/01/22 | INITIAL SUBMISSION | RC |
| C | 12/07/22 | INITIAL SUBMISSION | RC |
| D | 12/15/22 | INITIAL SUBMISSION | RC |
| O | 12/15/22 | FINAL SUBMISSION | IAN |

PROPOSED NORTH ELEVATION

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

NOTE:
PAINT PROPOSED CABLE TRAY
AND FRP SCREEN WALL TO
MATCH BUILDING COLOR.



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
ELEVATIONS

SHEET NO.
Z-5

PROPOSED EAST ELEVATION

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

EXISTING OPTION 1



PROPOSED OPTION 1



EXISTING OPTION 2



PROPOSED OPTION 2



EXISTING OPTION 3



PROPOSED OPTION 3





**Community Development and
Neighborhood Services**
281 North College Avenue
PO Box 580
Fort Collins, CO 80522

970.221.6689
970.224.6134 - fax
fcgov.com

January 05, 2023

Kara Subleski (previously Tom Walker)
Smartlink
2975 Huron St #306
Denver, CO 80202

Re: Cell Facility at 1501 S Lemay

Description of project: 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.

Please see the following summary of comments regarding Cell Facility at 1501 S Lemay. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, please contact your Development Review Coordinator, Marissa Pomerleau via phone at (970)416-8082 or via email at mpomerleau@fcgov.com.

Comment Summary

Development Review Coordinator

Contact: Marissa Pomerleau,

1. INFORMATION:

I will be your primary point of contact throughout the development review and permitting process. If you have any questions, need additional meetings with the project reviewers, or need assistance throughout the process, please let me know and I can assist you and your team. Include me in all email correspondence with other reviewers and keep me informed of any phone conversations. Thank you!

2. INFORMATION:

The proposed development project is subject to a Type 1 Review. The decision maker for your project will be an Administrative Hearing Officer at a public hearing. Staff will need to agree the project is ready for Hearing approximately 4 to 6 weeks prior to a hearing date to accommodate scheduling and notice requirements. For the hearing, we will formally notify surrounding property owners within 800 - 1,000 feet (excluding public right-of-way and publicly owned open space). As your Development Review Coordinator, I will assist with preparing the mailing and coordinating the hearing date with your team.

A neighborhood meeting is not required for this development request. If you would like to hold a meeting to engage your neighborhood regarding the proposal prior to the hearing, I can assist you with this request.

3. INFORMATION:

I will provide you a roadmap specific to your development review project, helping to identify each step of the process. For more detailed process information, see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.

4. FOR SUBMITTAL:

I will provide a Project Submittal Checklist to assist in your submittal preparation. Please use the checklist in conjunction with this comment letter and the Submittal Requirements located at: <http://www.fcgov.com/developmentreview/applications.php>.

If you have questions regarding items in the checklist, or the applicability of an item to your project, please reach out to me.

5. FOR SUBMITTAL:

As part of your submittal, you will respond to the comments provided in this letter. The final letter is provided to you in Microsoft Word format. Please use this document to insert responses to each comment for your submittal, using a different font color.

When replying to the comment letter please be detailed in your responses, as all comments should be thoroughly addressed. Comments requiring action should NOT have a response such as noted or acknowledged. You will need to provide references to specific project plans, pages, reports, or explanations of why comments have not been addressed [when applicable].

6. FOR SUBMITTAL:

Please follow the Electronic Submittal Requirements and File Naming Standards found at [https://www.fcgov.com/developmentreview/files/electronic submittal requirements and file naming standards_v1_8 1 19.pdf?1566857888](https://www.fcgov.com/developmentreview/files/electronic%20submittal%20requirements%20and%20file%20naming%20standards_v1_8%2019.pdf?1566857888).

File names should begin with the file type, followed by the project information, and round number.

Example: UTILITY PLANS_PROJECT NAME_PDP_Rd2.pdf

File type acronyms may be appropriate to avoid extremely long file names.

Example: TIS for Traffic Impact Study, ECS for Ecological Characterization Study.

Reach out to me if you would like a list of suggested names.

*Please disregard any references to paper copies, flash drives, or CDs.

7. FOR SUBMITTAL:

All plans should be saved as optimized/flattened PDFs to reduce file size and remove layers.

Per the Electronic Submittal Requirements AutoCAD SHX attributes need to be removed from the PDF's.

AutoCAD turns drawing text into comments that appear in the PDF plan set, and these must be removed prior to submittal as they can cause issues with the PDF file.

The default setting is "1" ("on") in AutoCAD. To change the setting and remove this feature, type "EPDFSHX" (version 2016.1) or "PDFSHX" (version 2017 and newer) in the command line and enter "0".

Read this article at Autodesk.com for more on this topic:

<https://knowledge.autodesk.com/support/autocad/troubleshooting/caas/sfdcarticles/sfdcarticles/Drawing-text-appears-as-Comments-in-a-PDF-created-by-AutoCAD.html>

8. FEES:

The request will be subject to the Development Review Fee Schedule:

<https://www.fcgov.com/developmentreview/fees.php>.

I will provide an estimate of the initial fees to begin the development review process based on your Conceptual Review Application. As noted in the comments, there are additional fees required by other departments, and additional fees at the time of building permit. The City of Fort Collins fee schedule is subject to change – please confirm these estimates before submitting.

Development Review Application Fees will be due at time of the project being submitted for formal review. If you have any questions about fees, please reach out to me.

9. FEES:

Payments can be made by check or credit card.

If paying by check, make payable to "City of Fort Collins". This is accepted at the Development Review Center, 281 N College Ave, Fort Collins, CO 80524, by mail or can be placed in the blue drop box located at the west side of the building. Please mark it to my attention and reference the project it is associated with.

If paying by credit card, I can process the payment over the phone with you. Credit card payments include a convenience fee of 2% + \$0.25 added to all payments under \$2,500.00, and 2.75% added to all payments over \$2,500.00.

10. FOR SUBMITTAL:

Submittals are accepted any day of the week, with Wednesday at noon being the cut-off for routing the same week. Upon initial submittal, your project will be subject to a completeness review. Staff has until noon that Friday to determine if the project contains all required checklist items and is sufficient for a round of review. If complete, a formal Letter of Acceptance will be emailed to you and the project would be officially routed with its initial round of review, followed by a formal meeting. Please check with me, your Development Review Coordinator, regarding review timelines.

As you are preparing to submit your formal plans, please notify me with an anticipated submittal date. Applications and plans are submitted electronically to me by email or secured file sharing applications.

Pre-submittal meetings can be beneficial to ensure you have everything for a complete submittal. Please reach out and I will assist in those arrangements.

11. INFORMATION - NOTICE:

Upon the scheduling of a Neighborhood Meeting, or initial review of the formal Development Review Application, a Development Review sign will be posted on the property. This sign will be posted through the final decision and appeal process. A request for the removal of signs will be made by your Development Review Coordinator at the appropriate time.

12. INFORMATION:

Once your project has been formally reviewed by the City and you have received comments, please resubmit within 180 days, approximately 6 months, to avoid the expiration of your project.

DRAFT

Planning Services

Contact: Will Lindsey, wlindsey@fcgov.com

1. Thank you for the opportunity to review these pre submittal materials. The majority of Planning's comments are related to the location and appearance requirements for wireless telecommunication equipment. The full list of standards can be found in Land Use Code Section 3.8.13.
2. Related to the visibility and architectural compatibility of the equipment please provide color elevations and photo renderings of the proposed equipment with the official submittal. These should be included in the official plan set.
3. A propagation analysis and narrative detailing why the location was selected, and what alternatives were explored should be provided in the official submittal materials for the project.
4. The city is currently working on updating its Land Use Code standards for wireless telecommunication facilities and equipment as part of the implementation of the Wireless Telecommunications Master Plan adopted in Fall 2021. The proposed code changes are anticipated to be adopted in Q1 of 2023. For additional information on the progress of that project please stay in touch with me, but as of right now no changes are proposed that would alter the requirements for collocated facilities such as this proposal.
5. Regarding the Wireless Telecommunications Master Plan the capacity analysis does identify this area as in need of additional facilities to support the higher population density (see pg. 48 of the plan: <https://ourcity.fcgov.com/4368/widgets/13583/documents/23688>).
6. Wireless telecommunication equipment is required to be the same color as the building or structure to which or on which such equipment is mounted.
7. Whenever a wireless telecommunication antenna is attached to a building roof, the height of the antenna cannot be more than 15 feet over the height of the building. While the 15 foot height allowance is reflected in this proposal, staff has concerns that the current design does not adequately meet the definition of concealment. There are several local examples of faux building screen walls in the community that would be a good basis for retooling the design. We are happy to share those with you.
8. All wireless telecommunication equipment must be located as far from the edge of the roof as possible. Roof and ground mounted wireless telecommunication equipment must be screened by parapet walls or screen walls in a manner compatible with the building's design, color, and material.
9. 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 cannot project above the wall on which it is mounted. To the maximum extent feasible, the equipment should 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.
10. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
11. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.

Department: Engineering Development Review

Contact: Tim Dinger, tdinger@fcgov.com

1. Will the proposed easements be dedicated via separate document, or are you planning to replat the site? Please visit <https://www.fcgov.com/engineering/devrev> for more information on dedicating easements.
2. Larimer County Road Impact Fees and Transportation Capital Expansion Fees are due prior to issuance of building permit. For more information, please visit <https://www.fcgov.com/engineering/tcef.php>.
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. All public sidewalk, driveways and ramps, existing or proposed, adjacent or within the site, need to meet ADA standards. If they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <https://www.larimer.org/urban-area-street-standards-2021>
6. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project (i.e. drainage, utility, emergency access). This shall include the standard utility easements that are to be provided behind the right-of-way (15 foot along an arterial, 8 foot along an alley, and 9 foot along all other street classifications). Information on the dedication process, as well as deed templates, can be found at: <http://www.fcgov.com/engineering/devrev.php>
7. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
8. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
9. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
10. All fences, barriers, posts or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits shall be made to the Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need to be modified or moved, or if the permit is revoked then the site/ landscape plan is in non-compliance.
11. The development/site cannot use the right-of-way for any Low Impact Development to treat the site's storm runoff. We can look at the use of some LID methods to treat street flows – the design standards for these are still in development.
12. Doors are not allowed to open out into the right-of-way.
13. Bike parking required for the project cannot be placed within the right-of-way and if placed just behind the right-of-way need to be placed so that when bikes are parked they do not extend into the right-of-way.

Department: Historic Preservation

Contact: Jim Bertolini, 970-416-4250, jbertolini@fcgov.com

1. **INFORMATION:** Property is over fifty years of age (1973 according to Assessor). Historic survey will be required as part of review. If National Historic Preservation Act survey has already been drafted/completed, the City can accept this documentation in lieu of a City survey form.
2. **PRESUBMITTAL:** At conceptual review, the applicant is responsible for working with City staff to determine if any structures on the development site and, when relevant, within 200 feet of the development site, are designated historic resources or are eligible for historic designation [LUC 3.4.7(B)(2)]. Structures subject to this requirement must be at least 50 years old. This process involves ordering historic property surveys if no such documentation has been produced for the property in the last five years.
3. **POTENTIAL FEE:** Any historic survey that is required to provide documentation and a determination of eligibility of properties that contain buildings more than 50 years old, within 200 feet of the development site, will require an \$850 fee per property/resource, paid by the applicant. Please contact Historic Preservation to receive an order form for survey at preservation@fcgov.com.

4. CODE REQUIREMENTS FOR HISTORIC RESOURCES ON AND NEAR

DEVELOPMENT SITE: If any resources on the development site are identified as historic resources through the survey and records review process, the project must include a rehabilitation and adaptive reuse plan for those structures pursuant to Land Use Code Section 3.4.7(B), to the maximum extent feasible, or satisfactorily meet the requirements for a modification of standards following the requirements of Division 2.8 of the land use code.

If there are any currently designated historic resources on the State or National Register of Historic Places that undergo a status change due to an updated determination of eligibility through the above survey process, public monitoring of the change in status will also involve sharing the new survey results with the public at the next available Landmark Preservation Commission meeting.

If no structures or other features on the development site are historic resources (based on the information provided by the surveyor), Historic Preservation review of your proposed development would be limited to section 3.4.7(E), which provides various standards regarding architectural compatibility with abutting and nearby historic properties within 200 feet. The purpose of the design compatibility standards is not to force derivative architecture, but rather to establish a few points of commonality and create a fundamental harmony between the old and the new. Those requirements are designed to create an appropriate design relationship between new construction and nearby historic resources. They cover building massing and design features and, for larger developments, are applied only to the new construction that is closest to the identified historic structures, i.e. the "historic influence area." This is illustrated in 3.4.7(B)(2).

If an abutting property is a historic resource or there are historic resources on the development site, the design compatibility requirements are typically met relative to that property, even if there are other historic resources within the 200-foot boundary.

5. SECTION 106 REQUIREMENT:

Any development that will include federal involvement through permitting or funding triggers compliance with Section 106 of the National Historic Preservation Act, through a review coordinated by the State Historic Preservation Office (History Colorado). An area of potential effect (APE) would define the geographic area or areas within which an undertaking may create adverse effects on archeological and historic resources and require documentation forms and potential mitigation of any determined adverse effects. While that requirement is separate from local historic review and compliance, the City of Fort Collins would be a consulting party for that review process. Please provide more information (correspondence with History Colorado, the APE map, and copies of forms) to Jim Bertolini, Historic Preservation Planner, jbortolini@fcgov.com, regarding compliance with this federal legislation to date.

Department: Traffic Operations

Contact: Steve Gilchrist, 970-224-6175, sgilchrist@fcgov.com

1. Traffic Impact Study: The addition of a wireless transfer facility enclosed on the roof of the existing building would not generate trips/traffic, and will not require the submittal of a Transportation Impact Study. TIS waived.

Department: Stormwater Engineering

Contact: Water Utilities, (970)224-6191, WaterUtilitiesEng@fcgov.com

1. No site improvements
If there are no site improvements that require grading or an increase in impervious area, there are no Stormwater requirements. Please contact Water Utilities Engineering (WaterUtilitiesEng@FCgov.com) if site improvements are anticipated.

Department: Water-Wastewater Engineering

Contact: Water Utilities, (970)224-6191, WaterUtilitiesEng@fcgov.com

1. Existing Water Infrastructure
There is an existing 12-inch water main in Lemay with an existing 1-inch water service to the site.
2. Existing Sewer Infrastructure
There is an existing 6-inch sanitary sewer main that runs NW to SE to the west of the site with an existing sanitary sewer service to the site.
3. Show all utilities (water, wastewater, and stormwater)
This site has water, wastewater and stormwater that are located around the site. Please include these on a utility plan to ensure proper spacing requirements between the existing utilities and the proposed fiber.

Department: Electric Engineering

Contact: Rob Irish, 970-224-6167, rirish@fcgov.com

1. Fort Collins Light & Power has existing single-phase electric facilities running north/south along the west edge of the property in an existing utility easement. The existing transformer feeding 1501 S. Lemay is in an old enclosure. Any upgrade or modification to feed the new cell tower load may require system modifications to bring the existing transformer up to current standards.
2. Relocations or modifications to existing electric facilities will be at the expense of the owner/developer. Any existing and/or proposed Light & Power electric facilities that will remain within the limits of the project will need to be located within a dedicated easement or the public right-of-way. Please coordinate relocations with Light & Power Engineering.
3. Light & Power has an existing transformer and meter pedestal located in the northwest corner of the site where it says "Proposed Equipment Location". Will the transformer and meter pedestal still be accessible with a line truck? Light & Power will need to be able to get to this equipment with a line truck.
4. A Customer Service Information form (C-1 form) and a one-line diagram for all commercial meters will need to be completed and submitted to Light & Power Engineering for review prior to Final Plan. A link to the C-1 form is below:
<http://zeus.fcgov.com/utills-procedures/files/EngWiki/WikiPdfs/C/C-1Form.pdf>
5. This project will need to comply with our electric metering standards. Electric meter locations will need to be coordinated with Light and Power Engineering. Reference Section 8 of our Electric Service Standards for electric metering standards. A link has been provided below.
https://www.fcgov.com/utilities/img/site_specific/uploads/ElectricServiceStandards_FINAL_18November2016_Amendment.pdf
6. The secondary services to the buildings will be consider commercial; therefore, the service line from the transformer to the meter is required to be installed, owned and maintained by the property owner.
7. Transformer and meter locations must be coordinated with Light & Power Engineering and shown on the plan set. Transformers must be located within 10 feet of an all-weather surface accessible by a line truck. Please adhere to all clearance requirements in the Electric Service Standards at the following link.
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>
8. Electric Capacity Fee, Building Site charges, and any system modification charges necessary will apply to this development. Please contact Light & Power Engineering at ElectricProjectEngineering@fcgov.com. Please reference our Electric Service Standards, development charges and fee estimator at the following link:
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees>

Department: Environmental Planning

Contact: Scott Benton, (970)416-4290, sbenton@fcgov.com

1. The City of Fort Collins is designated as a bird sanctuary for the refuge of wild birds (Municipal Code Chapter 4, Division 8 - Wild Birds: https://library.municode.com/co/fort_collins/codes/municipal_code?nodeId=CH4ANIN_ARTIIAN_DIV8WIBI) and in order to satisfy the federal Migratory Bird Treaty Act requirements, it is prohibited for any person at any time in the City to abuse or injure any wild bird or damage a nest with eggs or injure the young of any such bird. A professional ecologist or wildlife biologist is required to complete the nesting survey linked below 5-7 days before conducting tree removal or trimming. If tree removal or trimming is planned, please include the following note on the tree mitigation plan and landscape plan, as appropriate:

"NO TREES SHALL BE REMOVED DURING THE SONGBIRD NESTING SEASON (FEBRUARY 1 TO JULY 31) WITHOUT FIRST HAVING A PROFESSIONAL ECOLOGIST OR WILDLIFE BIOLOGIST COMPLETE A NESTING SURVEY 5-7 DAYS BEFORE TREE REMOVAL OR TRIMMING TO IDENTIFY ANY ACTIVE NESTS EXISTING ON THE PROJECT SITE. THE SURVEY SHALL BE SENT TO THE CITY ENVIRONMENTAL PLANNER. IF ACTIVE NESTS ARE FOUND, THE CITY WILL COORDINATE WITH RELEVANT STATE AND FEDERAL REPRESENTATIVES TO DETERMINE WHETHER ADDITIONAL RESTRICTIONS ON TREE REMOVAL AND CONSTRUCTION APPLY."

The Songbird Nesting Survey document will be provided with the comment letter for you to fill out.

Department: Forestry

Contact: Freddie Haberecht, , fhaberecht@fcgov.com

1. Forestry has no comments at this point. If any work is to occur within the critical root zone of any tree on site please contact the Forestry Division (fhaberecht@fcgov.com)

Department: Fire Authority

Contact: Marcus Glasgow, 970-416-2869, marcus.glasgow@poudre-fire.org

1. FIRE APPARATUS ACCESS

Fire access is required to within 150 feet of all exterior portions of any building, or facility ground floor as measured by an approved route around the perimeter. For the purposes of this section, fire access cannot be measured from an arterial road (Lemay Ave). If not already dedicated, any private alley, private road, or private drive serving as a fire lane shall be dedicated as an Emergency Access Easement (EAE) and be designed to standard fire lane specifications.

2. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. A fire hydrant capable of providing Fire Flow according to IFC B105.2 is required within 300 feet of any commercial building as measured along an approved path of vehicle travel. For the purposes of this code, hydrants on the opposite side of arterial roadways are not considered accessible to the site.

The nearest existing hydrant is located within 300 feet at the Southwest corner of Lake and Lemay. No new hydrant will be required.

3. PREMISE IDENTIFICATION: ADDRESS POSTING & WAYFINDING

Where possible, the naming of private drives is usually recommended to aid in wayfinding. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be arabic numbers or alphabetical letters. Numbers shall not be spelled out. The address numerals for any commercial or industrial buildings shall be placed at a height to be clearly visible from the street. They shall be a minimum of 8 inches in height unless distance from the street or other factors dictate larger numbers. Refer to Table 505.1.3 of the 2021 IFC as amended. If bronze or brass numerals are used, they shall only be posted on a black background for visibility. Monument signs may be used in lieu of address numerals on the building as approved by the fire code official. Buildings, either individually or part of a multi- building complex, that have emergency access lanes on sides other than on the addressed street side, shall have the address numbers and street name on each side that fronts the fire lane.

4. PLAN REVIEW SUBMITTAL

When you submit for your building permit through the City of Fort Collins please be advised Poudre Fire Authority is an additional and separate submittal. The link for Poudre Fire Authority's plan review application can be found at <https://www.poudre-fire.org/online-services/contractors-plan-reviews-and-permits/new-building-plan-review-application>.

5. INFORMATION – CODES AND LOCAL AMENDMENTS

Poudre Fire Authority has adopted the 2021 International Fire Code (IFC). Development plans and building plan reviews shall be designed according to the adopted version of the fire code as amended.

- Copies of our current local amendments can be found here:

<https://www.poudre-fire.org/programs-services/community-safety-services-fire-prevention/fire-code-adoption>

- Free versions of the IFC can be found here: <https://codes.iccsafe.org>

Department: Technical Services

Contact: Jeff County, 970-221-6588, jcounty@fcgov.com

1. As of January 1, 2015, all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work. Please contact our office for up to date Benchmark Statement format and City Vertical Control Network information.
2. If public easements are needed, Closure Reports will be required for all easements submitted for review.

DRAFT

EXISTING VIEW



PROPOSED VIEW 1
LOOKING SOUTHWEST

