



## DEVELOPMENT SERVICES CURRENT PLANNING

410 E 5<sup>th</sup> Street • Loveland, CO 80537  
(970) 962-2523 • Fax (970) 962-2904 • TDD (970) 962-2620  
[www.cityofloveland.org](http://www.cityofloveland.org)

### FINAL FINDINGS AND DETERMINATIONS

#### Type II Zoning Permit SBA Ponderosa Special Review #934

**Posted: September 18, 2017**

**TITLE:** SBA Ponderosa –Special Review #934  
(PZ #17-43)

**LOCATION:** 4286 W. 43<sup>rd</sup> Street. The property is located on the south Side of W. 43<sup>rd</sup> Street, where W. 43<sup>rd</sup> Street turns northward and becomes Ridge Parkway.

**APPLICANT:** Elizabeth Walker, Wireless Policy Group, LLC, for SBA Towers IX, LLC

**STAFF CONTACT:** Noreen Smyth, Current Planning

**APPLICATION TYPE:** Special Review #934 and Site Development Plan

**STAFF RECOMMENDATION:** Staff recommends that the Current Planning Manager approve this special review for wireless telecommunications facility.

## **I. ATTACHMENTS**

1. Vicinity Map
2. Special Review and Site Development Plan
3. Application and Applicant's Narrative

## **II. SITE DATA**

EXISTING USE .....	Vacant
PROPOSED USE .....	Wireless communications tower & associated equipment
SIZE OF PROPERTY .....	Area for wireless facility: 0.23 ac; Entire tract: 111 ac
EXISTING ZONING.....	ER Estate Residential
ADJACENT ZONING & USE- North .....	FA1 Farming in Unincorporated Larimer County/Single family residence and vacant
ADJACENT ZONING & USE - East.....	ER Estate Residential/City of Loveland water tank, followed by Lee Farm PUD/vacant
ADJACENT ZONING & USE- South .....	ER Estate Residential/vacant
ADJACENT ZONING & USE - West .....	ER Estate Residential/vacant, followed by DR Developing Resource/vacant
UTILITY SERVICE – WATER.....	City of Loveland (not proposing to connect)
UTILITY SERVICE – SEWER .....	City of Loveland (not proposing to connect)
UTILITY SERVICE – ELECTRIC.....	City of Loveland

## **III. PROJECT DESCRIPTION**

This application concerns a proposal to develop a new 35 ft tall telecommunications tower and associated equipment on a 0.23-acre leased portion of a larger 111-acre tract of land. The tower, which would be built and owned by a company specializing in the construction and leasing of such towers, is being pursued to allow for improved cellular communication coverage for an existing cellular provider in the area. The property is zoned ER Estate Residential and “personal wireless service facilities” are a special review use in the district. Towers and associated equipment are subject to the standards of Municipal Code Title 18, Zoning, including Chapter 18.07, the ER District, and Chapter 18.55, Personal Wireless Service Facilities, among other city and federal standards.

The specific location for a new tower for an existing cellular service provider in an area is chosen based on gaps in coverage, and is determined by a radio frequency engineering study. The height of a tower, in addition to being sized to meet zoning requirements, is sized to allow radio frequencies to clear (travel above) trees, buildings, and other natural and man-made obstacles on the ground that impact the ability of the radio frequencies to travel.

At 35 ft in height, the tower meets the maximum height allowed in the ER zoning district. This is a rather low height for a tower; however, the subject property is situated in the beginning of the foothill area on the west side of the city where the land begins to rise in elevation. The elevation of the land therefore allows the tower to be shorter than it otherwise would be and still be effective. The proposed tower is a “monopine” design. Instead of a bare pole, the pole will have artificial pine limbs attached to obscure view of the underlying pole.

In addition to the tower, the site plan (see **Attachment 2**) includes an equipment cabinet for the cellular provider. The site plan also shows three other ground equipment areas for future collocated antennae. A 6 ft solid wood fence will surround the tower and ground equipment. The fenced in area will be 60 ft by 60 ft.

New landscaping will surround the facility. As currently proposed, the landscape consists of a dense row of pine trees next to the fence that will be 10 ft in height at planting and between 12 ft and 40 ft at maturity. Following the pine trees is proposed to be a dense row of evergreen shrubbery. The landscape plan was designed as such to meet the landscape screening standards of the Municipal Code. However, feedback from neighbors at the neighborhood meeting supported altering the landscape plan to allow for a more natural, and less formal, appearance to the landscape, which staff supports. Therefore, a condition has been added to these preliminary findings (Planning Condition #5) requiring such an alteration to the landscape plan. If the special review is approved, staff would review the altered landscape prior to the final staff approval of the landscape plan. Such an alteration to the landscape plan may result in a lesser number of plantings that would normally be required by the Municipal Code for screening.

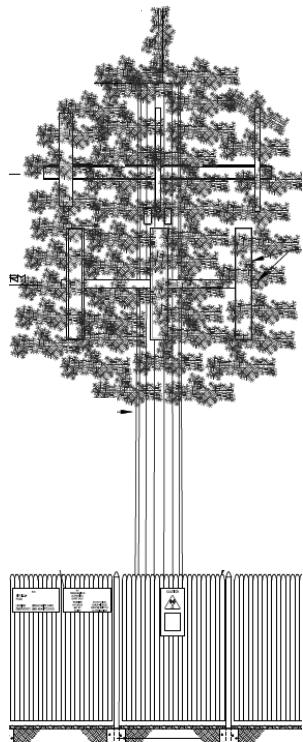
A city water tank is situated immediately to the east of the proposed tower. The tank is on an easement on the same tract of land as the tower. Vehicular access to the tower is proposed to be off of the same driveway curb cut onto 43<sup>rd</sup> Street as the water tank. New driveway is proposed to then extend behind the water tank to reach the tower. This section of 43<sup>rd</sup> Street is outside of city limits and is controlled by Larimer County. The applicant has provided the plans to Larimer County, and the city has not received any objections to the proposal from the County.

The site and pole are intended to allow for collocation of other cellular providers. Any future collocations will require a minor amendment to the special review prior to construction. At that time, staff will ensure that the screening provided by the artificial pine limbs on the tower also provide screening to the additional antennae, and that any associated on-site equipment is adequately screened.

No signage other than FCC-required safety notification signage will be installed.

#### **IV. KEY ISSUES**

None at this time.



## **V. BACKGROUND**

2016            In December, a concept review meeting was held to discuss the proposed use at this location.  
2017            In March, a formal Special Review/Site Development Plan was submitted to the city.

## **VI. STAFF, APPLICANT, AND NEIGHBORHOOD INTERACTION**

**A. Notification:** A letter advertising the neighborhood meeting was sent out by the applicant, Elizabeth Walker, on August 14, 2017 to all neighbors within the “Neighborhood” as defined in Section 18.40.010.C of the Loveland Municipal Code. Meeting notice signs were also posted on the property on August 15, 2017.

**B. Neighborhood Response:** A neighborhood meeting was held at 5:30 on August 31, 2017 at the City of Loveland Development Center. Eleven members of the public were in attendance.

Attendees largely lived in an area to the west of the subject site that has poor cellular phone reception for being on the opposite site of a ridge, and questions at the meeting largely concerned whether the new tower would provide cellular service to areas on the west side of the ridge. The applicant said it would not because the ridge is taller than the proposed tower. A couple of attendees expressed support for the monopole, as opposed to a conventional pole, design, emphasizing that the monopole designs need to be high quality and realistic-looking. A number of attendees expressed support for altering the landscape plan to allow for a more natural appearance to the landscape screening. In response, Planning Condition #5, requiring the landscape plan to be adjusted to allow for a more natural appearance to the landscape screening, has been added; see Section VIII of this report.

**C. Project Schedule**

1.        Special Review #934/Site Development Plan was filed with the Current Planning Division on March 3, 2017.
2.        A neighborhood meeting for the special review was held on August 31, 2017. Eleven neighbors attended.
3.        The staff preliminary findings and determination were posted on September 7, 2017.
8.        The public review period for the staff preliminary findings and determination was from September 8, 2017 through September 17, 2017.
9.        The final findings and determination for the Special Review were posted on September 18, 2017.

10. The appeal period for the final findings is from September 18, 2017 through September 27, 2017.

## **VII. FINDINGS AND ANALYSIS**

**Finding 1.** *That the proposed special review use meets the purposes set forth in Section 18.04.010 of the Loveland Municipal Code.*

The development of the SBA Ponderosa wireless tower would meet the purposes set forth in Section 18.04.010 of the Loveland Municipal Code by not creating unsafe or unhealthy conditions and will generally promote the health and welfare of Loveland.

**Finding 2.** *That the effects of the proposed special review use on the surrounding neighborhood and the public in general will be ameliorated.*

The effects of this use on the surrounding property owners will be lessened through the site design, tower design, and screening of the project. A 6 foot tall solid wood fence will surround the tower and associated ground equipment. New landscaping will then surround the fence and act as a buffer for the fence and facility. Furthermore, the pine tree design of the tower will partially screen the portions of the tower that extend above the fence and landscape, which should fit with the scattered pine trees situated farther west of the site.

**Finding 3.** *That in assessing the potential effects of the proposed special review use, at a minimum, the following matters have been considered:*

**3a.** *Type, size, amount, and placement of landscaping;*

The landscape plan includes plant types, sizes, and quantities that meet the Municipal Code screening and buffering standards for the proposed use. The landscape plan may be altered to allow a more natural appearance to the landscape design, but the purposes of the screening and buffering standards will still be required to be met.

**3b.** *Height, size, placement, and number of signs;*

No signs are proposed for the site.

**3c.** *Use, location, number, height, size, architectural design, materials, and colors of buildings;*

No buildings are proposed to be constructed on the site. The structures will consist of a monopole tower designed to look like a pine tree (a “monopine”), an associated equipment cabinet, and a 6-foot solid wood fence enclosing the tower and cabinet.

As required by the “Personal Wireless Service Facilities” chapter of the Municipal Code (18.55.130), the tower will be designed to allow for the future collocation of other wireless antennae. At the time any such collocation is proposed, a minor amendment to the special review for the tower will be needed and staff will review the amendment to ensure that all standards for collocation are met, including screening.

**3d. Configuration and placement of vehicular and pedestrian access and circulation;**

Primary vehicular entry and exit points are through the existing driveway off of W. 43<sup>rd</sup> Street that was constructed for the adjacent City of Loveland water tower to the east. No pedestrian connections are required or desired. Fire Department staff have reviewed the special review plan and have indicated that emergency access needs are met with the proposal.

**3e. Amount and configuration of parking;**

One parking space is proposed, which will be located off of the driveway just outside of the gate into the fenced area. The space is for use by a service vehicle that will occasionally visit the site.

**3f. Amount, placement, and intensity of lighting;**

No lighting is proposed.

**3g. Hours of operation;**

Not applicable for wireless towers.

**3h. Emissions of noise, dust fumes, glare and other pollutants.**

No emissions of noise, dust, fumes, glare, or other pollutants is anticipated to occur in conjunction with the operation of the wireless facility.

**Finding 4.** *Except as may be varied in accordance with this special review permit, the special review site plan conforms to the restrictions and regulations set forth in the Loveland Municipal Code for the zoning district in which the special review use is located.*

The site plan and landscape plan comply with all normal applicable regulations set forth in the ER Estate Residential District and in the Site Development Performance Standards and Guidelines.

**Finding 5.** *The special review site plan meets the requirements set forth in the Section 16.41 – Adequate Community Services – of the Loveland Municipal code.*

**Transportation:** The adjacent public street is outside city limits and under the jurisdiction of Larimer County. Therefore, Public Works-Transportation did not review this application.

**Fire:** Staff believes that this finding can be met, based on the following facts:

- The development site will comply with the requirements in the ACF Ordinance for response distance requirements from the first due Engine Company.
- The cell tower with equipment and fenced enclosure will not negatively impact fire protection for the subject development or surrounding properties.

**Water/Wastewater:** Staff believes that this finding can be met, due to the following:

- The subject development is situated entirely within the City's water and wastewater service area and is also accommodated in the City's Water/Wastewater Master Plan.
- The development is not proposing to connect to City of Loveland Water or wastewater for service. The development is also not proposing to connect to City of Loveland Water service for irrigation.

**Stormwater:** Staff believes that this finding can be met, due to the following:

- This special review site plan and the site development plan comply with the Adequate Community Services ordinance outlined in the Loveland Municipal Code, Section 16.41.140.

**Power:** Staff believes that this finding can be met, due to the following:

- This development is situated within the City's current service area for power. The proposed development will not negatively impact City power facilities.
- The proposed public facilities and services are adequate and consistent with the City's utility planning and provides for efficient and cost-effective delivery of City power.
- The special review site plan meets the requirements set forth in Section 16.41.150 - Adequate Community Facilities of the Loveland Municipal Code.

**Building:** Staff believes that this finding can be met, due to the following:

- Construction shall be required to comply with building codes adopted at the time of permit review: 2012 IBC, with amendments, 2014 NEC, and with the provisions of TIA-222.

## VIII. CONDITIONS OF APPROVAL

### **Planning:**

1. All landscaping and site improvements shall be installed with the construction of the tower or suitable financial guarantee provided if weather prevents planting.
2. Any future collocation antennas shall meet all Municipal Code requirements related to co-location, including obtaining all necessary permits prior to installation.
3. The applicant shall connect to water lines, once available, and install permanent automatic irrigation for the trees and shrubbery on the subject site and along the access drive.
4. The applicant shall be responsible for watering all plant material in perpetuity or until permanent irrigation is provided.

5. The landscape plan shall be adjusted to allow for a more natural appearance to the landscape screening.

## **IX. CORRECTIONS**

The site plan and associated construction plans are currently undergoing review by city staff. Certain corrections will be required. The corrections are not of a nature that should impact the site appearance.



**NOTE:**

PROPOSED TOWER LOCATION IS DEPICTED  
WITHOUT THE BENEFIT OF A BALLOON TEST.

SBA COMMUNICATIONS  
LOVELAND, CO  
PHOTO LOCATION MAP

## PROJECT SUMMARY

**SITE NAME:** CO-PONDEROSA  
**SITE NUMBER:** CO17848  
**SITE ADDRESS:** 4288 WEST 43rd STREET  
 LOVELAND, CO 80538  
**PARCEL NUMBER:** 20080003478  
**LEGAL PROPERTY DESC.:** A TRACT OF LAND BEING IN  
 A PORTION OF SEC. 5, TUN 5  
 NORTH, RNG 69 WEST OF THE  
 6th P.M., IN LARIMER CO., CO.  
**JURISDICTION:** CITY OF LOVELAND  
**COUNTY:** LARIMER  
**ZONING:** ER (ESTATE RESIDENTIAL)  
**COMPREHENSIVE LAND USE:** ER (ESTATE RESIDENTIAL)  
**ACREAGE OF PARENT PARCEL:** ±11.30 ACRES 4,848,193.22 SQ. FT.  
**ACREAGE OF LEASE AREA:** ±0.23 ACRES ±10,000.05 SQ. FT.  
**ACREAGE OF ACCESS ESMT:** ±0.342 ACRES ±14,893.10 SQ. FT.  
**TOWER TYPE:** MONOPINE  
**TOWER HEIGHT:** 35'  
**PROPERTY OWNER:** DAKOTA RIDGE EAST, LLC  
**PROPERTY OWNER PHONE:** (970) 661-1211 / (970) 218-2619  
**APPLICANT:**  
 SBA TOWERS, INC.  
 5900 BROKEN SOUND PKWY.  
 BOCA RATON, FL 33481-2797  
 OFFICE: (800) 487-1483  
 FAX: (561) 226-3572  
 (561) 226-9413  
**ANNE HATHAWAY**  
**SITE COORDINATES:**  
 LATITUDE: 40° 26' 10.738" N (NAD 83)  
 LONGITUDE: 105° 08' 14.185" W (NAD 83)  
 ELEVATION: 5,301.8' AMSL (NAVD 88)  
**CONSTRUCTION TYPE:** RAW LAND (NEW CONSTRUCTION)  
**PROJECT DESCRIPTION:**

THE INSTALLATION OF A NEW 35' TELECOMMUNICATIONS TOWER CONSTRUCTED TO RESEMBLE A PINE TREE, AN ACCESS ROAD AND A 6' TALL WOOD FENCE ENCLOSING THE COMPOUND. EQUIPMENT INSIDE WILL BE A STEEL PLATFORM W/ CABINETS TOPPED W/ AN AWNING.

A. THE COMPOUND WILL BE OBSCURED BY NEWLY PLANTED LOCAL LANDSCAPING TREES AND SHRUBS AROUND THE PERIMETER OBSCURING THE COMPOUND.  
 B. WARNING AND INFORMATION SIGNS WILL BE PLACED IN CLEAR VIEW ON THE DOUBLE SWING VEHICULAR ACCESS GATE IN THE FRONT OF THE COMPOUND.  
 C. NO BUILDINGS WILL BE CONSTRUCTED ON SITE.  
 D. VEHICULAR AND PEDESTRIAN ACCESS WILL BE THROUGH THE DOUBLE GATE LOCATED ON THE FRONT OF THE COMPOUND.  
 E. THERE WILL BE ONE PARKING SPACE FOR MAINTENANCE AND SITE VISITS LOCATED ON THE ACCESS ROAD.  
 F. THERE WILL BE LIGHTING AROUND THE EQUIPMENT INSIDE THE COMPOUND FOR MAINTENANCE PURPOSES ONLY AND APPLICABLE FAA LIGHTING ON THE TOWER.  
 G. THE SITE WILL NOT BE MANNED ON A REGULAR BASIS, ONLY REGULAR MAINTENANCE VISITS APPROXIMATELY ONCE PER MONTH.  
 H. THE TOWER SITE WILL HAVE NO EMISSIONS OF NOISE, DUST, FUMES, FUMES OR ANY OTHER POLLUTANTS.

### SQUARE FOOTAGE:

BUILDING: N/A, FLOORS: N/A, BLDG. OCCUPANCY: N/A

### LANDSCAPING:

1. TOTAL SITE SQUARE FOOTAGE = 10,000

2. TOTAL SITE LANDSCAPING SQUARE FOOTAGE = ±3,288

3. PERCENTAGE OF LANDSCAPING = ±33%

### OPEN SPACE:

±6,410 SQ. FT. / ±65%



**SITE NAME**  
**CO-PONDEROSA**

**SITE I.D.**

**CO17786**

**E911 ADDRESS**

4288 WEST 43rd STREET

LOVELAND, CO 80538

A PORTION OF TRACT A, DAKOTA RIDGE

**PROJECT TYPE**

**NEW 35' MONOPINE**  
**SPECIAL REVIEW/SITE DEVELOPMENT**  
**PLAN SPECIAL REVIEW #934**

### VICINITY MAP

N.T.S.



### CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS 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 THESE CODES.

INTERNATIONAL BUILDING CODE: 2012 EDITION  
 BUILDING/DWELLING CODE: IBC 2012 EDITION  
 STRUCTURAL CODE: IBC 2012 EDITION  
 MECHANICAL CODE: IBC 2012 EDITION  
 ELECTRIC CODE: NEC 2014  
 FIRE/LIFE SAFETY CODE: IFC 2012 EDITION  
 TOWER STRUCTURAL CODE: TIA-222-G  
 DESIGN WIND SPEED: 100 MPH - NOMINAL  
 129 MPH - ULTIMATE

RISK CATEGORY: II  
 EXPOSURE CATEGORY: C

IN THE EVENT A CONFLICT ARISES BETWEEN STANDARD REQUIREMENTS AND LISTED CODES, THE MORE RESTRICTIVE REQUIREMENT WILL TAKE PRECEDENCE.

#### ADDITIONAL NOTES:

- PURPOSE: TO CONSTRUCT A NEW TELECOMMUNICATIONS TOWER
- FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS NOT REQUIRED.

### LEGAL DESCRIPTION OF SUBJECT LEASE AREA

A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6th P.M., LARIMER COUNTY COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 89°49'25" WEST ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 314.34 FEET; THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89°49'25" WEST, A DISTANCE OF 42126 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH LINE SOUTH 00°21'35" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 89°49'25" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 00°21'35" EAST, A DISTANCE OF 100.00 FEET TO THE NORTH LINE OF SAID SECTION 5; THENCE SOUTH 89°49'25" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 10000.05 SQUARE FEET OR 0.230 ACRES, MORE OR LESS.

### CONDITIONS OF THE SPECIAL REVIEW:

## SHEET INDEX

NO.	TITLE	DESCRIPTION
1	T-1	TITLE SHEET
2	T-2	ABBREVIATIONS & SYMBOLS LEGEND
3	GN-1	GENERAL NOTES & AERIAL MAP
4	LS-1	LAND SURVEY / LEGAL DESCRIPTION
5	LS-2	LAND SURVEY / LEGAL DESCRIPTION
6	C-1	OVERALL SITE PLAN
7	C-2	ENLARGED SITE PLAN
8	C-3	OVERALL GRADING AND TEMP. EROSION CONTROL PLAN
9	C-3.1	SITE GRADING AND TEMP. EROSION CONTROL PLAN
10	C-3.2	STORM WATER QUALITY ENFORCEMENT POLICY
11	C-3.3	LARIMER COUNTY GENERAL NOTES
12	C-3.4	EROSION / SEDIMENT CONTROL CONSTR. PLAN NOTES
13	C-4	SITE ELEVATIONS AND DETAILS
14	C-4.1	SITE ELEVATIONS AND DETAILS
15	C-5	FENCE DETAILS
16	L-1	LANDSCAPE PLAN
17	L-1.1	LANDSCAPE PLAN
18	L-2	LANDSCAPE DETAILS
19	L-3	LANDSCAPE NOTES



SBA TOWERS, INC.  
 5900 BROKEN SOUND  
 PARKWAY, NW  
 BOCA RATON, FL 33487-2797  
 TEL: (800) 487-4722

**Kimley»Horn**  
 655 NORTH FRANKLIN STREET, SUITE 150  
 TAMPA, FL 33602  
 PHONE (813) 620-1460  
 WWW.KIMLEY-HORN.COM

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #: 148415051  
 DRAWN BY: RCM  
 CHECKED BY: AWD

REVISIONS	
07/05/17	ADDED CITY COMMENTS
02/23/17	ADDED CITY COMMENTS
01/12/17	EROSION NOTES FROM CITY
12/29/16	ADDED LANDSCAPING
12/05/16	ADDED TREES/REVISED ACCESS RD
11/30/16	ISSUED FOR REVIEW
REV DATE	DESCRIPTION

THE PROPERTY SHOWN HEREON FALLS WITHIN FLOOD ZONE 'X' AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 080069C1161F, DATED DEC. 19, 2006. NO FIELD MEASUREMENTS WERE USED IN THIS DETERMINATION.



### SHEET SCALE FACTOR:

PLOT SIZE:  
 11"x17": TO SCALE  
 24"x36": 2X SCALE AS NOTED

### SPECIAL REVIEW OWNER'S CERTIFICATION AND SIGNATURE BLOCKS

#### Property Owner

The undersigned agree that the real property described in the application for Special Review filed herewith, and as shown on the site plan, shall be subject to the requirements of Chapter 18.40 of the Municipal Code of the City of Loveland, Colorado, and any other ordinances of the City of Loveland thereto. The undersigned also understands that if construction of all improvements is not completed and if the Special Review uses are not established within three years of the date of approval, or other completions date or dates established in a development agreement approved by the City, the City may take an action to declare the permit and Special Review Plans abandoned and null and void.

STATE OF COLORADO ) ss

COUNTY OF LARIMER )

The foregoing agreement was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

Witness my hand and official seal.

My commission expires \_\_\_\_\_

Notary Public

#### Current Planning Manager Approval Certificate

This Special Review is approved, subject to all conditions set forth hereon, by the Current Planning Manager of the City of Loveland, Larimer County, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Current Planning Manager

JARED C. MORENG, PE  
 CO PROFESSIONAL ENGINEER LIC. #48319

PROJECT NO. 148415051  
 SPECIAL REVIEW /  
 SITE DEVELOPMENT PLAN  
 SPECIAL REVIEW #934

SITE NAME / NUMBER: CO-PONDEROSA / CO17786

SITE ADDRESS: 4288 WEST 43rd STREET  
 LOVELAND, CO 80538

DESIGN TYPE: RAW LAND

SHEET TITLE: TITLE SHEET

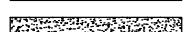
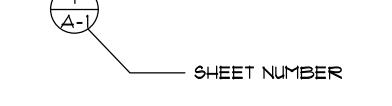
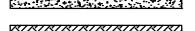
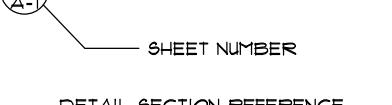
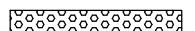
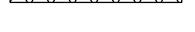
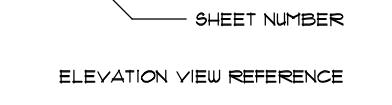
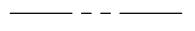
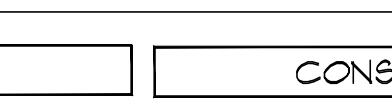
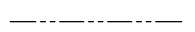
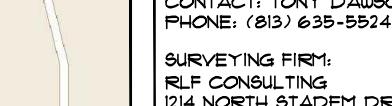
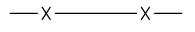
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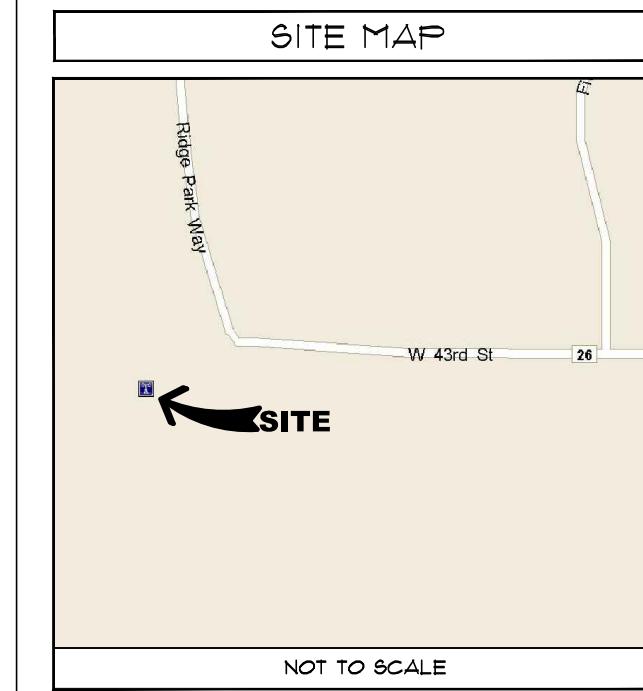
DRAWING NO. T-1 REVISION: F

## ABBREVIATIONS

AB	ANCHOR BOLT	GR	GRADE	SIM	SIMILAR
AC	ASPHALTIC CONCRETE	GYP	GYPSUM	SPECS	SPECIFICATIONS
A/C	AIR CONDITIONING	GFCI	GROUND FAULT CIRCUIT	SS	STAINLESS STEEL
ADJ	ADJUSTABLE		INTERRUPT	STL	STEEL
A.F.F.	ABOVE FINISH FLOOR	GND	GROUND	STOR	STORAGE
ARCH	ARCHITECTURAL	HC	HOLLOW CORE	STRUCT	STRUCTURAL
APPROX	APPROXIMATELY	HDW	HARDWARE	SUSP	SUSPENDED
A.G.L.	ABOVE GRADE LEVEL	HTR	HEATER	SW	SWITCH
A.M.S.L.	ABOVE MEAN SEA LEVEL	HM	HOLLOW METAL	SWBO	SWITCHBOARD
BD	BOARD	HORIZ	HORIZONTAL	THK	THICK
BLDG	BUILDING	HR	HOUR	TI	TENANT IMPROVEMENT
BLKG	BLOCKING	HT	HEIGHT	TMA	TOWER MOUNTED AMPLIFIER
BOT	BOTTOM	HV	HIGH VOLTAGE	TOS	TOP OF SURFACE
BSMT	BASEMENT	ID	INSIDE DIMENSION	TS	TUBE STEEL
BTS	BASE TRANSCEIVER STATION	INS	INSULATION	TYP	TYPICAL
C	COURSE(S)	INT	INTERIOR	U	UNDERGROUND
CEM	CEMENT	JT	JOINT	UNO	UNLESS NOTED
CL	CHAIN LINK	LAM	LAMINATED	OTHERWISE	
CLG	CEILING	LBS	POUNDS	VCT	VINYL
CLR	CLEAR	LT	LIGHT		COMPOSITION
COL	COLUMN	LA	LIGHTNING ARRESTOR	VERT	TILE
CONC	CONCRETE	LNA	LOW NOISE AMPLIFIER	V.I.F.	VERTICAL
CONST	CONSTRUCTION	MFR	MANUFACTURER	VG	VERTICAL GRAIN
CONT	CONTINUOUS	MAT	MATERIAL	W/	WITH
CORR	CORRIDOR	MAX	MAXIMUM	WD	WOOD
CO	CONDUIT ONLY	MECH	MECHANICAL	WR	WATER RESISTANT
DIA	DIAMETER	MIN	MINIMUM	WT	WEIGHT
DBL	DOUBLE	MISC	MISCELLANEOUS	XFMR	TRANSFORMER
DEPT	DEPARTMENT	ML	METAL LATH	(a)	AT
DEMO	DEMOLITION	MO	MASONRY OPENING	□	CHANNEL
DIM	DIMENSION	MS	MACHINE SCREW	○	CENTERLINE
DN	DOWN	MTD	MOUNTED	∠	ANGLE
DR	DOOR	MTL	METAL	TP	PROPERTY LINE
DTL	DETAIL	(N)	NEW		
DWG	DRAWING	NIC	NOT IN CONTRACT		
(E)	EXISTING	NO	NUMBER		
EA	EACH	NTS	NOT TO SCALE		
ELEC	ELECTRIC	O	OVERHEAD		
ELEV	ELEVATION	OA	OVERALL		
EQUIP	EQUIPMENT	O.C.	ON CENTER		
EXP	EXPANSION	OPNG	OPENING		
EXT	EXTERIOR	OPP	OPPOSITE		
FA	FIRE ALARM	PARTN	PARTITION		
FB	FLAT BAR	PL	PLATE		
FF	FINISH FLOOR	PLAS	PLASTER		
FH	FLAT HEAD	PLYWD	PLYWOOD		
FIN	FINISHED)	POC	POINT OF CONNECTION		
FLR	FLOOR	PROP	PROPERTY		
FOS	FACE OF STUDS	PT	PRESSURE TREATED		
FS	FINISH SURFACE	R	RISER		
FT	FOOT, FEET	REQD	REQUIRED		
FTG	FOOTING	RD	ROOF DRAIN		
FW	FINISH WALL	RM	ROOM		
F.G.	FINISH GRADE	RMS	ROOMS		
FUT	FUTURE	RO	ROUGH OPENING		
GA	GAUGE	SC	SOLID CORE		
GALV	GALVANIZED	SCHED	SCHEDULE		
GL	GLASS	SECT	SECTION		
		SHT	SHEET		

## SYMBOLS:

	SECTION NUMBER		MASONRY		KEY NOTE REFERENCE
	Sheet Number		BRICK		DOOR NUMBER
	Building Section Reference		CONCRETE		AREA AND/OR ROOM NUMBER
	Detail Number		EARTH		MECHANICAL UNIT
	Sheet Number		STEEL		UTILITY POLE
	Section Number		GRAVEL		SANITARY SEWER LINE
	Sheet Number		CENTER LINE		PROPERTY LINE
	Detail Reference		LEASE LINE		EASEMENT LINE
	Sheet Number		RIGHT-OF-WAY		WORK POINT
	Section Number		CHAIN LINK FENCE		REVISION OR CONTROL POINT
	Sheet Number		WOOD FENCE		(REFERENCE POINT) ELEVATION
	Section Number		SILT FENCE		BELOW GRADE ELECTRIC
	Sheet Number		BELOW GRADE TELEPHONE		OVERHEAD ELECTRIC/TELEPHONE
	Section Number		OVERHEAD TELEPHONE		OVERHEAD ELECTRIC
	Sheet Number		TREE PROTECTION FENCE		CONTOUR
	Section Number		TREE LINE		TREES, SHRUBS, BUSHES
	Sheet Number				



## CONSULTING TEAM

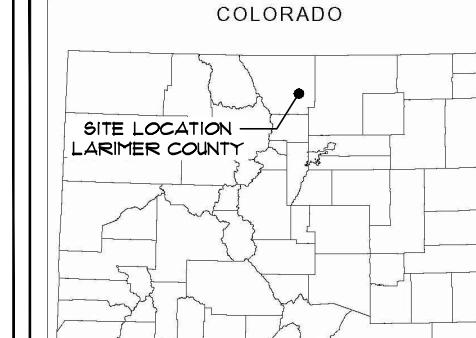
ENGINEERING FIRM:  
KIMLEY-HORN AND ASSOCIATES  
655 NORTH FRANKLIN STREET, SUITE 150  
TAMPA, FLORIDA 33602  
CONTACT: TONY DAWSON  
PHONE: (813) 635-5524

SURVEYING FIRM:  
RLF CONSULTING  
1214 NORTH STADEM DRIVE  
TEMPE, AZ 85281  
CONTACT: RYAN FIDLER  
PHONE: (480) 445-9189

SWAMP ADMINISTRATOR:  
GENERAL CONTRACTOR  
CONTACT: TBD  
PHONE: TBD

FIBER COMPANY:  
TBD  
CONTACT: TBD  
PHONE: TBD

## STATE COUNTY MAP



## DRIVING DIRECTIONS

PROCEED FROM FORT COLLINS-LOVELAND AIRPORT DEPART EARHART RD TOWARD LEAR DR. 0.8 MI, TURN LEFT ONTO NW FRONTAGE RD, 1.0 MI, TURN LEFT ONTO CR-30, 1.5 MI, AT ROUNDABOUT, TAKE 2ND EXIT, 1.3 MI, TURN LEFT ONTO N COUNTY ROAD 1C, 1.0 MI, TURN RIGHT ONTO E 51ST ST / CR-28, 3.8 MI, TURN LEFT ONTO N WILSON AVE, 1.0 MI, TURN RIGHT ONTO W 43RD ST / CR-26 UNPAVED ROAD, 1.1 MI, ARRIVE AT W 43RD ST / CR-26. TURN LEFT ONTO APRON FOR WATER PLANT TO ACCESS THE TELECOMM SITE ROAD.



SBA TOWERS, INC.  
5900 BROKEN SOUND  
PARKWAY, NW  
BOCA RATON, FL 33487-2797  
TEL: (800) 487-4722

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A&E PROJECT #:	148415051
DRAWN BY:	RCM
CHECKED BY:	AWD

## REVISIONS

07/05/17	ADDED CITY COMMENTS
02/23/17	ADDED CITY COMMENTS
01/12/17	EROSION NOTES FROM CITY
12/29/16	ADDED LANDSCAPING
12/05/16	ADDED TREES/REVISED ACCESS RD
11/30/16	ISSUED FOR REVIEW

JARED C. MORENG, PE  
CO PROFESSIONAL ENGINEER LIC. #48319

PROJECT No. 148415051

SPECIAL REVIEW /  
SITE DEVELOPMENT PLAN  
SPECIAL REVIEW #934

SITE NAME / NUMBER:  
CO- PONDEROSA / CO17786

SITE ADDRESS:  
4288 WEST 43rd STREET  
LOVELAND, CO 80538</

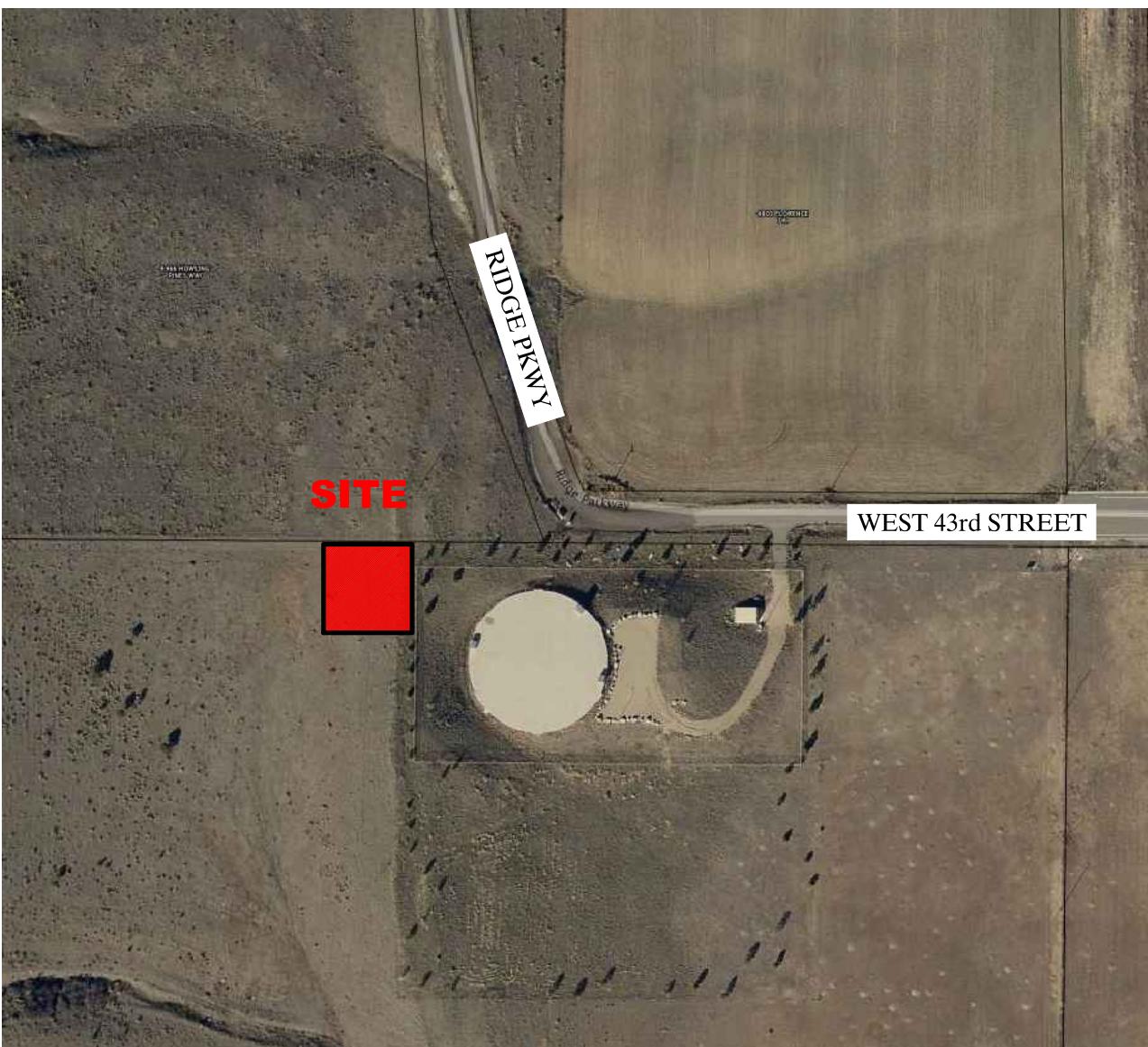
## GENERAL NOTES

1. ALL REFERENCES TO OWNER HEREIN SHALL BE CONSTRUED TO MEAN SBA OR IT'S DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE AND/OR COUNTY IN WHICH IT IS TO BE PERFORMED.
3. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
4. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
5. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, GUY'S OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
6. ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND THE TESTING AGENCY PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION, THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES.
7. ALL MATERIALS AND EQUIPMENT FURNISHED BY CONTRACTOR AND/OR OWNER SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCAL BUILDING CODES AND ORDINANCES.
10. ALL PROPOSED CELLULAR EQUIPMENT AND FIXTURES SHALL BE FURNISHED BY OWNER FOR INSTALLATION BY THE CONTRACTOR, UNLESS SPECIFICALLY NOTED OTHERWISE HEREIN.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
12. RADIO EQUIPMENT INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
13. SURVEY INFORMATION TAKEN FROM A SET OF PLANS PREPARED BY RLF CONSULTING, 1214 NORTH STADEM DRIVE, TEMPE, AZ 85281, DATED DECEMBER 8, 2016.

## PERMITS

14. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
15. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE TRAFFIC CONTROL DEVICES OF ANY TYPE, OUTDOOR STORAGE, OR ANY SOLID WASTE RECEPTACLES.
16. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
17. THE PROPERTY FACILITY WILL CAUSE ONLY A 'DE MINIMUS' INCREASE IN STORMWATER RUNOFF, THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
18. NO NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
19. NO DEBRIS SHALL BE BURIED ON SITE.
20. ALL STRUCTURES AND APPURTENANCES ARE DESIGNED TO MEET TIA / EIA 222-G REQUIREMENTS, UNLESS NOTED OTHERWISE.
21. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL, SEE STRUCTURAL NOTES.
22. CONTRACTOR SHALL MAKE A UTILITY 'ONE CALL' TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
23. CONTRACTOR TO VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY, OR MUNICIPAL AUTHORITIES.
25. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
27. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT, AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
28. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
29. ANY DISCREPANCIES OR APPARENT CONFLICTS ENCOUNTERED IN FIELD CONDITIONS SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER FOR INTERPRETATION.
30. IF ANY UNDERGROUND UTILITIES OR STRUCTURES EXIST BEHIND THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT SBA & THE OWNER'S REPRESENTATIVE.
31. THE PROPOSED FACILITY IS NOT INTENDED FOR PERMANENT EMPLOYEE OCCUPANCY, THEREFORE, ADDITIONAL SITE PARKING IS NOT REQUIRED.
32. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTIONS BY TECHNICIANS APPROXIMATELY ONCE A MONTH REQUIRING ONLY ONE PARKING SPACE.
33. DOES NOT REQUIRE POTABLE WATER, SEPTIC TANKS OR SANITARY SERVICE.
34. A PERMANENT IRRIGATION METER IS REQUIRED IN THE FUTURE WHEN THE ADJACENT DAKOTA RIDGE PROPERTY IS DEVELOPED AND A P2 WATER MAIN IS ADJACENT TO THE SITE.

**AERIAL IMAGE**



SITE

WEST 43rd STREET

SCALE: N.T.S.

**SBA**

SBA TOWERS, INC.  
5900 BROKEN SOUND  
PARKWAY, NW  
BOCA RATON, FL 33487-2797  
TEL: (800) 487-4722

**Kimley»Horn**

655 NORTH FRANKLIN STREET, SUITE 150  
TAMPA, FL 33602  
PHONE (813) 620-1460  
WWW.KIMLEY-HORN.COM

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A&E PROJECT #:	148415051
DRAWN BY:	RCM
CHECKED BY:	AWD

**REVISIONS**

REV	DATE	DESCRIPTION
△	07/05/17	ADDED CITY COMMENTS
△	02/23/17	ADDED CITY COMMENTS
△	01/12/17	EROSION NOTES FROM CITY
△	12/29/16	ADDED LANDSCAPING
△	12/05/16	ADDED TREES/REVISED ACCESS RD
△	11/30/16	ISSUED FOR REVIEW

JARED C. MORENG, PE  
CO PROFESSIONAL ENGINEER LIC. #48319

PROJECT No.  
148415051

SPECIAL REVIEW /  
SITE DEVELOPMENT PLAN  
SPECIAL REVIEW #934

SITE NAME / NUMBER:  
CO-PONDEROSA / CO17786

SITE ADDRESS:  
4288 WEST 43rd STREET  
LOVELAND, CO 80538

DESIGN TYPE:  
RAW LAND

SHEET TITLE:  
GENERAL NOTES  
& AERIAL MAP

SHEET:  
3 OF 19

DRAWING NO. **GN-1** REVISION: **F**

#### SURVEYOR NOTES

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NO.: 01-16055614-01T EFFECTIVE DATE: 08/15/2016.
- SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

#### PROJECT META DATA

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOD 09 SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
- BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM COLORADO STATE PLANE COORDINATE ZONE NORTH, DETERMINED BY GPS OBSERVATIONS.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 10/25/16.

#### FLOOD ZONE DESIGNATION

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 08069C1167F DATED 12/19/06.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

#### LESSOR'S LEGAL DESCRIPTION AS PROVIDED

LEGAL DESCRIPTION OF A TRACT OF LAND BEING A PORTION OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M. COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

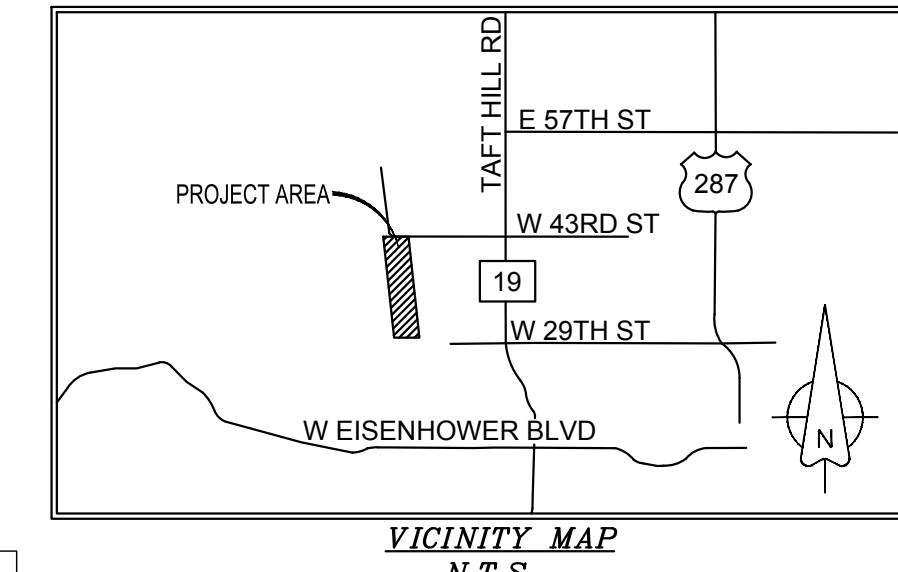
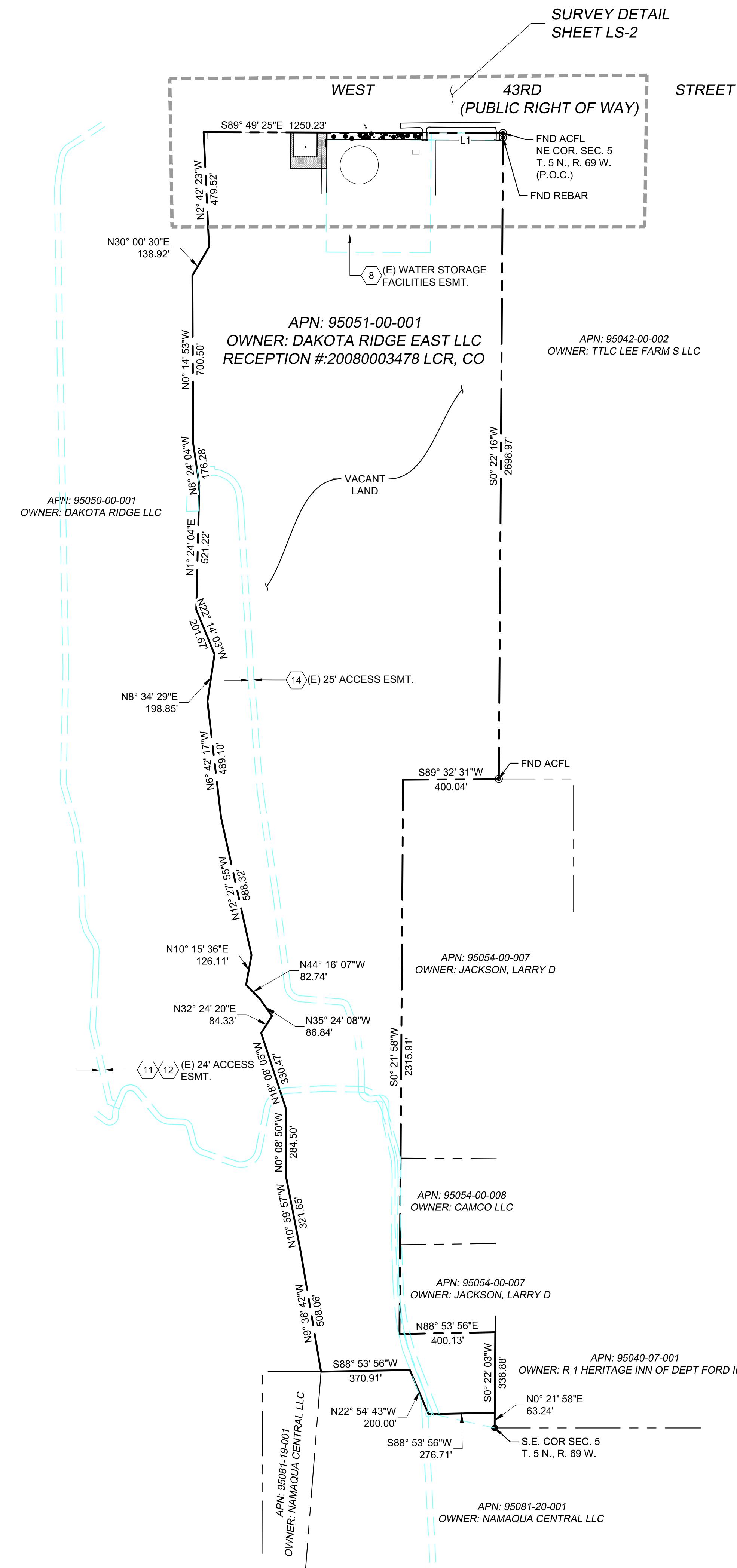
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 5 AND CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 AS BEARING NORTH 89°08'49" EAST AND WITH ALL BOUNDARIES CONTAINED HEREIN RELATIVE THERETO, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE EAST LINE OF NAMQUA HILLS CENTRAL FIRST FILING ACCORDING TO THE PLAT ON FILE IN THE OFFICE OF THE CLERK AND RECORDER, SAID COUNTY; THENCE ALONG THE EAST LINE OF SAID NAMQUA HILLS CENTRAL FIRST FILING AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 NORTH 00°36'51" EAST 63.24 FEET TO THE TRUE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE AND ALONG THE NORTHERLY LINE OF SAID NAMQUA HILLS CENTRAL FIRST FILING THE FOLLOWING COURSES AND DISTANCES, SOUTH 89°08'49" WEST 276.71 FEET; THENCE NORTH 22°39'50" WEST 200.00 FEET; THENCE SOUTH 89°08'49" WEST 370.91 FEET; THENCE DEPARTING SAID NORTHERLY LINE NORTH 00°23'49" WEST 508.06 FEET; THENCE NORTH 10°45'04" WEST 321.65 FEET; THENCE NORTH 00°06'03" EAST 284.50 FEET; THENCE NORTH 17°53'12" WEST 330.47 FEET; THENCE NORTH 00°39'13" EAST 84.33 FEET; THENCE NORTH 35°09'15" WEST 86.84 FEET; THENCE NORTH 44°01'14" WEST 82.74 FEET; THENCE NORTH 10°30'29" EAST 126.11 FEET; THENCE NORTH 12°13'02" WEST 588.32 FEET; THENCE NORTH 06°27'24" WEST 484.10 FEET; THENCE NORTH 08°49'22" EAST 198.85 FEET; THENCE NORTH 21°59'10" WEST 201.67 FEET; THENCE NORTH 01°38'57" EAST 521.22 FEET; THENCE NORTH 08°09'11" WEST 176.28 FEET; THENCE NORTH 00°00'00" EAST 700.50 FEET; THENCE NORTH 30°15'23" EAST 138.92 FEET; THENCE NORTH 02°27'30" WEST 479.52 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE ALONG SAID NORTH LINE SOUTH 89°34'29" EAST 1,250.23 FEET TO THE NORTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 SOUTH 00°37'09" WEST 2,698.97 FEET TO THE EAST ONE QUARTER CORNER OF SAID SECTION 5; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 ALSO BEING THE NORTH LINE OF LARIMER COUNTY PARCEL NO. 95054-00-007, SOUTH 89°47'24" WEST 400.04 FEET; THENCE DEPARTING SAID SOUTH AND NORTH LINES AND ALONG THE WEST LINES OF PARCEL NO. 95054-00-007 AND 95054-00-008 SOUTH 00°36'51" WEST 2,315.91 FEET; THENCE ALONG THE SOUTH LINE OF PARCEL NO. 95054-00-007 SOUTH 89°08'49" EAST 400.13 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE ALONG SAID EAST LINE SOUTH 00°36'51" WEST 336.89 FEET TO THE TRUE POINT OF BEGINNING.

#### SCHEDULE B EXCEPTIONS

- GRANT OF EXCLUSIVE EASEMENT, BY OLHAUSEN FAMILY LIMITED PARTNERSHIP, LLLP, TO CITY OF LOVELAND, COLORADO, RECORDED 02/23/2004, IN DOCUMENT NO. 2004-0016500 OF THE LARIMER COUNTY RECORDS.
- GRANT OF EASEMENT, BY OLHAUSEN FAMILY LIMITED PARTNERSHIP, LLLP, TO CITY OF LOVELAND, COLORADO, RECORDED 02/23/2004, IN DOCUMENT NO. 2004-0016501 OF THE LARIMER COUNTY RECORDS.
- GRANT OF EASEMENT, BY OLHAUSEN FAMILY LIMITED PARTNERSHIP, LLLP, TO CITY OF LOVELAND, COLORADO, RECORDED 02/23/2004, IN DOCUMENT NO. 2004-0016502 OF THE LARIMER COUNTY RECORDS.
- CONVEYANCE OF EASEMENT FOR MAINTENANCE ACCESS, BY AND BETWEEN DAKOTA RIDGE LLC, AND HIDDEN VALLEY III RLUP HOME OWNERS' ASSOCIATION, RECORDED 05/13/2005, IN DOCUMENT NO. 2005-0038798 OF THE LARIMER COUNTY RECORDS.
- CONVEYANCE OF EASEMENT FOR MAINTENANCE ACCESS, BY AND BETWEEN DAKOTA RIDGE LLC, AND HIDDEN VALLEY III RLUP HOME OWNERS' ASSOCIATION, RECORDED 05/13/2005, IN DOCUMENT NO. 2005-0038799 OF THE LARIMER COUNTY RECORDS.
- GRANT OF EASEMENT, BY DAKOTA RIDGE EAST, LLC AND NAMQUA CENTRAL, LLC, TO CITY OF LOVELAND, COLORADO, RECORDED 08/18/2008, IN DOCUMENT NO. 20080052968 OF THE LARIMER COUNTY RECORDS.

ITEMS 1 THRU 7, 13 AND 15 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

#### SURVEY DETAIL SHEET LS-2

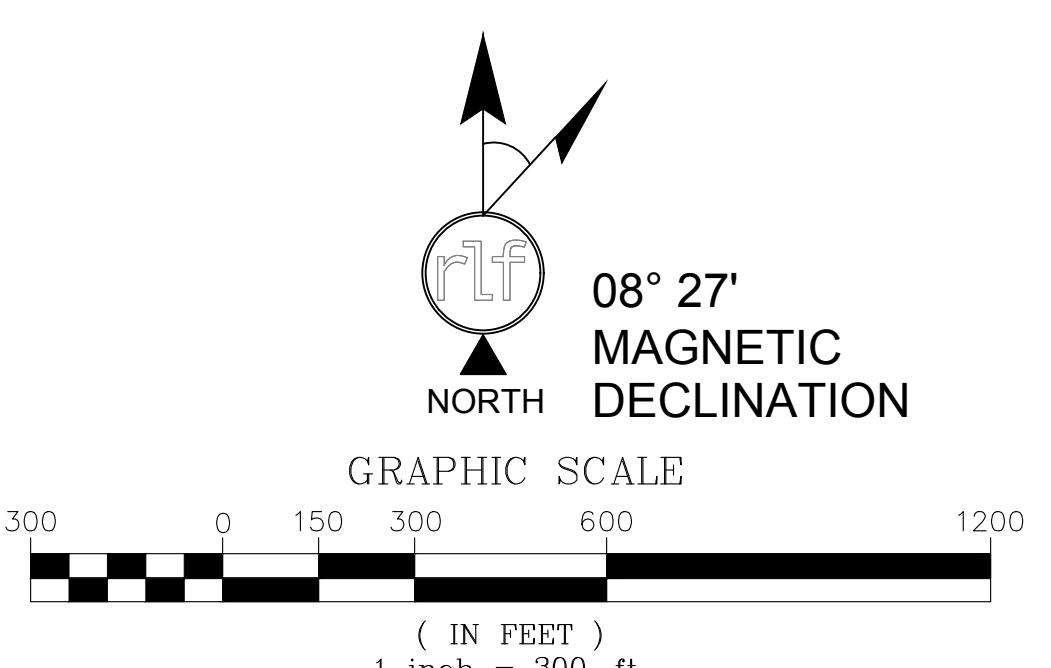


LINE TABLE		
LINE	LENGTH	BEARING
L1	314.34	N89° 49' 25"W
L2	461.25	N89° 49' 25"W
L3	60.19	S0° 21' 04"W
L4	35.00	N90° 00' 00"E
L5	30.09	N0° 21' 04"E
L6	150.00	S89° 49' 25"E
L7	150.00	N0° 21' 35"E
L8	150.00	S89° 49' 25"W
L9	150.00	S0° 21' 35"W
L10	100.00	N89° 49' 25"W
L11	100.00	N0° 21' 04"E
L12	100.00	S89° 49' 25"E
L13	100.00	S0° 21' 04"W
L14	426.34	S89° 49' 25"E
L15	421.26	N89° 49' 25"W

#### LEGEND

- ◎ ALUMINUM CAP FLUSH
- FOUND AS NOTED
- CLF CHAIN LINK FENCE
- D/W ACCESS DRIVEWAY
- LCR LARIMER COUNTY RECORDS
- NG NATURAL GRADE
- R/W RIGHT OF WAY
- ELECTRIC METER
- ELECTRICAL TRANSFORMER
- TELEPHONE PEDESTAL
- POWER POLE
- ← DOWN GUY
- ✖ FIRE HYDRANT
- DECIDUOUS TREE
- CONIFEROUS TREE
- BOULDER
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- CHAIN LINK FENCE
- WIRE OR BARBED WIRE FENCE
- OHE—OHE
- UGE—UGE
- U/G ELECTRIC LINE
- U/G TELECOMMUNICATION LINE

POSITION OF GEODETIC COORDINATES  
LATITUDE 40° 26' 10.628" NORTH (NAD83)  
LONGITUDE 105° 08' 14.683" WEST (NAD83)  
ELEVATION @ GROUND= 5298.5' (NAVD88)



#### CERTIFICATION

I, RYAN L. FIDLER, PLS A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 38207, HEREBY CERTIFY TO SBA TOWERS IX, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY THE FOLLOWING:

LATITUDE AND LONGITUDE VALUES FOR THE CENTER OF THE ABOVE REFERENCED TOWER ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY; AND THAT THE FOLLOWING TOWER SITE ELEVATION IS ACCURATE TO WITHIN +/- 3 FEET VERTICALLY.

HORIZONTAL DATUM: NAD 83  
LATITUDE: 40° 26' 10.738" NORTH  
LONGITUDE: 105° 08' 14.185" WEST  
VERTICAL DATUM: NAVD 88

THE SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE COMMITMENT NO. 01-16055614-01T ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AND EFFECTIVE DATE OF OCTOBER 25TH, 2016 WHICH PERFORMED A TITLE SEARCH ON THE LANDS DESCRIBED UNDER ITS SCHEDULE A LEGAL DESCRIPTION(S).

THE SURVEYOR KNOWS OF HIS OWN KNOWLEDGE THAT THE LANDS DESCRIBED UNDER SAID SCHEDULE A OF THE TITLE COMMITMENT CONTAIN OR INCLUDE THE LANDS DESCRIBED IN THE AND DEPICTED ON THIS SURVEY.

THE SURVEYOR FURTHER KNOWS OF HIS OWN KNOWLEDGE THAT THE EASEMENTS OF RECORD AND IDENTIFIED UNDER SCHEDULE B-2 OF SAID TITLE COMMITMENT ENCUMBER THE LANDS DESCRIBED IN SAID SCHEDULE A, BUT SAID EASEMENTS WILL NOT ENCROACH ON THE LOCATION OF THE PROPOSED LEASE AREAS, EXCLUSIVE EASEMENT AREAS, AND OTHER ACCESS OR UTILITY EASEMENTS UNLESS SHOWN OTHERWISE ON THE SURVEY SEALED AND DATED "INSERT SURVEY SEAL DATE".

A LEICA GS15 VIVA MULTI-CONSTELLATION GPS RECEIVER WAS USED TO PERFORM ALL OR PART OF THIS SURVEY. REAL TIME KINEMATIC (RTK) AND STATIC OR NETWORK GPS WAS USED FOR CENTIMETER LEVEL CORRECTIONS. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CURRENT FEDERAL GEODETIC CONTROL STANDARDS.

SBA#: CO17786-B

PONDEROSA 2

4286 W. 43RD ST  
LOVELAND, CO 80538

DRAWN BY: CAS  
CHECKED BY: RLF  
DATE: 11/10/16  
PROJECT #: 080020060

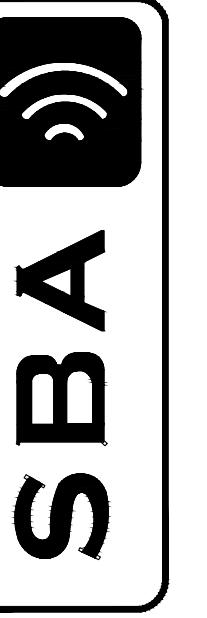
SHEET TITLE: BOUNDARY DETAIL

SHEET NUMBER: LS-1

EXPIRATION = 10/31/17

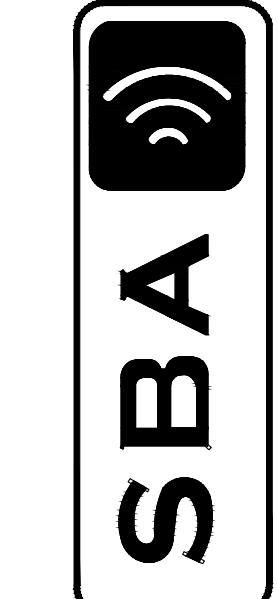
PRELIMINARY

RECEIVED  
BY  
SBA TOWERS IX, LLC  
BOCA RATON, FL 33487  
PHONE 1-800-445-0180

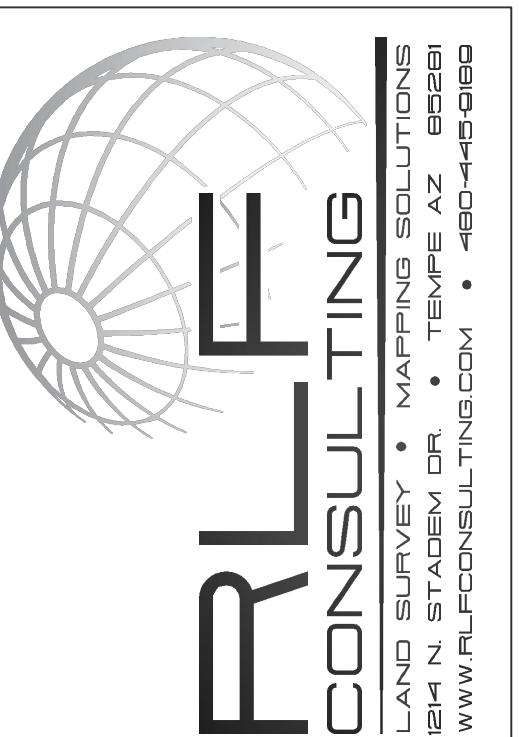


SBA

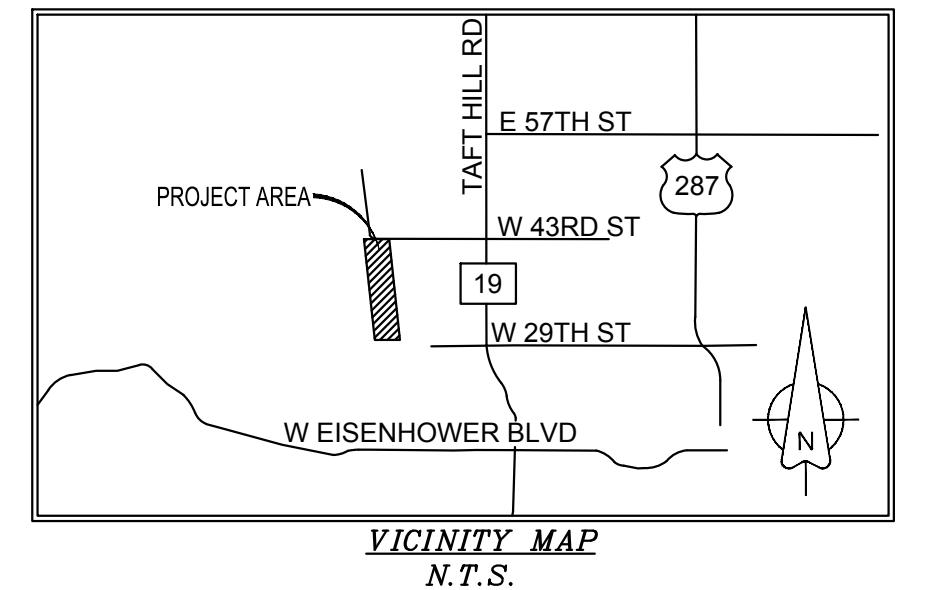
RLF CONSULTING  
LAND SURVEY • MAPPING • SURVEYING  
1844 N. STADIUM CIR. • TEMPE, AZ 85260  
www.rlfconsulting.com • 480-445-0180



SEA TOWERS IX, LLC  
8051 CONGRESS AVENUE  
BOCA RATON, FL 33487  
PHONE 1-800-487-7488



SEA TOWERS IX, LLC  
8051 CONGRESS AVENUE  
BOCA RATON, FL 33487  
PHONE 1-800-487-7488



#### LINE TABLE

LINE	LENGTH	BEARING
L1	314.34	N89° 49' 25"E
L2	461.25	N89° 49' 25"E
L3	60.19	S0° 21' 04"E
L4	35.00	N90° 00' 00"E
L5	30.09	N0° 21' 04"E
L6	150.00	S89° 49' 25"E
L7	150.00	N0° 21' 35"E
L8	150.00	N89° 49' 25"W
L9	150.00	S0° 21' 35"W
L10	100.00	N89° 49' 25"W
L11	100.00	N0° 21' 04"E
L12	100.00	S89° 49' 25"E
L13	100.00	S0° 21' 04"W
L14	426.34	S89° 49' 25"E
L15	421.26	N89° 49' 25"W

POSITION OF GEODETIC COORDINATES  
LATITUDE 40° 26' 10.628" NORTH (NAD83)  
LONGITUDE 105° 08' 14.683" WEST (NAD83)  
ELEVATION @ GROUND = 5298.5 (NAVD88)

**LESSEE NON-EXCLUSIVE ACCESS & UTILITY EASMENT LEGAL DESCRIPTION AS SURVEYED**  
A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., LARIMER COUNTY COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 89°49'25" WEST ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 314.34 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING NORTH 89°49'25" WEST, 461.25 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°21'04" WEST, 60.19 FEET; THENCE NORTH 90°00'00" EAST, 35.00 FEET; THENCE NORTH 00°21'04" EAST, 30.09 FEET; THENCE SOUTH 89°49'25" EAST, 426.34 FEET; THENCE NORTH 00°11'30" EAST, 30.00 FEET TO THE NORTH LINE OF SAID SECTION ALSO BEING TO THE POINT OF BEGINNING.

CONTAINING 14893.70 SQUARE FEET OR 0.342 ACRES.

**LESSEE EXCLUSIVE LEASE AREA LEGAL DESCRIPTION AS SURVEYED**  
A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., LARIMER COUNTY COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 89°49'25" WEST ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 314.34 FEET; THENCE CONTINUING NORTH 89°49'25" WEST, 461.25 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH LINE SOUTH 00°21'04" WEST, 100.00 FEET; THENCE NORTH 89°49'25" WEST, 100.00 FEET; THENCE NORTH 00°21'04" EAST, 100.00 FEET TO THE NORTH LINE OF SAID SECTION; THENCE SOUTH 89°49'25" EAST ALONG THE NORTH LINE OF SAID SECTION 5, 100.00 FEET TO THE POINT OF BEGINNING.

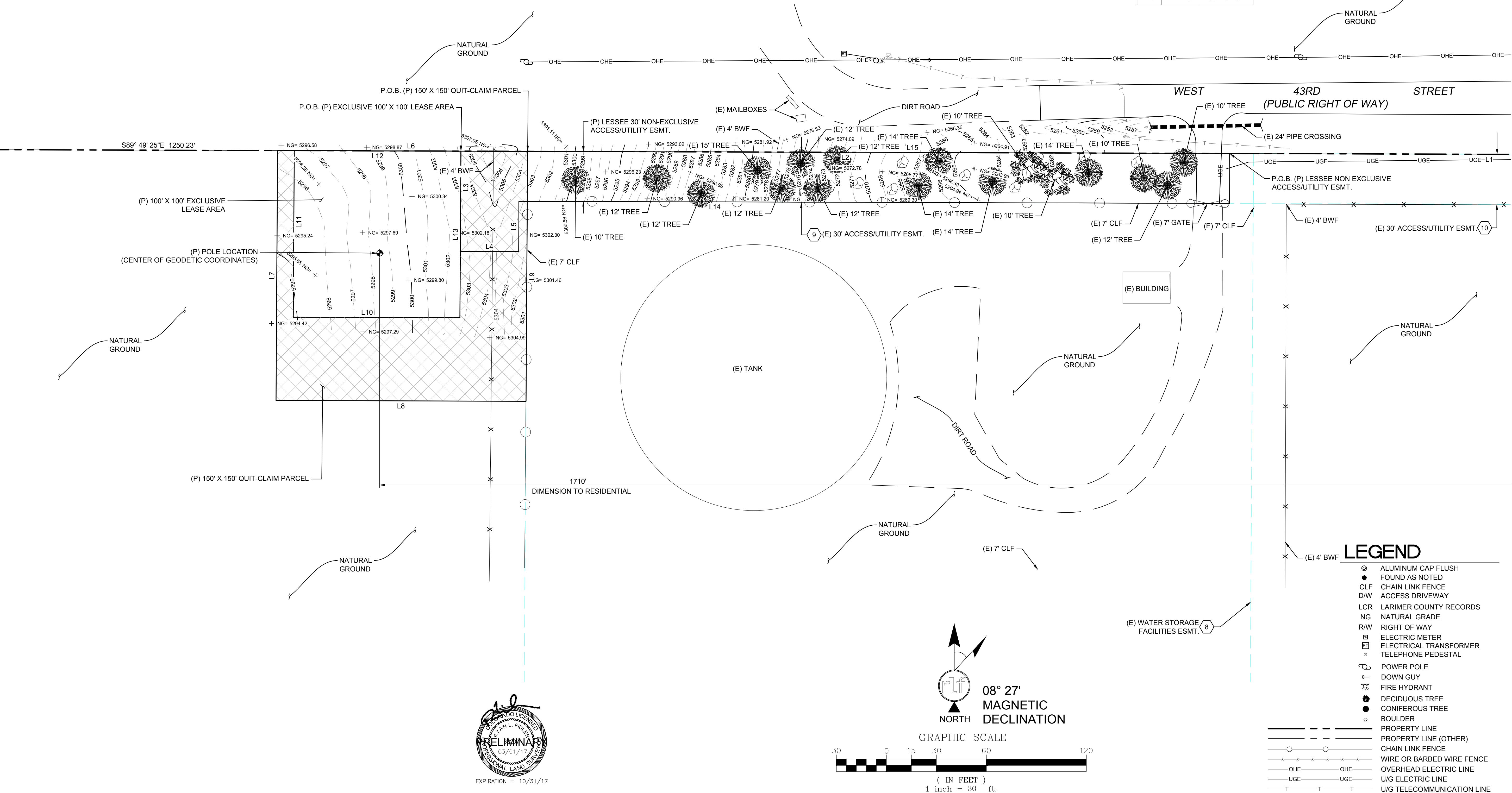
CONTAINING 10000.05 SQUARE FEET OR 0.230 ACRES

**LESSEE QUIT-CLAIM PARCEL LEGAL DESCRIPTION AS SURVEYED**  
A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., LARIMER COUNTY COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 89°49'25" WEST ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 314.34 FEET; THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89°49'25" WEST, A DISTANCE OF 421.26 FEET TO THE POINT OF BEGINNING;

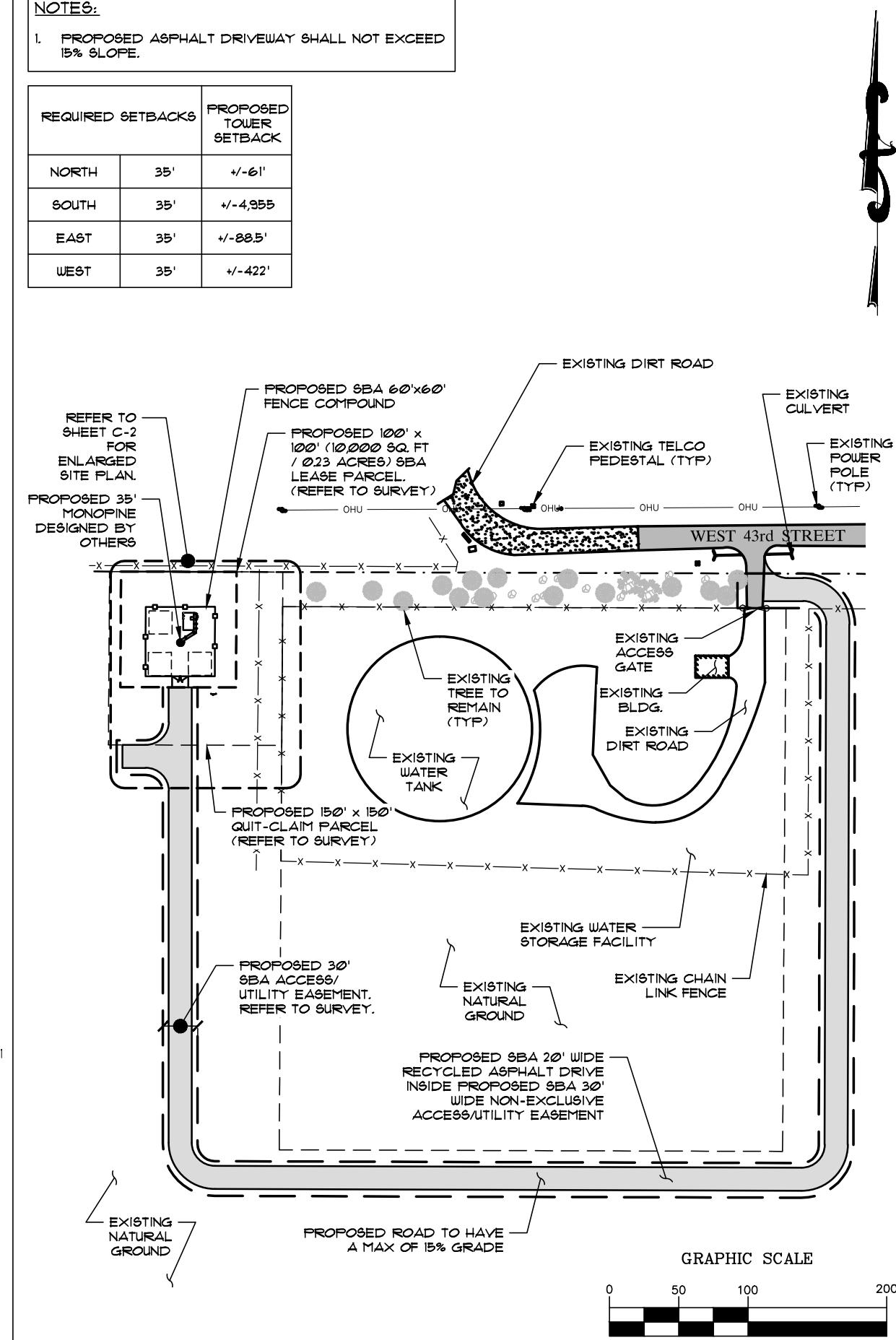
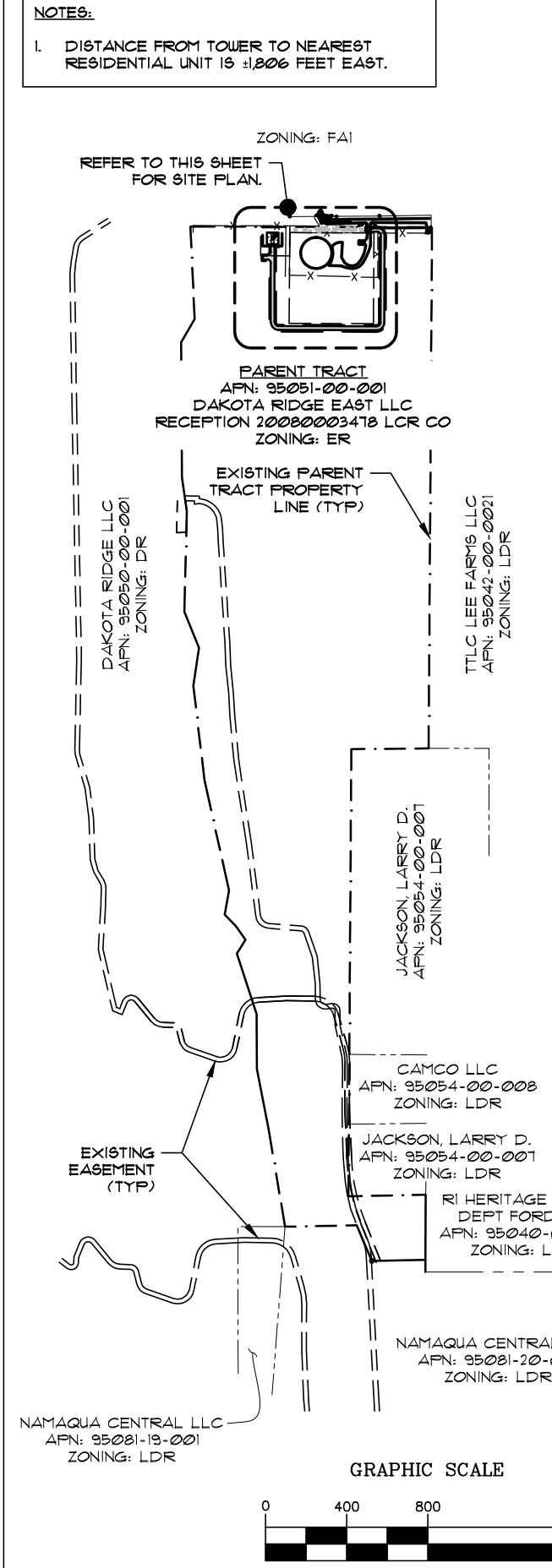
THENCE DEPARTING SAID NORTH LINE SOUTH 00°21'04" WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 89°49'25" WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 00°21'35" EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 89°49'25" EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 22500.00 SQUARE FEET OR 0.520 ACRES, MORE OR LESS.



**NOTES:**

- REFER TO GENERAL NOTES ON SHEETS GN-1.
- OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION BY TECHNICIANS IN PASSENGER VEHICLES APPROXIMATELY ONCE PER MONTH DURING NORMAL BUSINESS HOURS.
- OVERALL SITE PLAN WAS PREPARED USING DEEDS, TAX MAPS, AND PLANS OF RECORD AND SHOULD NOT BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY.
- NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
- THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, THEREFORE HANDICAP ACCESS IS NOT REQUIRED.
- THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. ALL STORMWATER FROM PROPOSED IMPROVEMENTS WILL CONTINUE TO BE CAPTURED BY PARENT PARCEL'S STORMWATER MANAGEMENT SYSTEM.
- NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.
- A PERMANENT IRRIGATION METER IS REQUIRED IN THE FUTURE WHEN THE ADJACENT DAKOTA RIDGE PROPERTY IS DEVELOPED AND A P2 WATER MAIN IS ADJACENT TO THE SITE.
- THE PROPERTY SHOWN HEREON FALLS WITHIN FLOOD ZONE 'X' AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08069C1161F, DATED DEC. 19, 2006. NO FIELD MEASUREMENTS WERE USED IN THIS DETERMINATION.
- TOWER SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF EIA/TIA 222-G STANDARDS AS WELL AS ALL LOCAL BUILDING CODES.
- DEVELOPED AREA: PROPOSED 60' X 60' COMPOUND = 3,600 SQ. FT.
- THE FACILITY WILL HAVE TRAFFIC OF ONE TRIP PER CARRIER PER MONTH FOR MAINTENANCE.
- THE APPLICANT ACKNOWLEDGES THAT FIRE LINE AND NO PARKING SIGNS SHALL BE PROVIDED FOR EMERGENCY ACCESS EASEMENT IN APPROVED LOCATIONS, AND PER LCUASS 1418, AND THAT A SIGNAGE PLAN IS REQUIRED TO BE SUBMITTED.
- TOWERS SHALL BE EQUIPPED WITH CLIMBING AND WORKING FACILITIES IN COMPLIANCE WITH TIA-222.
- ACCESS TO THE TOWERS SITE SHALL BE LIMITED AS REQUIRED BY OSHA, FCC, AND EPA REGULATIONS.
- ALL LANDSCAPING AND SITE IMPROVEMENTS SHALL BE INSTALLED WITH THE CONSTRUCTION OF THE TOWER OR SUITABLE FINANCIAL GUARANTEE PROVIDED IF WEATHER PREVENTS PLANTING.
- ANY FUTURE CO-LOCATION ANTENNAS SHALL MEET ALL MUNICIPAL CODE REQUIREMENTS RELATED TO CO-LOCATION, INCLUDING OBTAINING ALL NECESSARY PERMITS PRIOR TO INSTALLATION.
- THE APPLICANT SHALL CONNECT TO WATER LINES, ONCE AVAILABLE, AND INSTALL PERMANENT AUTOMATIC IRRIGATION FOR THE TREES AND SHRUBBERY ON THE SUBJECT SITE AND ALONG THE ACCESS DRIVE.
- THE APPLICANT SHALL BE RESPONSIBLE FOR WATERING ALL PLANT MATERIAL IN PERPETUITY OR UNTIL PERMANENT IRRIGATION IS PROVIDED.
- ADDITIONAL CONDITIONS MAY BE FORTHCOMING AFTER THE NEIGHBORHOOD MEETING.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR COORDINATION OF THE UTILITIES LOCATED WITHIN THE PROVIDED EASEMENTS WITH REGARD TO CLEARANCE REQUIREMENTS OF EACH RESIDING ENTITY.
- TREES SHALL NOT BE PLANTED CLOSER THAN 4-5 FEET OF EXISTING OR PROPOSED UNDERGROUND ELECTRIC LINES.
- PROPOSED UNDERGROUND ELECTRIC SHALL NOT BE PLANTED CLOSER THAN 6FT FROM STORM LINES.
- THE CITY IS NOT RESPONSIBLE FOR DAMAGE TO OR REPLACEMENT OF TREES, SHRUBS AND/OR GRASS IF CAUSE OF DAMAGE IS DUE TO INADEQUATE ACCESS TO ANY OF OUR EQUIPMENT OR FACILITIES.



**SBA**

SBA TOWERS, INC.  
5900 BROKEN SOUND  
PARKWAY, NW  
BOCA RATON, FL 33487-2797  
TEL: (800) 487-4722

**Kimley»Horn**  
655 NORTH FRANKLIN STREET, SUITE 150  
TAMPA, FL 33602  
PHONE (813) 620-1460  
WWW.KIMLEY-HORN.COM

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

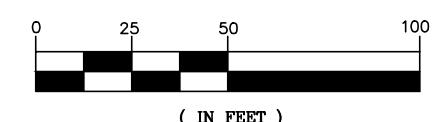
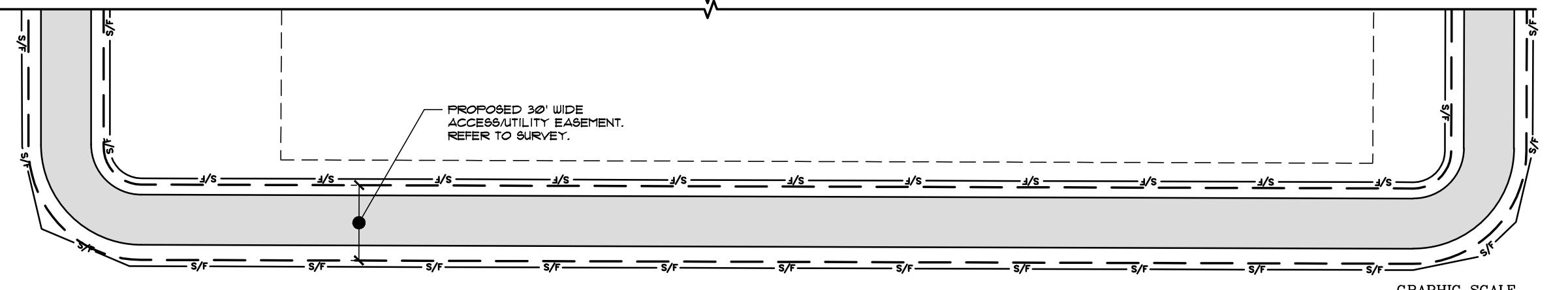
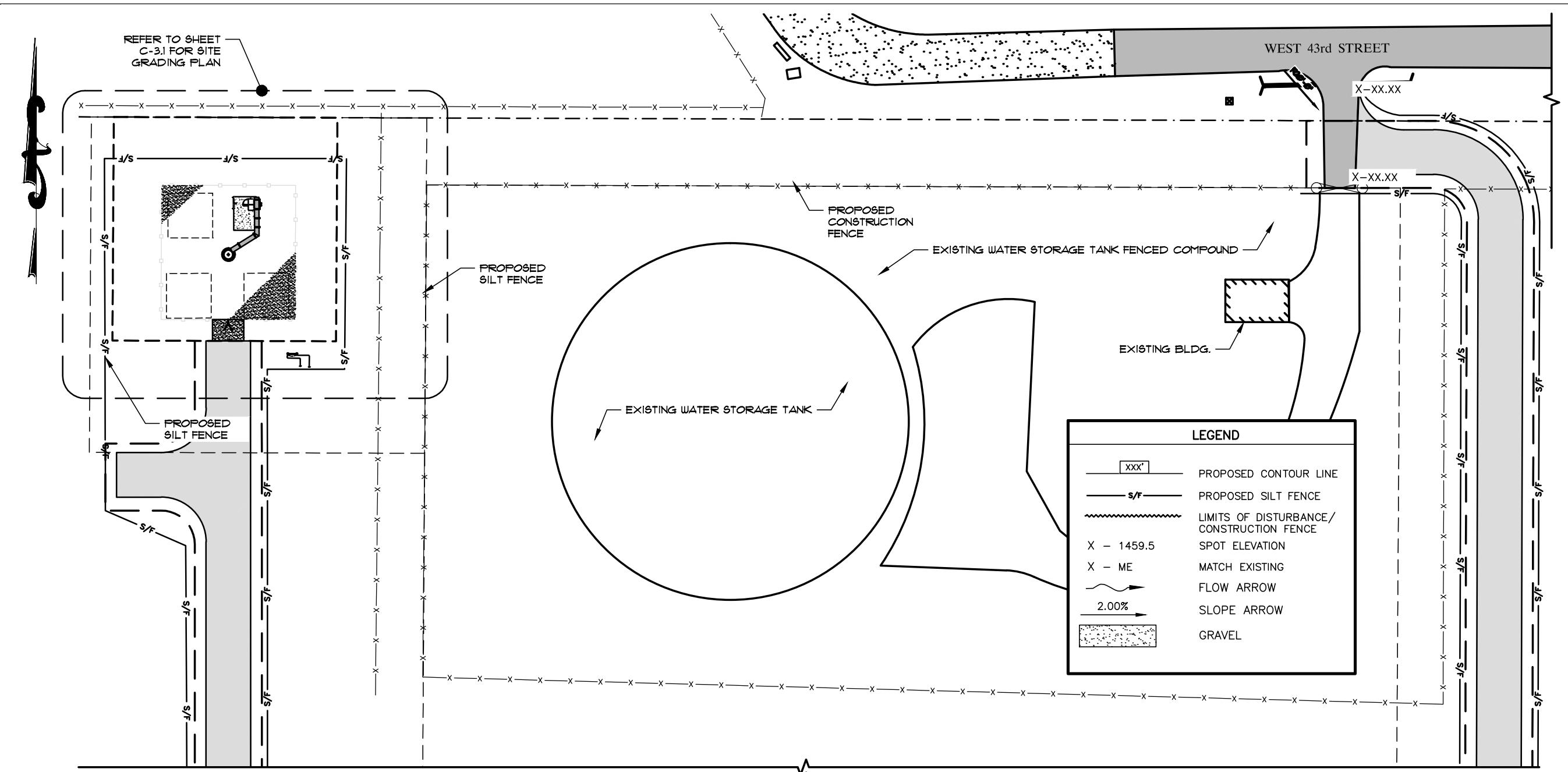
A&E PROJECT #: 148415051  
DRAWN BY: RCM  
CHECKED BY: AWD

REVISIONS	
△	07/05/17 ADDED CITY COMMENTS
△	02/23/17 ADDED CITY COMMENTS
△	01/12/17 EROSION NOTES FROM CITY
△	12/29/16 ADDED LANDSCAPING
△	12/05/16 ADDED TREES/REVISED ACCESS RD
△	11/30/16 ISSUED FOR REVIEW
REV	DATE DESCRIPTION

JARED C. MORENG, PE  
CO PROFESSIONAL ENGINEER LIC. #48319

PROJECT NO. 148415051  
SPECIAL REVIEW / SITE DEVELOPMENT PLAN SPECIAL REVIEW #934  
SITE NAME / NUMBER: CO-PONDEROSA / CO17786  
SITE ADDRESS: 4288 WEST 43rd STREET LOVELAND, CO 80538  
DESIGN TYPE: RAW LAND  
SHEET TITLE: OVERALL SITE PLAN  
SHEET: 6 OF 19  
DRAWING NO. C-1 REVISION: F





DISTURBED AREA = +/- 0.10 ACRES



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5900 BROKEN SOUND  
PARKWAY, NW  
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A&E PROJECT #: 148415051

DRAWN BY: RCM

CHECKED BY: AWD

REVISIONS

REV	DATE	DESCRIPTION
▲	07/05/17	ADDED CITY COMMENTS
▲	02/23/17	ADDED CITY COMMENTS
▲	01/12/17	EROSION NOTES FROM CITY
▲	12/29/16	ADDED LANDSCAPING
▲	12/05/16	ADDED TREES/REVISED ACCESS RD
▲	11/30/16	ISSUED FOR REVIEW
REV	DATE	DESCRIPTION

PROJECT No.  
148415051

SPECIAL REVIEW /  
SITE DEVELOPMENT PLAN  
SPECIAL REVIEW #934

SITE NAME / NUMBER:  
CO-PONDEROSA / CO17786

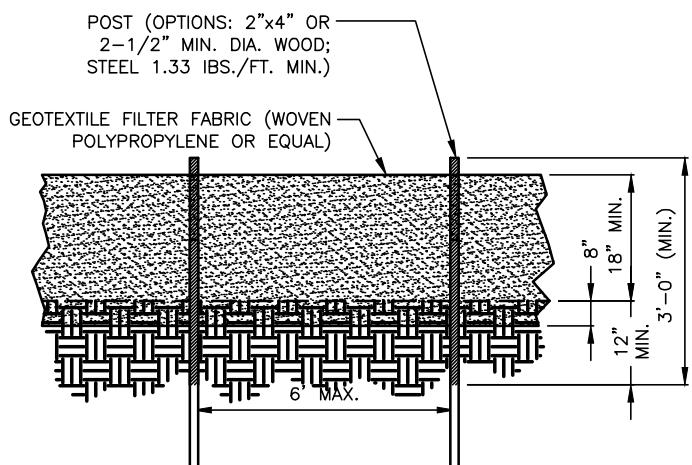
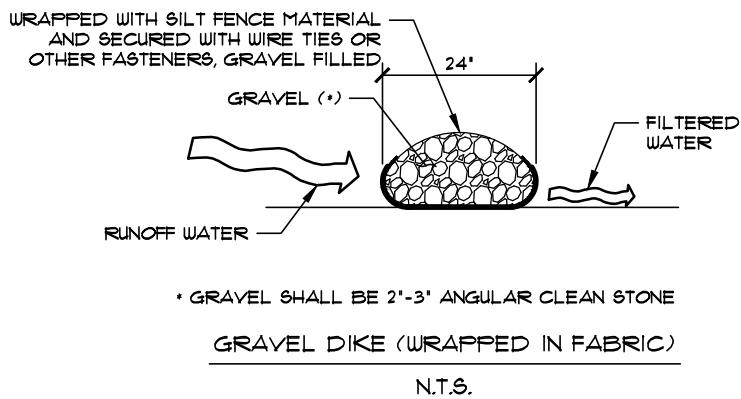
SITE ADDRESS:  
4288 WEST 43rd STREET  
LOVELAND, CO 80538

DESIGN TYPE:  
RAW LAND

SHEET TITLE:  
OVERALL GRADING & TEMP.  
EROSION CONTROL PLAN

SHEET:  
8 OF 19

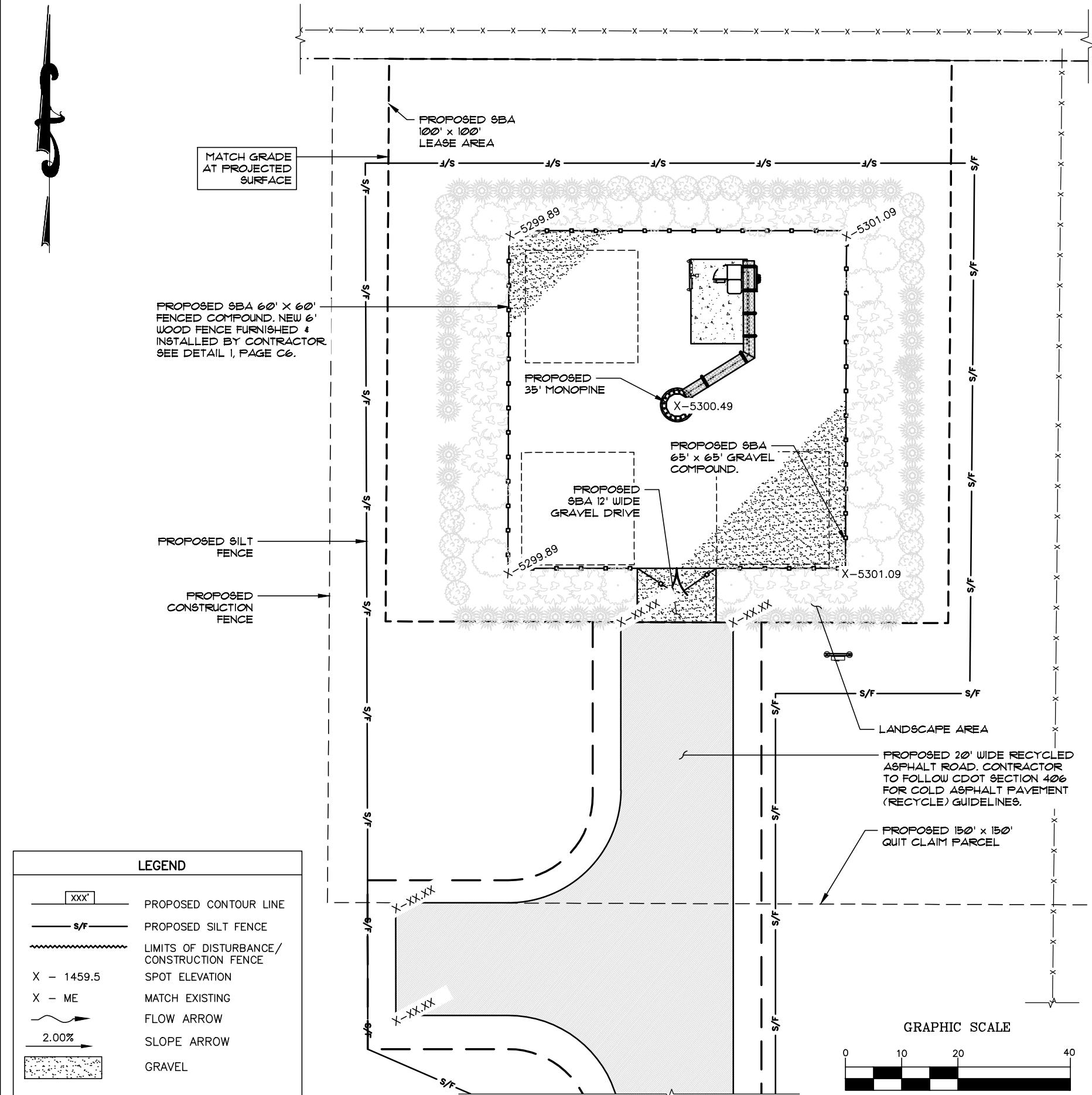
DRAWING NO.  
**C-3**      REVISION:  
**F**



**NOTES:**

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION. INSTALL SILT FENCE AS SHOWN WHERE ADDITIONALLY REQUIRED FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS, AND WATERWAYS.
2. CONTRACTOR SHALL INSPECT INSTALLED EROSION CONTROL DEVICE WEEKLY DURING CONSTRUCTION AND AFTER HEAVY RAINS FOR DAMAGE OR EXCESSIVE SILTATION. MAINTENANCE SHALL INCLUDE CLEANING BUILT-UP SEDIMENT BEHIND THE BARRIERS AND/OR REPLACING DAMAGED SECTIONS.
3. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
4. HAY BALES SHALL NOT BE USED AS EROSION CONTROL.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE FREE OF DRAINAGE PROBLEMS.
6. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES FOR CONSTRUCTION TO PREVENT THE DIVERSION OF SEDIMENT LADEN STORM WATER RUNOFF OR ERODED MATERIALS FROM LEAVING THE CONSTRUCTION SITE.
7. CONTRACTOR SHALL PREVENT TRACKING OF SEDIMENT OUTSIDE OF CONSTRUCTION LIMITS. THIS MAY REQUIRE CLEANING AND/OR WASHING OF DEBRIS AND SEDIMENT FROM ALL VEHICLES PRIOR TO EXITING THE SITE. ANY SEDIMENT DEPOSITED ON THE ROADWAY SHALL BE SWEEP AS NECESSARY THROUGHOUT THE DAY OR AT THE END OF EVERY DAY AND DISPOSED OF IN AN APPROPRIATE MANNER. SEDIMENT SHALL NOT BE WASHED INTO STORM SEWER SYSTEMS.
8. ANY DEBRIS AND/OR SEDIMENT EXITING THE SITE DUE TO TRACKING OR FAILURE OF A SITE BMP SHALL BE CLEANED IMMEDIATELY BY THE CONTRACTOR BY A METHOD OTHER THAN FLUSHING. CONTRACTOR SHALL ALSO IMMEDIATELY REPAIR ANY BMP'S THAT HAVE FAILED AND/OR INSTALL ADDITIONAL BMP'S TO ENSURE SEDIMENT DOES NOT LEAVE THE SITE.

LEGEND	
XXX	PROPOSED CONTOUR LINE
— S/F —	PROPOSED SILT FENCE
~~~~~	LIMITS OF DISTURBANCE/CONSTRUCTION FENCE
X - 1459.5	SPOT ELEVATION
X - ME	MATCH EXISTING
—>	FLOW ARROW
2.00%	SLOPE ARROW
[Gravel Pattern]	GRAVEL



REV	DATE	DESCRIPTION
▲	07/05/17	ADDED CITY COMMENTS
▲	02/23/17	ADDED CITY COMMENTS
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▲	12/29/16	ADDED LANDSCAPING
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▲	11/30/16	ISSUED FOR REVIEW

A&E PROJECT #:	148415051
DRAWN BY:	RCM
CHECKED BY:	AWD

REVISIONS	
REV	DATE
▲	07/05/17
▲	02/23/17
▲	01/12/17
▲	12/29/16
▲	12/05/16
▲	11/30/16
REV	DESCRIPTION

City of Loveland  
Stormwater Quality Enforcement Policy  
March 3, 2004  
Revised: September 3, 2008

Inspections

Site inspections are to be performed by the Developer's designated Stormwater Management Plan (SWMP) Administrator hereinafter referred to as the "SWMP Administrator" at a minimum of once every fourteen (14) calendar days on active construction sites after a significant storm event and monthly to monitor revegetation. These inspections do not need to be called in for scheduling, as with building inspections.

It is required that the SWMP Administrator also performs routine inspections to effectively address maintenance and repair of Best Management Practices (BMPs). As part of the site inspections the SWMP Administrator will fill out an Erosion and Sediment Control Inspection List (ESCIL) and submit it to the City of Loveland.

To enable effective communication and quick response to any stormwater quality control deficiencies, the City encourages the SWMP Administrator to participate in inspections with the City's Inspector whenever the City inspector performs an inspection of the development site.

Compliance

Any maintenance, repair or installations of BMPs that are noted during the inspections by the SWMP Administrator and/or City Inspector must be completed within seven (7) calendar days from the date of the inspection.

The following outlines typical non-compliance issues and possible enforcement actions. For more detailed information, please refer to Municipal Code chapter 13.20.

Non-Compliance Issues

- Failure to obtain a City of Loveland (COL) Stormwater Quality Permit.
- Failure to obtain a State Stormwater Discharge Permit (SDP) from the Colorado Department of Public Health & Environment (CDPHE) Water Quality Control Division if the project is greater than or equal to one (1) acre (or is part of a larger common plan of development or sale that will disturb at least one (1) acre).
- Failure to obtain a State Fugitive Dust Control Permit if the project is greater than or equal to twenty-five (25) acres or takes more than six (6) months to complete.
- Failure to obtain a State Fugitive Dust Control Permit if required by the State for a project that is less than twenty-five (25) acres, and less than six (6) months in duration but more than one (1) acre in non-attainment areas or more than five (5) acres in attainment areas.
- Failure to obtain a State Army Corps of Engineers (COE) 401/404 Permit if required.
- Failure to obtain a State Construction Dewatering Industrial Wastewater Discharge Permit if required.
- Failure to abide by the conditions of the City of Loveland Stormwater Quality, CDPHE Fugitive Dust, COE 401/404, CDPHE Dewatering or CDPHE Stormwater Discharge Permits.
- Failure to properly install, maintain, and/or replace temporary BMPs within seven (7) calendar days of such items being noted during an inspection.
- Failure to remove temporary BMPs within fourteen (14) calendar days of such items being noted during an inspection.
- Failure to implement the Construction Site Stormwater Management Plan (CSSMP).
- Failure to modify the CSSMP to reflect field changes.
- Direct discharge of pollutant(s) into a waterway, jurisdictional wetland or a storm sewer system.
- Work beyond limit(s) of permit area.

Enforcement Actions

If site conditions are found to be in violation of the Stormwater Quality Permit or any other requirements set forth in Chapter 13.20 of the Municipal Code during an inspection by the City Inspector, one or all of the following actions may be taken:

- Verbal warning.
- Written Compliance Order.
- Revocation of permit(s).
- Denial of further review or future inspections and/or permits.
- Stop Work Order.
- Hiring a private contractor and/or city crew to perform work - cost of work will be deducted from the Performance Security collected at permit issuance.

Priority Violations

May include: working without a permit; working beyond the limits of the permitted area; the discharge of contaminated water into the storm sewer system; the discharge of contaminated water into a waterway; the washing of a roadway into a storm drain inlet; the washing of concrete trucks in unapproved locations, and/or the failure to correct routine violations.

The Failure to meet the compliance deadline issued for Priority Violations will result in: a written notice detailing non-compliant items and a compliance date provided to the Owner; the revocation of permit(s); the denial of further review or future building inspections and/or permits; the issuance of a Stop Work Order, or the hiring of a private contractor and/or city crew to perform the work.

Routine Violations

May include: the failure to abide by the conditions of the Stormwater Quality Permit; the failure to properly install, maintain and/or replace temporary sediment/erosion control BMP's, and/or the failure to remove and properly dispose of temporary sediment/erosion control BMPs when they are no longer needed.

The failure to meet the compliance deadline issued for Routine Violations will result in: a written notice detailing non-compliant items and a compliance date provided to the Owner; the revocation of permit(s); the denial of further review or future building inspections and/or permits; the issuance of a Stop Work Order, or the hiring of a private contractor and/or city crew to perform the work.

Right of Entry

The City inspector may, where reasonable cause exists, with or without a warrant issued by a court of competent jurisdiction and where the City has given verbal notice to the landowner(s), or such owner's agent(s) or representative(s) is/are immediately accessible, enter upon any property or site for examination of the same to ascertain whether a violation of the requirements of this chapter exists, and shall be exempt from any legal action or liability on account thereof. The City will verbally communicate a findings summary of such inspection at the conclusion of the inspection to the SWMP Administrator and/or Operator. The City will provide written communication of a findings summary of such inspection within thirty (30) days of such inspection to the legal address of the non-compliant site.

In addition to the above mentioned penalties, the penalties set forth in Section 13.20.10 of the Municipal Code shall apply.

ACKNOWLEDGEMENT CERTIFICATE

OF  
RECEIPT OF CITY OF LOVELAND  
STORMWATER QUALITY ENFORCEMENT POLICY

This is to certify to the City of Loveland that I have received a copy of the City of Loveland Stormwater Quality Enforcement Policy. I have read and fully understand the information in it and agree to abide by the policies set forth therein. I specifically agree to abide by and accept the right of entry provisions set forth therein which allow City inspectors to enter upon the property subject to the Stormwater Quality Permit, where reasonable cause exists, for examination of the same to ascertain whether a violation of the requirements of the Chapter 13.20 of the Loveland Municipal Code exists. I further agree to hold the City of Loveland and its agents, employees and assigns exempt from any legal action or liability on account thereof. I understand that these policies are continually evaluated and may be amended at any time and at the sole option of the City.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

JARED C. MORENG, PE  
CO PROFESSIONAL ENGINEER LIC. #48319

PROJECT No.	148415051
SPECIAL REVIEW /	SITE DEVELOPMENT PLAN
	SPECIAL REVIEW #934
SITE NAME / NUMBER:	CO-PONDEROSA / CO17786
SITE ADDRESS:	4288 WEST 43rd STREET LOVELAND, CO 80538
DESIGN TYPE:	RAW LAND
SHEET TITLE:	STORM WATER QUALITY ENFORCEMENT POLICY
SHEET:	10 OF 19
DRAWING NO.	C-3.2
REVISION:	F

## GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE LARIMER COUNTY URBAN AREA STREET STANDARDS (LCUASS) AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE CITY OF LOVELAND.
2. THE DEVELOPER IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE ENGINEER SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1981, AT LEAST TWO (2) WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH / IRRIGATION COMPANY) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. NO WORK MAY COMMENCE WITHIN ANY IMPROVED PUBLIC RIGHT-OF-WAY UNTIL A RIGHT-OF-WAY PERMIT OR DEVELOPMENT CONSTRUCTION PERMIT IS OBTAINED, IF APPLICABLE. THE DEVELOPER SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY, (CITY OF LOVELAND, COUNTY OF LARIMER OR STATE OF COLORADO), FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES. THE DEVELOPER SHALL NOTIFY THE CITY OF LOVELAND ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS. IF THE CITY OF LOVELAND ENGINEER IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE DEVELOPER MAY COMMENCE WORK IN THE ENGINEER'S ABSENCE. HOWEVER, THE CITY OF LOVELAND RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
5. THE ENGINEER WHO HAS PREPARED THESE PLANS, BY EXECUTION AND/OR SEAL HEREOF, DOES HEREBY AFFIRM RESPONSIBILITY TO THE CITY OF LOVELAND, AS BENEFICIARY OF SAID ENGINEER'S WORK, FOR ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS, AND APPROVAL OF THESE PLANS BY THE CITY ENGINEER SHALL NOT RELIEVE THE ENGINEER WHO HAS PREPARED THESE PLANS OF ALL SUCH RESPONSIBILITY. FURTHER, TO THE EXTENT PERMITTED BY LAW, THE ENGINEER HEREBY AGREES TO HOLD HARMLESS AND INDEMNIFY THE CITY, AND ITS OFFICERS AND EMPLOYEES, FROM AND AGAINST ALL LIABILITIES, CLAIMS, AND DEMANDS WHICH MAY ARISE FROM ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS.
6. ALL UTILITY INSTALLATIONS WITHIN OR ACROSS THE ROADBED OF NEW RESIDENTIAL ROADS MUST BE COMPLETED PRIOR TO THE FINAL STAGES OF ROAD CONSTRUCTION. FOR THE PURPOSES OF THESE STANDARDS, ANY WORK EXCEPT C/G ABOVE THE SUBGRADE IS CONSIDERED FINAL STAGE WORK. ALL SERVICE LINES MUST BE STUBBED TO THE PROPERTY LINES AND MARKED SO AS TO REDUCE THE EXCAVATION NECESSARY FOR BUILDING CONNECTIONS.
7. THE DEVELOPER SHALL COORDINATE AND COOPERATE WITH THE CITY OF LOVELAND, AND ALL UTILITY COMPANIES INVOLVED, WITH REGARD TO RELOCATIONS, ADJUSTMENTS, EXTENSIONS AND REARRANGEMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.
8. NO WORK MAY COMMENCE WITHIN ANY PUBLIC STORM WATER, SANITARY SEWER OR POTABLE WATER SYSTEM UNTIL THE DEVELOPER NOTIFIES THE UTILITY PROVIDER. NOTIFICATION SHALL BE A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK. AT THE DISCRETION OF THE WATER UTILITY PROVIDER, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.
10. THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR UNKNOWN UNDERGROUND UTILITIES.
11. WHEN APPLICABLE, THE DEVELOPER SHALL HAVE, ONSITE AT ALL TIMES, THE NOTICE OF INTENT (NOI), A BEST MANAGEMENT PRACTICES MAINTENANCE FOLDER, AN UP TO DATE STORMWATER MANAGEMENT PLAN (SUMP) THAT ACCURATELY REPRESENTS CURRENT FIELD CONDITIONS, ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY. REFER TO OSHA PUBLICATION 2226, EXCAVATING AND TRENCHING.
13. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE DEVELOPER SHALL CONTACT THE DESIGNER AND THE CITY OF LOVELAND ENGINEER IMMEDIATELY.
14. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
15. THE DEVELOPER SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY, (CITY OF LOVELAND, COUNTY OF LARIMER OR STATE OF COLORADO), FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
16. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS, SHOWN ON THESE DRAWINGS, OR DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR INSURING THAT NO MUD OR DEBRIS SHALL BE TRACKED ONTO THE EXISTING PUBLIC STREET SYSTEM. MUD AND DEBRIS MUST BE REMOVED BY THE END OF EACH WORKING DAY BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT-END LOADER, ETC.) OR AS APPROVED BY THE CITY OF LOVELAND STREET INSPECTOR.
18. THE DEVELOPER SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY OF LOVELAND'S INSPECTOR AT ALL TIMES.
19. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE DESIGNER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
20. THE DEVELOPER SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO PERMIT FOR STORM WATER DISCHARGES (SDP), THE STORM WATER MANAGEMENT PLAN (SUMP), AND THE EROSION CONTROL PLAN.



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A&E PROJECT #:	148415051
DRAWN BY:	RCM
CHECKED BY:	AWD

REVISIONS	
△	07/05/17 ADDED CITY COMMENTS
△	02/23/17 ADDED CITY COMMENTS
△	01/12/17 EROSION NOTES FROM CITY
△	12/29/16 ADDED LANDSCAPING
△	12/05/16 ADDED TREES/REVISED ACCESS RD
△	11/30/16 ISSUED FOR REVIEW
REV	DATE DESCRIPTION

JARED C. MORENG, PE  
CO PROFESSIONAL ENGINEER LIC. #48319

PROJECT NO.	148415051
SPECIAL REVIEW / SITE DEVELOPMENT PLAN SPECIAL REVIEW #934	
SITE NAME / NUMBER: CO-PONDEROSA / CO17786	
SITE ADDRESS: 4288 WEST 43rd STREET LOVELAND, CO 80538	
DESIGN TYPE: RAW LAND	
SHEET TITLE: LARIMER COUNTY GENERAL NOTES	
SHEET: 11 OF 19	
DRAWING NO.	REVISION:
C-3.3	F

A&E PROJECT #:	148415051
DRAWN BY:	RCM
CHECKED BY:	AWD

REVISIONS	
REV	DATE
▲	07/05/17
▲	02/23/17
▲	01/12/17
▲	12/29/16
▲	12/05/16
▲	11/30/16
REV	DESCRIPTION

JARED C. MORENG, PE  
CO PROFESSIONAL ENGINEER LIC. #48319

PROJECT No.	148415051
SPECIAL REVIEW /	
SITE DEVELOPMENT PLAN	
SPECIAL REVIEW #934	
SITE NAME / NUMBER:	
CO-PONDEROSA / CO17786	
SITE ADDRESS:	
4288 WEST 43rd STREET	
LOVELAND, CO 80538	
DESIGN TYPE:	
RAW LAND	
SHEET TITLE:	
EROSION/SEDIMENT CONTROL	
CONSTR. PLAN NOTES	
SHEET:	12 OF 19
DRAWING NO.	C-3.4
REVISION:	F

- (1.) THE EROSION CONTROL INSPECTOR MUST BE NOTIFIED AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO ANY CONSTRUCTION ON THIS SITE.
- (2.) THERE SHALL BE NO EARTH-DISTURBING ACTIVITY OUTSIDE THE LIMITS DESIGNATED ON THE ACCEPTED PLANS.
- (3.) ALL REQUIRED PERIMETER SILT AND CONSTRUCTION FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC.). ALL OTHER REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE APPROPRIATE TIME IN THE CONSTRUCTION SEQUENCE AS INDICATED IN THE APPROVED PROJECT SCHEDULE, CONSTRUCTION PLANS, AND EROSION CONTROL REPORT.
- (4.) AT ALL TIMES DURING CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ON-SITE EROSION INCLUDING KEEPING THE PROPERTY SUFFICIENTLY WATERED SO AS TO MINIMIZE WIND BLOWN SEDIMENT. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL FACILITIES SHOWN HEREIN.
- (5.) PRE-DISTURBANCE VEGETATION SHALL BE PROTECTED AND RETAINED WHEREVER POSSIBLE. REMOVAL OR DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA(S) REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS, AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
- (6.) ALL SOILS EXPOSED DURING LAND DISTURBING ACTIVITY (STRIPPING, GRADING, UTILITY INSTALLATIONS, STOCKPILING, FILLING, ETC.) SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPING OR DISKING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION, OR OTHER PERMANENT EROSION CONTROL BMPs ARE INSTALLED. NO SOILS IN AREAS OUTSIDE PROJECT STREET RIGHTS-OF-WAY SHALL REMAIN EXPOSED BY LAND DISTURBING ACTIVITY FOR MORE THAN THIRTY (30) DAYS BEFORE REQUIRED TEMPORARY OR PERMANENT EROSION CONTROL (E.G. SEED/MULCH, LANDSCAPING, ETC.) IS INSTALLED, UNLESS OTHERWISE APPROVED BY THE CITY OF LOVELAND.
- (7.) IN ORDER TO MINIMIZE EROSION POTENTIAL, ALL TEMPORARY (STRUCTURAL) EROSION CONTROL MEASURES SHALL:
  - (A.) BE INSPECTED AT A MINIMUM OF ONCE EVERY TWO (2) WEEKS AND AFTER EACH SIGNIFICANT STORM EVENT AND REPAIRED OR RECONSTRUCTED AS NECESSARY IN ORDER TO ENSURE THE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
  - (B.) REMAIN IN PLACE UNTIL SUCH TIME AS ALL THE SURROUNDING DISTURBED AREAS ARE SUFFICIENTLY STABILIZED AS DETERMINED BY THE EROSION CONTROL INSPECTOR.
  - (C.) BE REMOVED AFTER THE SITE HAS BEEN SUFFICIENTLY STABILIZED AS DETERMINED BY THE EROSION CONTROL INSPECTOR.
- (8.) WHEN TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEAN UP AND REMOVAL OF ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE INFRASTRUCTURE AND OTHER PUBLIC FACILITIES.
- (9.) THE CONTRACTOR SHALL IMMEDIATELY CLEAN UP ANY CONSTRUCTION MATERIALS INADVERTENTLY DEPOSITED ON EXISTING STREETS, SIDEWALKS, OR OTHER PUBLIC RIGHTS OF WAY, AND MAKE SURE STREETS AND WALKWAYS ARE CLEANED AT THE END OF EACH WORKING DAY.
- (10.) ALL RETAINED SEDIMENTS, PARTICULARLY THOSE ON PAVED ROADWAY SURFACES, SHALL BE REMOVED AND DISPOSED OF IN A MANNER AND LOCATION SO AS NOT TO CAUSE THEIR RELEASE INTO ANY WATERS OF THE UNITED STATES.
- (11.) NO SOIL STOCKPILE SHALL EXCEED TEN (10) FEET IN HEIGHT. ALL SOIL STOCKPILES SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY SURFACE ROUGHENING, WATERING, AND PERIMETER SILT FENCING. ANY SOIL STOCKPILE REMAINING AFTER THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED.
- (12.) THE STORMWATER VOLUME CAPACITY OF DETENTION PONDS WILL BE RESTORED AND STORM SEWER LINES WILL BE CLEANED UPON COMPLETION OF THE PROJECT AND BEFORE TURNING THE MAINTENANCE OVER TO THE CITY OF LOVELAND OR HOMEOWNERS ASSOCIATION (HOA).
- (13.) CITY ORDINANCE AND COLORADO DISCHARGE PERMIT SYSTEM (CDPS) REQUIREMENTS MAKE IT UNLAWFUL TO DISCHARGE OR ALLOW THE DISCHARGE OF ANY POLLUTANT OR CONTAMINATED WATER FROM CONSTRUCTION SITES. POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, OIL AND GAS PRODUCTS, LITTER, AND SANITARY WASTE. THE DEVELOPER SHALL AT ALL TIMES TAKE WHATEVER MEASURES ARE NECESSARY TO ASSURE THE PROPER CONTAINMENT AND DISPOSAL OF POLLUTANTS ON THE SITE IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
- (14.) A DESIGNATED AREA SHALL BE PROVIDED ON SITE FOR CONCRETE TRUCK CHUTE WASHOUT. THE AREA SHALL BE CONSTRUCTED SO AS TO CONTAIN WASHOUT MATERIAL AND LOCATED AT LEAST FIFTY (50) FEET AWAY FROM ANY WATERWAY DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION ACTIVITIES THE CONCRETE WASHOUT MATERIAL WILL BE REMOVED AND PROPERLY DISPOSED OF PRIOR TO THE AREA BEING RESTORED.
- (15.) TO ENSURE THAT SEDIMENT DOES NOT MOVE OFF OF INDIVIDUAL LOTS ONE OR MORE OF THE FOLLOWING SEDIMENT/EROSION CONTROL BMPs SHALL BE INSTALLED AND MAINTAINED UNTIL THE LOTS ARE SUFFICIENTLY STABILIZED, AS DETERMINED BY THE EROSION CONTROL INSPECTOR, (LOVELAND GMA & CITY LIMITS ONLY).
  - (A.) BELOW ALL GUTTER DOWNSPOUTS.
  - (B.) OUT TO DRAINAGE SWALES.
  - (C.) ALONG LOT PERIMETER.
  - (D.) OTHER LOCATIONS, IF NEEDED.
- (16.) CONDITIONS IN THE FIELD MAY WARRANT EROSION CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THESE PLANS. THE DEVELOPER SHALL IMPLEMENT WHATEVER MEASURES ARE DETERMINED NECESSARY, AS DIRECTED BY THE CITY OF LOVELAND.
- (17.) A VEHICLE TRACKING CONTROL PAD SHALL BE INSTALLED WHENEVER IT IS NECESSARY FOR CONSTRUCTION EQUIPMENT INCLUDING BUT NOT LIMITED TO PERSONAL VEHICLES EXITING EXISTING ROADWAYS. NO EARTHEN MATERIALS, I.E., STONE, DIRT, ETC., SHALL BE PLACED IN THE CURB & GUTTER OR ROADWAY AS A RAMP TO ACCESS TEMPORARY STOCKPILE(S), STAGING AREA(S), CONSTRUCTION MATERIAL(S), CONCRETE WASHOUT AREA(S) AND/OR BUILDING SITE(S).

ADDITIONAL NOTES CAN (SHOULD) BE ADDED TO REFLECT THE STORMWATER RUNOFF CONTROL PLAN OF THE INDIVIDUAL DEVELOPMENT.

**STRUCTURAL NOTES:**

- STRUCTURAL CALCULATION AND FOUNDATION PREPARED BY OTHERS. CONTRACTOR TO COORDINATE WITH SBA REPRESENTATIVE TO OBTAIN A COPY.

T/ LIGHTNING ROD  
ELEV: +39'-0" AGL

T/ MONOPOLE  
ELEV: +35'-0" AGL

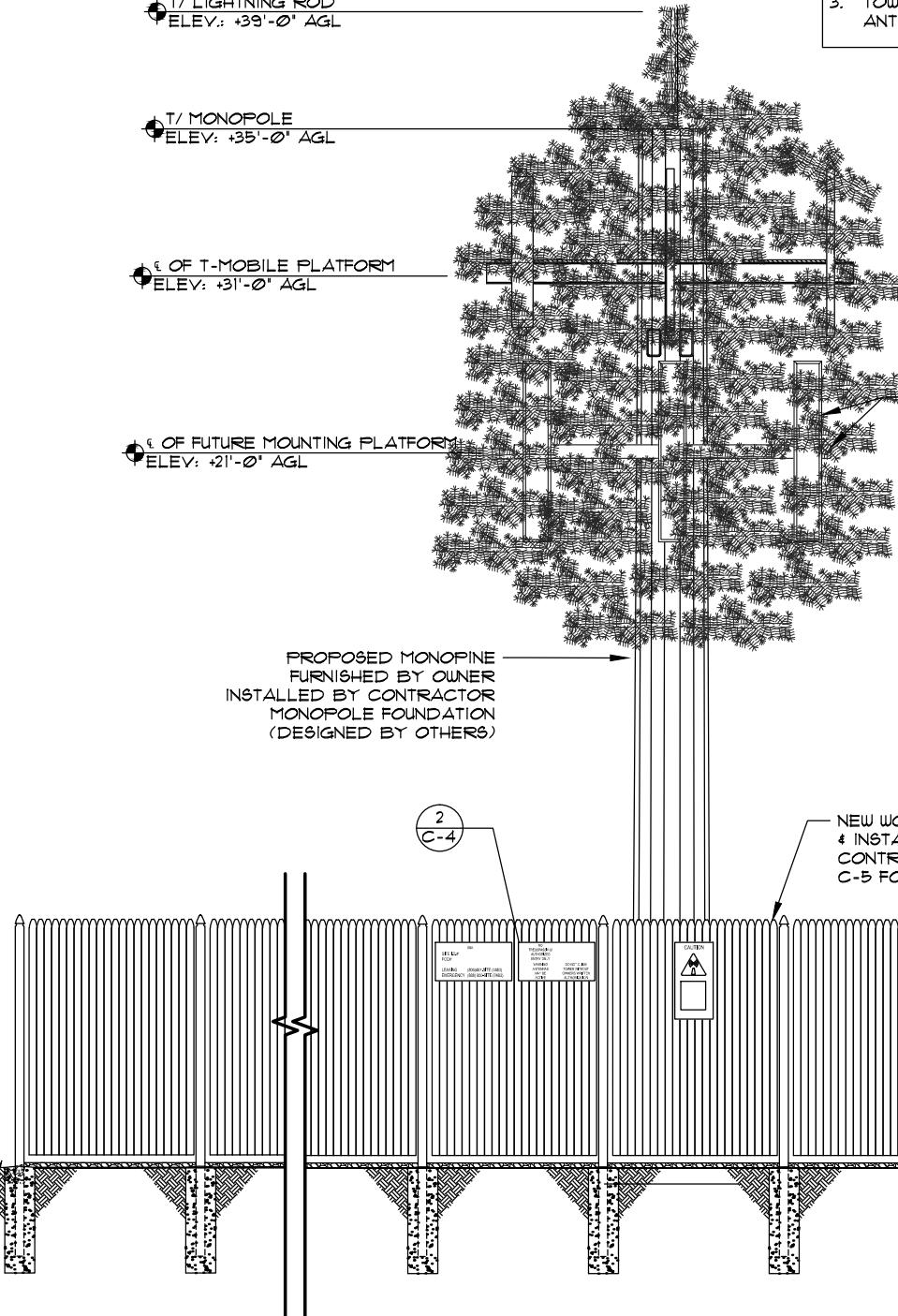
OF T-MOBILE PLATFORM  
ELEV: +31'-0" AGL

OF FUTURE MOUNTING PLATFORM  
ELEV: +21'-0" AGL

PROPOSED MONOPINE  
FURNISHED BY OWNER  
INSTALLED BY CONTRACTOR  
MONOPOLE FOUNDATION  
(DESIGNED BY OTHERS)

**NOTES:**

- TOWER SHALL BE FINISHED IN A NEUTRAL COLOR TO REDUCE VISUAL OBTRUSIVENESS, SUBJECT TO ANY APPLICABLE STANDARDS OF THE FAA.
- TOWER SHALL NOT BE ARTIFICIALLY ILLUMINATED UNLESS REQUIRED BY THE FAA OR OTHER GOVERNMENT REGULATIONS.
- TOWER SHALL BE EQUIPPED W/ ANTI-CLIMBING DEVICE.



2 SIGN DETAIL

SCALE: N.T.S.



CAUTION HARD MATS REQUIRED IN THIS AREA  
WARNING FALL PROTECTION REQUIRED  
NOTICE AUTHORIZED PERSONNEL ONLY  
CAUTION MEN WORKING ABOVE

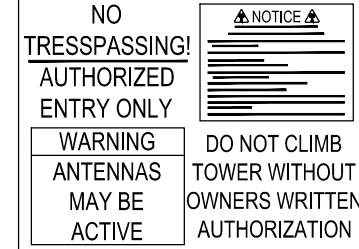
FCC #: \_\_\_\_\_  
NEAREST HOSPITAL: \_\_\_\_\_  
EMERGENCY #: \_\_\_\_\_

24"x18" SF C-X  
PLASTIC (TEMP)



SITE I.D.#: \_\_\_\_\_  
FCC #: \_\_\_\_\_  
EMERGENCY (888) 950-SITE (7483)  
LEASING (800)487-SITE (7483)

18"x24" SF C-X  
PLASTIC (TEMP)



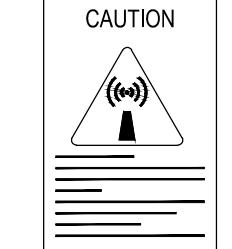
18"x24" .040  
ALUMINUM

ATTENTION  
PROCEED WITH CAUTION!  
FOR ASSISTANCE 888-862-5217  
**SBA**

18"x12" .040  
ALUMINUM



12"x24"x.063  
ALUMINUM



18"x12" .040  
ALUMINUM

CAUTION  
FCC #: XXXXXXXX  
4"x18" .040  
ALUMINUM

**NOTE:**  
CONTRACTOR TO POST THE  
TEMPORARY SIGNS PRIOR  
TO SITE CONSTRUCTION.



SBA TOWERS, INC.  
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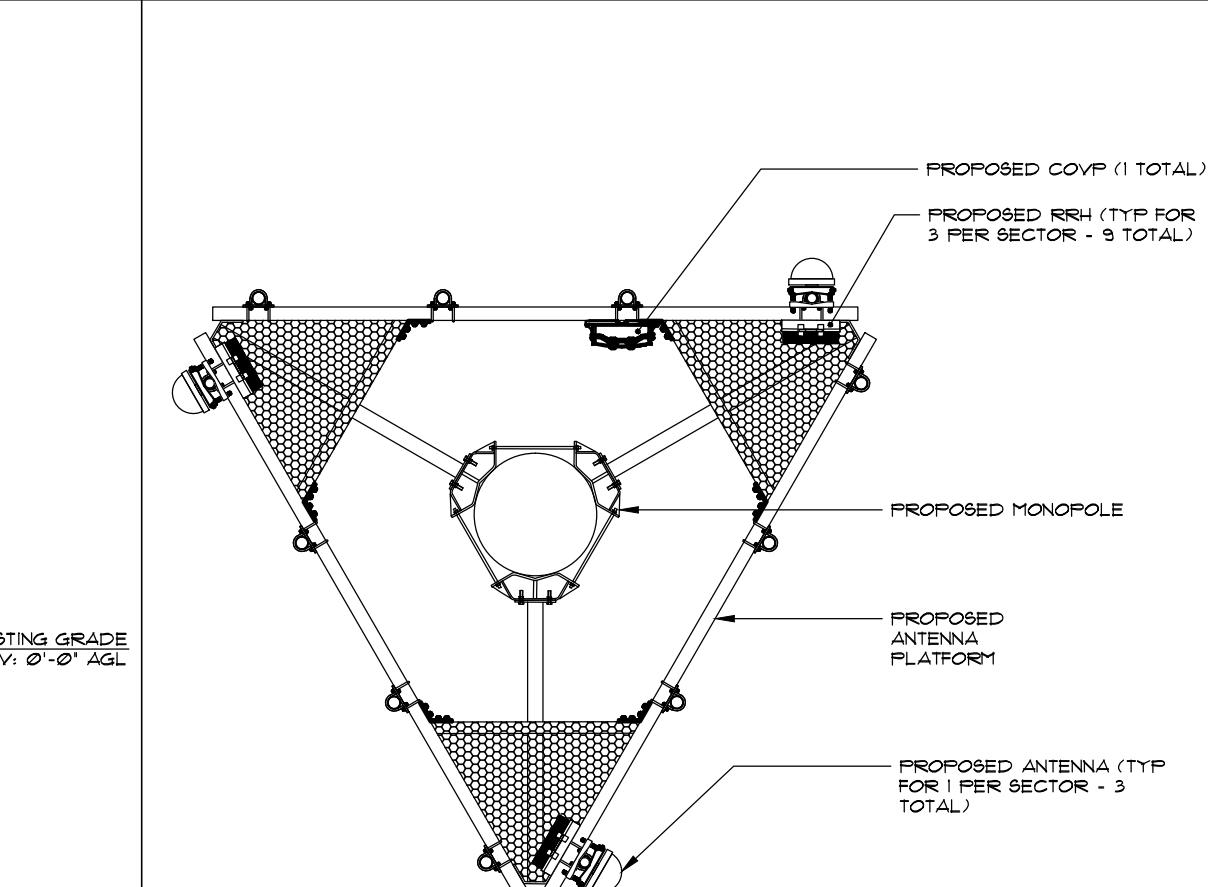
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A&E PROJECT #: 148415051  
DRAWN BY: RCM  
CHECKED BY: AWD

REVISIONS	
▲	07/05/17 ADDED CITY COMMENTS
▲	02/23/17 ADDED CITY COMMENTS
▲	01/12/17 EROSION NOTES FROM CITY
▲	12/29/16 ADDED LANDSCAPING
▲	12/05/16 ADDED TREES/REVISED ACCESS RD
▲	11/30/16 ISSUED FOR REVIEW
REV	DATE DESCRIPTION

JARED C. MORENG, PE  
CO PROFESSIONAL ENGINEER LIC. #48319

PROJECT No.	148415051
SPECIAL REVIEW /	SITE DEVELOPMENT PLAN
SPECIAL REVIEW #934	
SITE NAME / NUMBER:	CO-PONDEROSA / CO17786
SITE ADDRESS:	4288 WEST 43rd STREET LOVELAND, CO 80538
DESIGN TYPE:	RAW LAND
SHEET TITLE:	SITE ELEVATIONS AND DETAILS
SHEET:	13 OF 19
DRAWING NO.	C-4
REVISION:	F



**STRUCTURAL NOTES:**

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**SBA** 

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DRAWN BY: RCM

CHECKED BY: AWD

**REVISIONS**

REV	DATE	DESCRIPTION
A	07/05/17	ADDED CITY COMMENTS
A	02/23/17	ADDED CITY COMMENTS
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A	12/29/16	ADDED LANDSCAPING
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A	11/30/16	ISSUED FOR REVIEW

JARED C. MORENG, PE  
CO PROFESSIONAL ENGINEER LIC. #48319

PROJECT No. 148415051

SPECIAL REVIEW /  
SITE DEVELOPMENT PLAN  
SPECIAL REVIEW #934

SITE NAME / NUMBER:  
CO-PONDEROSA / CO17786

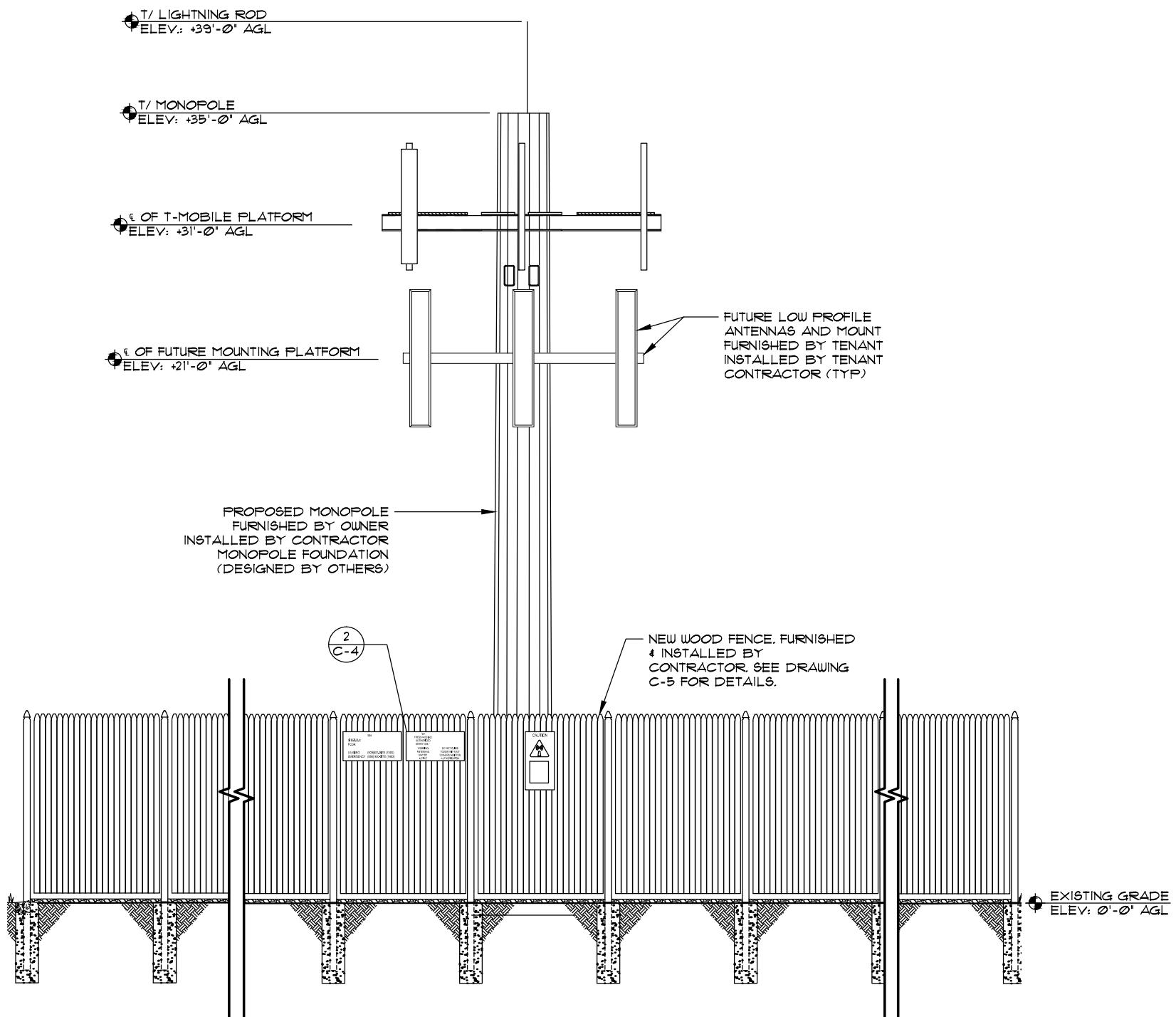
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4288 WEST 43rd STREET  
LOVELAND, CO 80538

DESIGN TYPE:  
RAW LAND

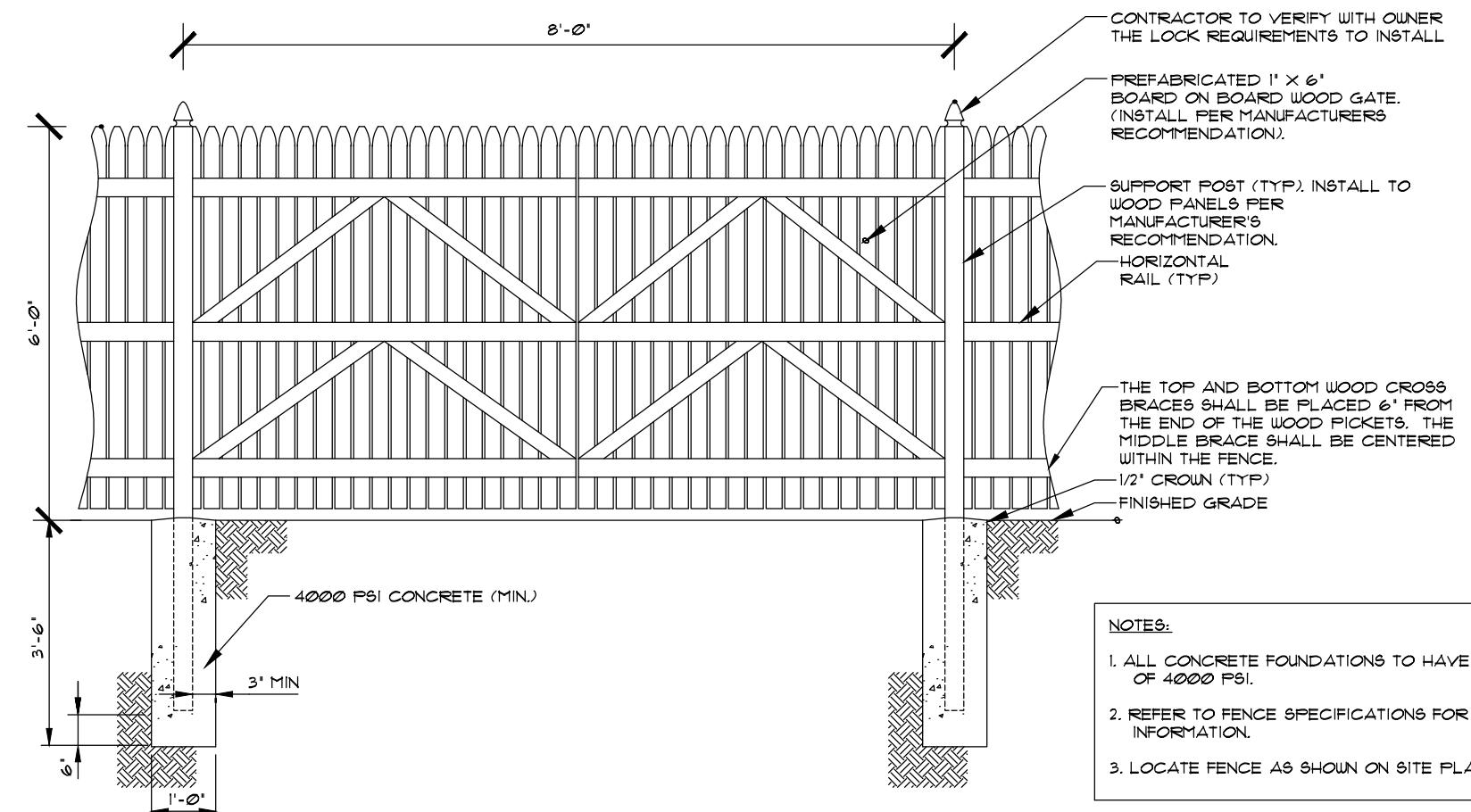
SHEET TITLE:  
SITE ELEVATIONS AND  
DETAILS

SHEET:  
14 OF 19

DRAWING NO. C-4.1 REVISION: F

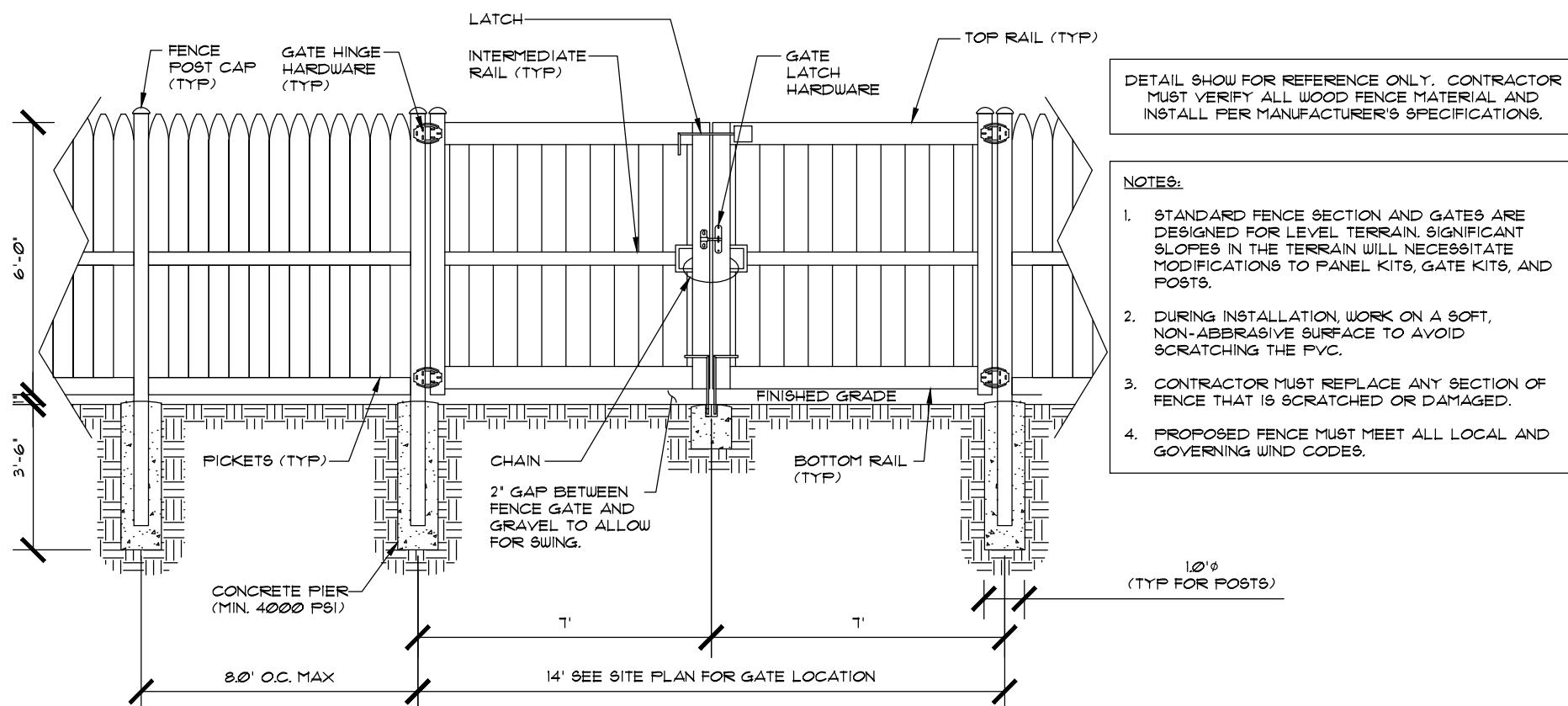


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▲	11/30/16	ISSUED FOR REVIEW



1 FENCE SECTION

SCALE: N.T.S.



2 GATE DETAIL

SCALE: N.T.S.

JARED C. MORENG, PE  
CO PROFESSIONAL ENGINEER LIC. #48319

PROJECT No. 148415051

SPECIAL REVIEW /  
SITE DEVELOPMENT PLAN  
SPECIAL REVIEW #934

SITE NAME / NUMBER:  
CO-PONDEROSA / CO17786

SITE ADDRESS:  
4288 WEST 43rd STREET  
LOVELAND, CO 80538

DESIGN TYPE:  
RAW LAND

SHEET TITLE:  
FENCE DETAILS

SHEET:  
15 OF 19

DRAWING NO. C-5

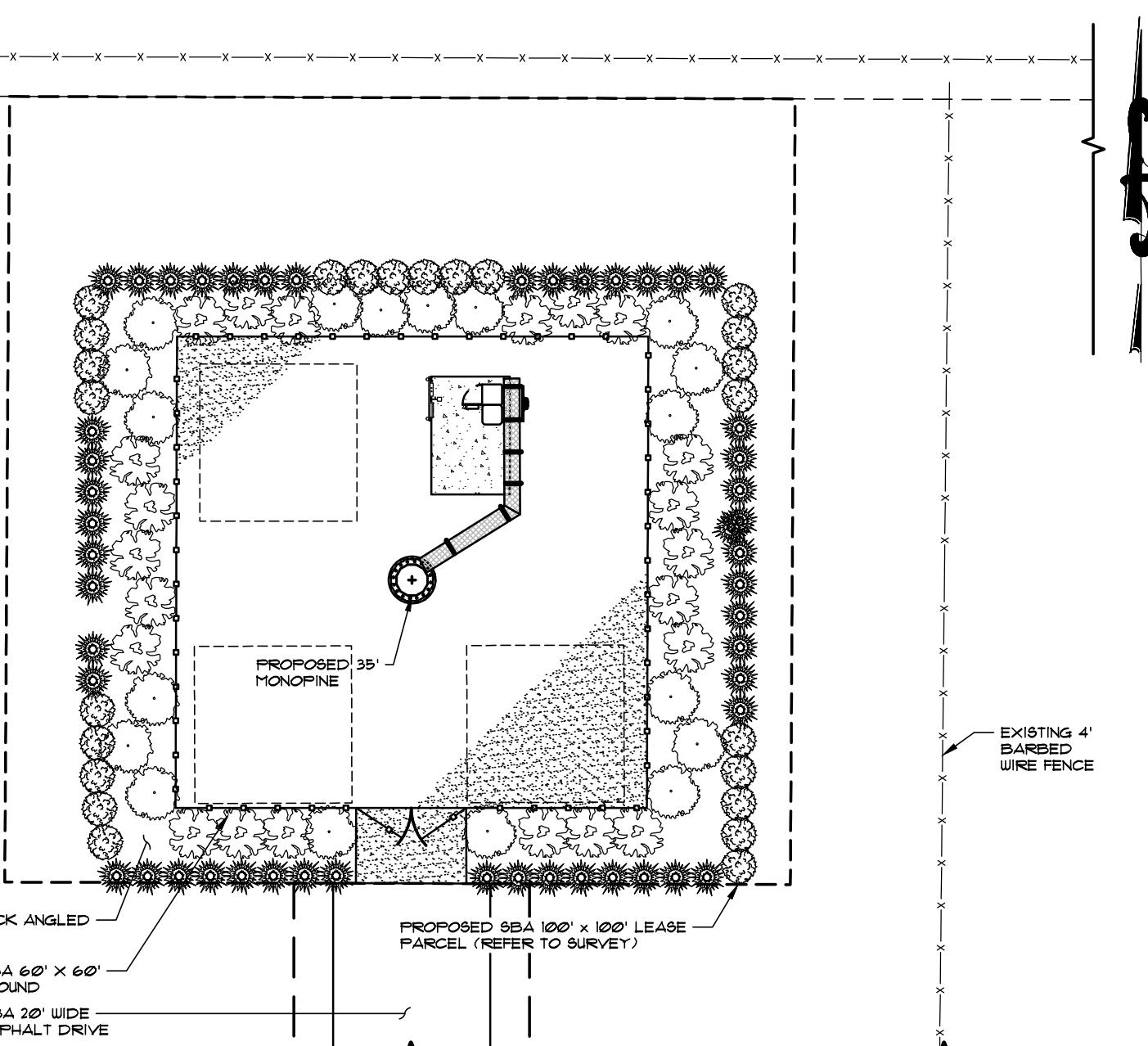
REVISION: F

## PLANTING SCHEDULE

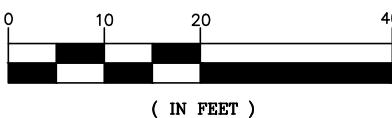
QTY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	TYPE	SPACING	SYMBOL	SIZE
24	JUNIPERUS Pfitzeriana	SEA GREEN JUNIPER	4'-6' IN HEIGHT	SHRUB	4' ON CENTER		1 GAL / 36" HT. MIN
49	PINUS MUGO 'SLOWMOUND'	MUGO PINE	4'-6' IN HEIGHT	SHRUB	4' ON CENTER		1 GAL / 36" HT. MIN
18	THUJA OCCIDENTALIS SMARAGD	EMERALD ARBORVITAE	12'-14' IN HEIGHT	TREE	6' ON CENTER		10' HT. MIN.
22	JUNIPERUS SCOPULORUM	ROCKY MTN. JUNIPER	20'-40' IN HEIGHT	TREE	6' ON CENTER		10' HT. MIN.

### NOTE:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL PLANT MATERIAL AT A MINIMUM OF ONCE PER WEEK THROUGH THE FIRST 12 MONTHS OF THE 24 MONTH ESTABLISHMENT PERIOD. IN THE EVENT ANY NEWLY PLANTED TREE OR SHRUB DOES NOT SURVIVE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING EACH DEAD PLANT AT THE CONTRACTOR'S EXPENSE.
2. MONTHS 13-24, SBA WILL BE RESPONSIBLE FOR THE WATERING AND CARE OF THE LANDSCAPING, MAINTAINING THE SAME SCHEDULE OF WATERING ONCE PER WEEK MINIMUM.
3. TOTAL SITE SQUARE FOOTAGE = 10,000
4. TOTAL SITE LANDSCAPING SQUARE FOOTAGE = +/- 3,288
5. PERCENTAGE OF LANDSCAPING = +/- 33%
6. THE IRRIGATION NOTATION HAS BEEN UPDATED TO STATE THAT:
  - APPLICANT SHALL CONNECT TO WATER LINES, ONCE AVAILABLE AND WILL INSTALL PERMANENT IRRIGATION.
  - THE APPLICANT SHALL BE RESPONSIBLE FOR WATERING ALL PLANT MATERIAL IN PERPETUITY OR UNTIL PERMANENT IRRIGATION IS PROVIDED.
  - APPLICANT ACKNOWLEDGES THE REQUIREMENT AND WILL PROVIDE FOR TRUCK WATERING UNTIL THAT TIME.
7. CONTRACTOR TO RE-ESTABLISH NATIVE VEGETATION OUTSIDE OF PROPOSED LANDSCAPING (MATCH EXISTING).



### GRAPHIC SCALE



**SBA**

SBA TOWERS, INC.  
5900 BROKEN SOUND  
PARKWAY, NW  
BOCA RATON, FL 33487-2797  
TEL: (800) 487-4722

**Kimley»Horn**  
655 NORTH FRANKLIN STREET, SUITE 150  
TAMPA, FL 33602  
PHONE (813) 620-1460  
WWW.KIMLEY-HORN.COM

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A&E PROJECT #: 148415051

DRAWN BY: RCM

CHECKED BY: AWD

### REVISIONS

REV	DATE	DESCRIPTION
▲	07/05/17	ADDED CITY COMMENTS
▲	02/23/17	ADDED CITY COMMENTS
▲	01/12/17	EROSION NOTES FROM CITY
▲	12/29/16	ADDED LANDSCAPING
▲	12/05/16	ADDED TREES/REVISED ACCESS RD
▲	11/30/16	ISSUED FOR REVIEW
REV	DATE	DESCRIPTION

JARED C. MORENG, PE  
CO PROFESSIONAL ENGINEER LIC. #48319

PROJECT No. 148415051

SPECIAL REVIEW /  
SITE DEVELOPMENT PLAN  
SPECIAL REVIEW #934

SITE NAME / NUMBER:  
CO-PONDEROSA / CO17786

SITE ADDRESS:  
4288 WEST 43rd STREET  
LOVELAND, CO 80538

DESIGN TYPE:  
RAW LAND

SHEET TITLE:  
LANDSCAPE PLAN

SHEET:  
16 OF 19

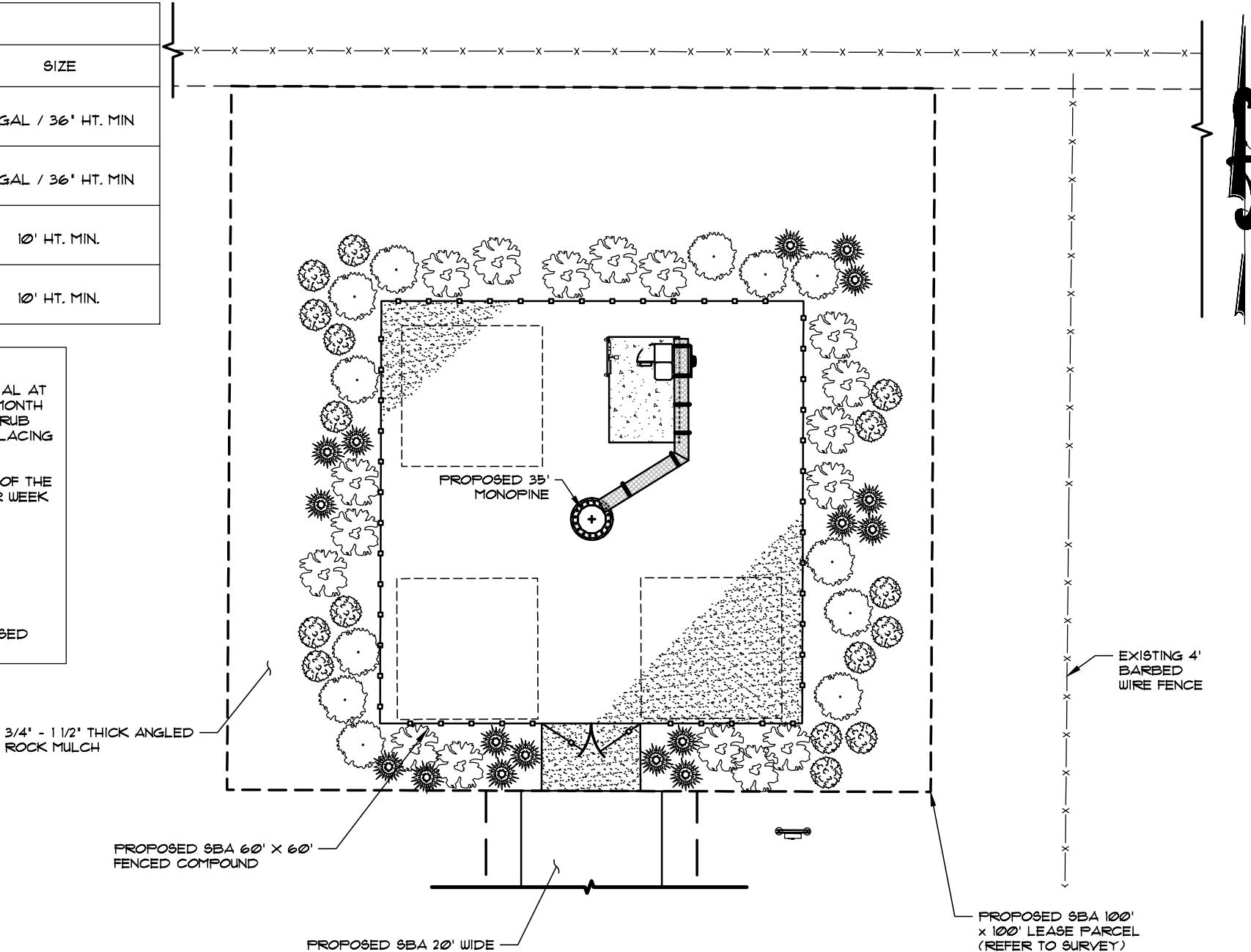
DRAWING NO. L-1  
REVISION: F

## PLANTING SCHEDULE

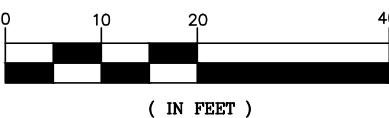
QTY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	TYPE	SPACING	SYMBOL	SIZE
17	JUNIPERUS PFIFFERIANA	SEA GREEN JUNIPER	4'-6' IN HEIGHT	SHRUB	4' ON CENTER		1 GAL / 36" HT. MIN
17	PINUS MUGO 'SLOWMOUND'	MUGO PINE	4'-6' IN HEIGHT	SHRUB	4' ON CENTER		1 GAL / 36" HT. MIN
12	THUJA OCCIDENTALIS SMARAGD	EMERALD ARBORVITAE	12'-14' IN HEIGHT	TREE	6' ON CENTER		10' HT. MIN.
17	JUNIPERUS SCOPULORUM	ROCKY MTN. JUNIPER	20'-40' IN HEIGHT	TREE	6' ON CENTER		10' HT. MIN.

### NOTE:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL PLANT MATERIAL AT A MINIMUM OF ONCE PER WEEK THROUGH THE FIRST 12 MONTHS OF THE 24 MONTH ESTABLISHMENT PERIOD. IN THE EVENT ANY NEUMLY PLANTED TREE OR SHRUB DOES NOT SURVIVE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING EACH DEAD PLANT AT THE CONTRACTOR'S EXPENSE.
2. MONTHS 13-24, SBA WILL BE RESPONSIBLE FOR THE WATERING AND CARE OF THE LANDSCAPING, MAINTAINING THE SAME SCHEDULE OF WATERING ONCE PER WEEK MINIMUM.
3. TOTAL SITE SQUARE FOOTAGE = 10,000
4. TOTAL SITE LANDSCAPING SQUARE FOOTAGE = +/- 3,288
5. PERCENTAGE OF LANDSCAPING = +/- 33%
6. CONTRACTOR TO RE-ESTABLISH NATIVE VEGETATION OUTSIDE OF PROPOSED LANDSCAPING (MATCH EXISTING).



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JARED C. MORENG, PE  
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PROJECT No.  
148415051

SPECIAL REVIEW /  
SITE DEVELOPMENT PLAN  
SPECIAL REVIEW #934

SITE NAME / NUMBER:  
CO-PONDEROSA / CO17786

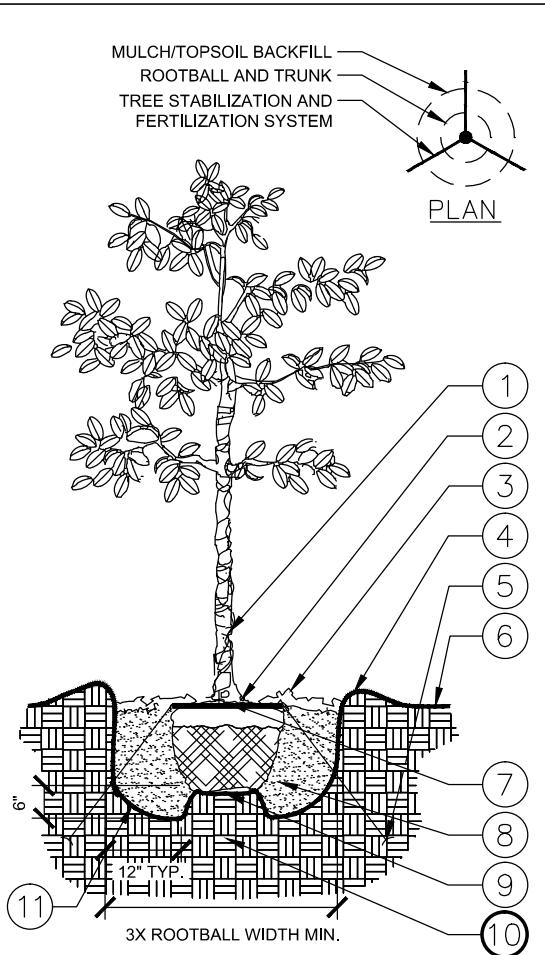
SITE ADDRESS:  
4288 WEST 43rd STREET  
LOVELAND, CO 80538

DESIGN TYPE:  
RAW LAND

SHEET TITLE:  
PARTIAL LANDSCAPE  
PLAN

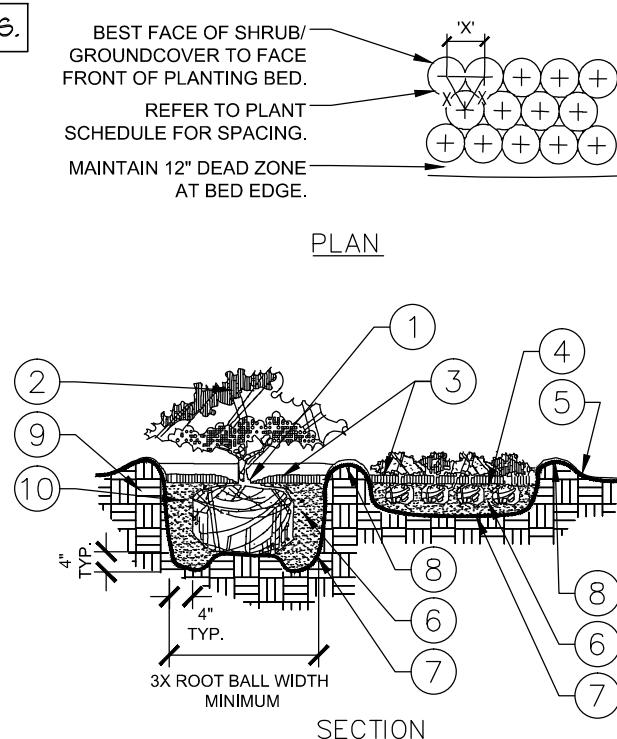
SHEET:  
17 OF 19

DRAWING NO. L-1.1  
REVISION: F



### 1 TREE PLANTING DETAILS

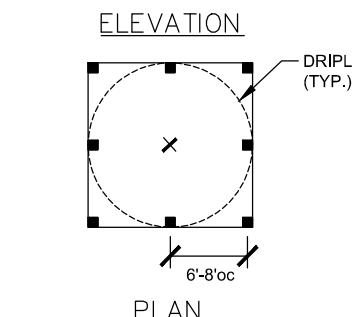
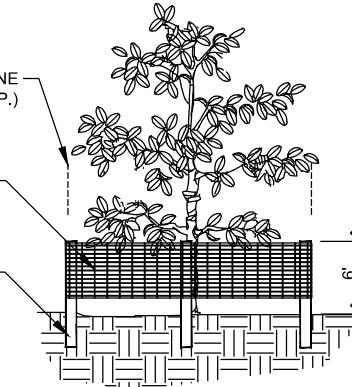
N.T.S.



NOTES:

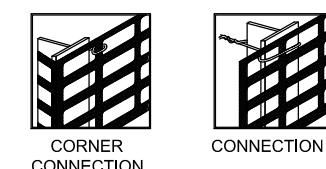
- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
- WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.
- ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

### 3 SHRUB/GROUNDCOVER PLANTING



#### INSTALLATION NOTES:

- POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
- POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
- SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).
- SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.



CORNER CONNECTION

CONNECTION

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

### 2 TREE PROTECTION FENCING

N.T.S.

- TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
- PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
- 3" MULCH LAYER AS SPECIFIED.
- EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
- FINISHED GRADE (SEE GRADING PLAN).
- PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUNDCOVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
- SCARIFY OF PLANTING PIT SIDES AND BOTTOM.
- 4" HIGH BERM FIRMLY COMPACTED.
- UNDISTURBED NATIVE SOIL.
- FERTILIZER TABLETS (MAX 3" DEEP)

SECTION

NOTES:

- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
- WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.
- ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

### 3 SHRUB/GROUNDCOVER PLANTING

N.T.S.



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CHECKED BY: AWD

#### REVISIONS

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▲	01/12/17 EROSION NOTES FROM CITY
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REV	DATE DESCRIPTION

JARED C. MORENG, PE  
CO PROFESSIONAL ENGINEER LIC. #48319

PROJECT NO. 148415051

SPECIAL REVIEW /  
SITE DEVELOPMENT PLAN  
SPECIAL REVIEW #934

SITE NAME / NUMBER:  
CO-PONDEROSA / CO17786

SITE ADDRESS:  
4288 WEST 43rd STREET  
LOVELAND, CO 80538

DESIGN TYPE:  
RAW LAND

SHEET TITLE:  
LANDSCAPE DETAILS

SHEET:  
18 OF 19

DRAWING NO. L-2  
REVISION: F

**LANDSCAPE INSTALLATION NOTES:**

- ALL PLANT MATERIALS SHALL BE COLORADO #1 OR BETTER AS GIVEN IN, GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION, PUBLISHED BY THE COLORADO DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED. TRUNK CALIPER IS MEASURED SIX INCHES ABOVE THE GROUND ON TREES.
- ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LARIMER COUNTY STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY, AND WEED FREE CONDITION.
- IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMUM GROWTH OF LANDSCAPE MATERIAL BEFORE INSTALLATION BEGINS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. PLANT MATERIAL IS TO BE LOCATED SUCH THAT IT WILL NOT INTERFERE WITH ANY UNDERGROUND OR OVERHEAD UTILITIES. TREES ARE TO BE PLANTED A MINIMUM OF 5 FEET SEPARATION FROM UNDERGROUND UTILITIES.
- ALL PLANT BEDS AND TREE RINGS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE AND THEN TOP-DRESSED WITH 3" AGLED ROCK MULCH. ALL NEW TREES SHALL HAVE A TREE RING WITH A MINIMUM 24" RADIUS, ALL NEW TREES SHALL BE STAKED.
- THE CONTRACTOR MUST MAINTAIN THE LANDSCAPING FOR 1 YEAR FROM THE DATE OF CONSTRUCTION COMPLETION. THIS INCLUDES BUT IS NOT LIMITED TO WATERING AND INSURING THAT THE LANDSCAPING DOES NOT DIE. IF ANY OF THE LANDSCAPING DIES WITHIN THE 1 YEAR TIME FRAME, THE CONTRACTOR MUST REPLACE IT WITH EQUIVALENT LANDSCAPING. LOCAL JURISDICTION WATERING GUIDELINES SHALL BE FOLLOWED THOROUGHLY. AFTER THIS 1 YEAR ESTABLISHMENT PERIOD, THE LANDOWNER OF RECORD SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THIS LANDSCAPING.
- CONTRACTOR MUST CONFIRM LANDSCAPE REQUIREMENTS AND SPECIFICATIONS WITH LOCAL JURISDICTION.
- IF EXISTING TREES REMAIN, LOCATION/SPACING OF NEW TREES MAY BE MODIFIED TO AVOID CONFLICT.

**GENERAL LANDSCAPE NOTES:**

- ALL WORK SHALL BE CONFINED TO LIMITS OF CONSTRUCTION AS SHOWN ON PLANS.
- SITE GRADING REQUIRED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS SHALL BE CONSIDERED INCIDENTAL WORK.
- CONTRACTOR SHALL COORDINATE AND BE IN COMPLIANCE WITH ALL STATE AND LOCAL AGENCIES AS WARRANTED.
- CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND EXISTING SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT, IN WRITING. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
- DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER, OR THE LANDSCAPE ARCHITECT MAY BE CAUSE FOR THE WORK TO BE DESIGNATED UNACCEPTABLE.
- THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
- THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC AND PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC., DURING ALL CONSTRUCTION PHASES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY UTILITIES DAMAGED DURING CONSTRUCTION.
- ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND/OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, ROCK MULCH AND OTHER MATERIALS TRACKED ONTO ANY PRIVATE OR PUBLIC STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE DAILY, IF NECESSARY. THE CONTRACTOR MUST USE WATER OR OTHER ACCEPTABLE METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
- CONTRACTOR SHALL PROVIDE PROTECTION TO ALL FINISHED WORK. MAINTAIN SURFACES CLEAN, UNMARRIED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY TO EXISTING ELEMENTS THAT ARE TO REMAIN.
- EROSION CONTROL MEASURES (IE: SILT FENCING AND SEDIMENT CONTROL) SHALL BE MAINTAINED BY THE CONTRACTOR PER CIVIL CONSTRUCTION DOCUMENTS. ANY EROSION CONTROL MEASURES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED PER CIVIL CONSTRUCTION DOCUMENTS.
- PLANT QUANTITIES LISTED IN THE PLANT LEGEND ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL DO THEIR OWN TAKE-OFFS AND BASE BID ACCORDINGLY.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN-LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED STANDARDS, AND FREE OF ANY BRUISES, CUTS OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN NURSERYMAN ASSOCIATION.
- OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE.
- LANDSCAPE CONTRACTOR TO TAG AND HOLD ALL PLANT MATERIAL A MINIMUM OF 30 DAYS PRIOR TO DATE OF INSTALLATION.
- ALL TREE LOCATIONS TO BE STAKED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- INSTALL ALL CANOPY TREES WITH A MINIMUM OF 5 FT. SEPARATION FROM ALL UTILITIES, UNLESS A ROOT BARRIER IS UTILIZED.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE ROOT BALLS WHICH SETTLE BELOW GRADE, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTING FREE OF INSECTS AND DISEASES, FERTILIZING, WEEDING, MOWING, EDGING AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP.
- ANGLED ROCK MULCH CONSISTS OF 1" SCREENED ANGULAR ROCK AND SHALL BE APPLIED A MINIMUM OF 3" DEEP.
- CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE ENTIRE PROJECT FOR TWELVE MONTHS AFTER ACCEPTANCE OF THE WORK BY OWNERS REPRESENTATIVE. UPON COMPLETION OF THE MAINTENANCE PERIOD THE OWNER WILL ASSUME ALL MAINTENANCE RESPONSIBILITY.
- PRIOR TO INITIATING THE TWELVE MONTH MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH-LIST ITEMS, THEN OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE OF SUBSTANTIAL COMPLETION. DETERMINE WITH THE OWNER'S REPRESENTATIVE THE START DATE FOR THE TWELVE MONTHS MAINTENANCE PERIOD. CONTRACTOR TO MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH-LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
- ALL GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS OF THE CONTRACT SHALL APPLY.



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REV	DATE DESCRIPTION

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CO PROFESSIONAL ENGINEER LIC. #48319

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SITE ADDRESS:	4288 WEST 43rd STREET LOVELAND, CO 80538
DESIGN TYPE:	RAW LAND
SHEET TITLE:	LANDSCAPE NOTES
SHEET:	19 OF 19
DRAWING NO.	L-3
REVISION:	F

# SPECIAL REVIEW/SITE DEVELOPMENT PLAN APPLICATION

<b>Project Name:</b>		
<b>PROJECT</b>		
<b>Narrative Description of Project</b> , including purpose, number of lots, type of use, and other pertinent information:		
Existing Legal Description of Property Boundary (Lots, Blocks, Tracts and Subdivision Name, or Metes & Bounds):		
Address of Existing Buildings or Property:		
<b>APPLICANT INFORMATION</b>		
<b>OWNER'S REPRESENTATIVE (CONTACT PERSON)</b>		
Company:	Name:	Phone: Fax:
Address:_____		
City, State:_____		Zip Code:_____
Email Address:_____		
<b>CONSULTANT</b>		
Company:	Name :	Phone: Fax:
Address:_____		
City, State:_____		Zip Code:_____
Email Address:_____		
<b>CONSULTANT</b>		
Company:	Name :	Phone: Fax:
Address:_____		
City, State:_____		Zip Code:_____
Email Address:_____		
<b>CONSULTANT</b>		
Company:	Name :	Phone: Fax:
Address:_____		
City, State:_____		Zip Code:_____
Email Address:_____		

Company : Olhausen Family Limited Partnership, LLLP	Name : Dale D. Olhausen	Phone: Fax:
Address: 1804 Ponderosa Place City, State: Loveland, CO		Zip Code: 80538
Email Address:		
<b>Site Use and Zoning</b> Existing Use: Vacant Land Proposed Use: Site for Personal Wireless Service Fac Existing Zoning: ER - Estate Residential		<b>Existing Adjacent Zoning and/or Use</b> North Side: Vacant Land South Side: Vacant Land West Side: Vacant Land East Side: Vacant Land
<b>Other Information</b> Number of Units Existing: NA Number of Units Proposed: NA Number of Lots Proposed: NA Non-Residential Bldg. Area (Sq. Ft.) Proposed: NA Total Number of Parking Spaces: 1		<b>Acreage of Site</b> Gross: .52 acres Right-of-Way: NA Net: NA
Is any portion located in a FEMA floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<b>Utility Services Provided by</b> Water: Loveland Water & Power Wastewater: Loveland Water & Power Electric: Loveland Water & Power
* If Yes, please submit legal description		
The undersigned owner(s) agree(s) that (please print name) <b>Elizabeth Walker</b> represents the undersigned in all matters pertaining to this project, including subsequent modifications to the application. Signature: <u>Dale D. Olhausen</u> Owner Date: <u>12/19/2016</u>		
I, as the Owner or Owner's Representative, hereby acknowledge that the application is correct and complete as per the specifications in the submittal checklist. <b>Elizabeth Walker</b> Owner or Owner's Representative Signature: <u>Elizabeth Walker</u> Date: <u>3/2/2017</u> Printed Name: <u>Elizabeth Walker</u>		

**NARRATIVE IN SUPPORT OF SPECIAL REVIEW AND SITE DEVELOPMENT PLAN  
APPLICATION**

Submitted to the City of Loveland, Colorado  
Development Services Department  
March 2, 2017

**1. GENERAL INFORMATION**

**Applicant:** SBA Towers IX, LLC  
5900 Broken Sound Pkwy NW  
Boca Raton, FL 33487

**Representative:** Wireless Policy Group, LLC  
PO Box 34628, #75604  
Seattle, WA 98124  
**Contact:** Liz Walker, Wireless Policy Group, LLC  
Phone: 303-264-7455 / Email:  
liz.walker@wirelesspolicy.com

**Property Owner:** Olhausen Family Limited Partnership, LLLP

**Site Address:** 4286 W. 43<sup>rd</sup> Street  
Loveland, CO 80538

**Schedule Number:** 950510-0002

**Zoning Classification:** ER- Estate Residential

Wireless Policy Group, LLC is submitting this application on behalf of SBA Tower IX, LLC (the “**Applicant**”) and the underlying property owner.

**2. PURPOSE OF REQUEST AND DESCRIPTION OF PROPOSAL**

This is a request for the installation of a new wireless facility proposed to be located at 4286 W. 43rd, on property zoned ER. This proposed camouflaged facility will be installed within a lease area comprised of approximately 1000 square feet, will be 35 feet in height and will be a monopole design.

### **3. SURROUNDING ZONING**

The surrounding zoning is as follows:

North:	FA1 / P103	Farming (Larimer County)/P-103 - Ponderosa Ridge, Planned Unit Development
South:	R1	Developing Low-Density Residential District
East:	P-91	P-91 - Lee Farm Addition, Planned Unit Development
West:	DR	Developing Resource District

#### **3.1 NETWORK INFORMATION**

SBA is a first choice provider and leading owner and operator of wireless communications infrastructure in North, South and Central America. The primary focus of the Company is the leasing of antenna space on its multi-tenant towers to a variety of wireless service providers under long-term lease contracts. SBA provides wireless carriers with the infrastructure they need to keep people connected and business running. Robust and ubiquitous wireless coverage is dependent upon an interconnected network of sites that provide coverage to an area, with minimal interference and at a height which will provide a quality of service that keeps people connected for personal, business or emergency communication.

1. Coverage. The antenna site must be located in an area where the radio frequency broadcasts will provide adequate coverage directly to the area experiencing a significant gap in coverage. Sites that will remedy a coverage gap are evaluated and selected by a Radio Frequency Engineer. The RF engineer must take into consideration the coverage objectives for the site as well as the terrain in and around the area to be covered. Since radio frequencies travel in a straight line and diminish as they travel further away from the antennas, it is generally best to place an antenna site near the center of the desired coverage area. However, in certain cases, the search ring may be located away from the center of the desired coverage area due to the existing coverage, the surrounding terrain, or other features which might affect the radio frequency broadcasts, like buildings or sources of electrical interference. The coverage propagation software systems use these and other factors (type of antenna; antenna tilt, etc.) to predict the coverage that will be provided by the proposed site. Coverage propagation maps showing the signal coverage gap and the projected coverage provided by the proposed site will be submitted in support of this application.

2. Clutter. The antennas must be at a height that enables them to “clear the clutter” in the area. Radio frequency signals are adversely affected by trees, buildings, and other natural and man-made obstacles. Radio frequencies do not penetrate mountains, hills, rocks or metal, and are diminished by trees, brick and wood walls, and other structures. Therefore, antennas must be installed above the “clutter” in order to provide high quality communications services in the desired coverage areas.

3. Call Handoff. The antenna site must be located in an area where the radio broadcasts from the site will allow seamless call handoff with adjacent sites. “Call handoff” is a feature of wireless communications systems which allow an ongoing telephone conversation to continue uninterrupted as the user travels from the coverage area of one antenna site into the coverage area of an adjacent antenna site. This requires coverage overlap for a sufficient distance and/or period of time to support the mechanism of the handoff. A lack of coverage overlap for call handoff causes users to experience dropped calls and is a very frustrating experience for users.

4. Quality of Service. Users of wireless communications services want to use their devices where they live, work, commute and play, including when they are indoors. Ubiquitous wireless coverage must include the ability to provide indoor coverage in areas where there are residences, businesses and indoor recreational facilities.

5. Radio Frequencies used by the System. Wireless communications systems will vary greatly based upon the radio frequencies licensed to that particular carrier. If the carrier uses radio frequencies that are in the 850 MHz to 950 MHz range, the radio signals will travel further and will penetrate buildings better than the radio frequencies in the 1900 MHz band which have a more limited range.

6. Land Use Classifications. The ability to construct a cell site on any particular property is affected by state law and the regulations of the City of Loveland, including zoning and area plan classifications, goals and policies. The search areas take these laws and regulations into consideration, and the site acquisition team makes every effort to balance the character of the surrounding area with the best location to remedy a coverage gap and provide robust service for personal, business and emergency use.

### **3.2 APPLICABLE FEDERAL LAW.**

This application is also governed by the federal Telecommunications Act of 1996, Pub. L. No 104-104, 110 Stat. 56 (codified as amended in scattered sections of U.S.C., Tabs 15, 18, 47) (“Telecom Act”). When enacting the Telecom Act, Congress expressed its intent “to promote competition and reduce regulation in order to secure lower prices and higher quality services for American telecommunications consumers and encourage the rapid deployment of new telecommunications technologies.” (110 Stat. at 56.) As one court noted:

Congress enacted the TCA to promote competition and higher quality in telecommunications services and to encourage the rapid deployment of new telecommunications technologies. Congress intended to promote a national cellular network and to secure lower prices and better service for consumers by opening all telecommunications markets to competition. (T-Mobile Central, LLC v. Unified Government of Wyandotte, 528 F.Supp. 2d 1128, 1146-47 (D. Kan. 2007)). One way in which the Telecom Act accomplishes these goals is by reducing impediments imposed by local governments upon the installation of wireless communications facilities, such as antenna facilities. (47 U.S.C. § 332(c)(7)(A).) Section 332(c)(7)(B) provides the limitations on the general authority reserved to state and local governments. Those limitations are set forth as follows:

- (a) State and local governments may not unreasonably discriminate among providers of functionally equivalent services (§ 332(c)(7)(B)(i)(I)).
- (b) State and local governments may not regulate the placement, construction or modification of wireless service facilities in a manner that prohibits, or has the effect of prohibiting, the provision of personal wireless services (better known as the “effective prohibition clause”) (§ 332(c)(7)(B)(i)(II)).
- (c) State and local governments must act on requests for authorization to construct or modify wireless service facilities within a reasonable period of time (§ 332(c)(7)(B)(ii)).
- (d) Any decision by a state or local government to deny a request for construction or modification of personal wireless service facilities must be in writing and supported by substantial evidence contained in a written record (§ 332(c)(7)(B)(iii)).
- (e) Finally, no state or local government or instrumentality thereof may regulate the placement, construction or modification of personal wireless service facilities on the basis of the perceived environmental effects of radio frequency emissions to the extent that such facilities comply with federal communications commission’s regulations concerning such emissions (§ 332(c)(7)(B)(iv)).

Health and Safety/FCC Compliance.

The FCC has preempted the field of compliance with RF emission standards. Moreover, section 47 U.S.C. 332(c)(7)(B)(iv) preempts local and state governments from regulating the siting of wireless telecommunications facilities on the basis of the perceived health effects of RF emissions. Nevertheless, the Network, and all equipment associated with this proposed site, complies with all applicable FCC RF emission standards. A demonstration of this site's compliance with applicable FCC RF emission standards is available upon request.

In addition to the above, other federal enactments and policies also guide local governmental actions, including the following:

- (a) The Shot Clock Rule: On November 18, 2009, the Federal Communications Commission (“FCC”) adopted the “Shot Clock” Rule, placing strict time limits on local governments to act on applications for the siting of wireless telecommunications facilities. The Shot Clock Rule was intended to “promote deployment of broadband and other wireless services” by “reducing delays in construction and improvement of wireless networks.”
- (b) White House Broadband Initiative: On February 10, 2011, the White House called for a National Wireless Initiative to make available high-speed wireless services to at least 98 percent of Americans. The initiative would free up spectrum through incentive auctions spurring innovation, and create a nationwide, interoperable wireless network for public safety with a fiscal goal of catalyzing private investment and innovation and reducing the deficit by \$9.6 billion, to “help the United States win the future and compete in the 21st century economy.”

### **3.3 Compliance with Applicable Local Law**

The application is consistent with and meets the criteria provided for in the City of Loveland's municipal code.

## **Chapter 18.55**

### **PERSONAL WIRELESS SERVICE FACILITIES**

#### **18.55.130 Applicability.**

##### **18.55.010 Purpose and interpretation.**

A. The purpose of this chapter is to provide specific regulations for the placement, construction and modification of personal wireless service facilities. The provisions of this chapter are not intended to and shall not be interpreted to prohibit or to have the effect of prohibiting the provision of personal wireless services, nor shall the provisions of this chapter be applied in such a manner as to discriminate unreasonably between providers of functionally equivalent personal wireless services. To the extent that any provision or

provisions of this chapter are inconsistent or in conflict with any other provision of the City Code or any ordinance of the city, the provisions of this chapter shall be deemed to control.

B. The goals of this chapter are to: (i) encourage the location of towers in non-residential areas and to minimize the total number of towers throughout the city, (ii) encourage strongly the joint use of new and existing tower sites, (iii) encourage users of towers and antennas to locate them, to the extent possible, in areas least likely to negatively affect residential property or other uses, (iv) encourage users of towers and antennas to configure them in a way that minimizes the adverse visual impact of the towers and antennas, and (v) enhance the ability of the providers of personal wireless services to provide such services throughout the city quickly, effectively, and efficiently.

**Applicant Response:** The applicant acknowledges the above purpose and goals of Chapter 18.55 and further states that this application is consistent with the following stated goals:

- (i) This application which proposes construction of a co-locatable/shared facility furthers the City's goal of "minimizing the total number of towers throughout the city."
- (ii) SBA is in the business of developing and marketing shared sites and that business model, by definition, furthers the City's goal of encouraging joint sites.
- (iii) This application proposes a site that will achieve the coverage goals and provide the community with wireless services while being designed and located in such a way as to minimize its visual impact on the surrounding area. The site is located on a vacant parcel and will be designed to look like a monopole.
- (iv) This application proposes a camouflaged monopole design that furthers the City's goal of "minimiz[ing] the adverse visual impact" of the site.
- (v) This application furthers the stated goal to provide wireless services "quickly, effectively, and efficiently" by proposing a camouflaged site at a reasonable height that is in compliance with the code and can be quickly and efficiently processed and approved.

#### **18.55.020 Definitions.**

A. As used in this chapter, all words and phrases shall be interpreted and defined in accordance with Section 18.04.040 and Subsection B. of this section. In the event of a conflict, Subsection B. of this section shall control.

B. As used in this chapter:

"Antenna" shall mean any exterior apparatus or apparatuses designed for telephonic, radio, data, Internet or television communications through the sending and/or receiving of electromagnetic waves including equipment attached to a tower or building for the purpose of providing personal wireless services including, for example, "cellular," "enhanced

specialized mobile radio" and "personal communications services" telecommunications services, and its attendant base station. For purposes of this chapter, the term "antenna" shall not include an antenna used by an amateur radio operator or "ham" operator, nor an exterior antenna or satellite dish used for the private or non-commercial reception of television or radio signals.

"Antenna Height" shall mean the vertical distance measured from the base of the antenna support structure at grade to the highest point of the structure even if said highest point is an antenna. Measurement of tower height shall include antenna, base pad, and other appurtenances and shall be measured from the finished grade of the parcel. If the support structure is on a sloped grade, then the average between the highest and lowest grades shall be used in calculating the antenna height.

"Antenna Support Structure" shall mean any pole, telescoping mast, tower, tripod or other structure which supports a device used in the transmitting or receiving of radio frequency signals.

"Cell Site" shall mean a tract or parcel of land that contains the personal wireless service facilities including any antenna, support structure, accessory buildings, and parking, and may include other uses associated with and ancillary to personal wireless services.

"FAA" shall mean the Federal Aviation Administration.

"FCC" shall mean the Federal Communications Commission.

"Personal Wireless Services" and "Personal Wireless Service Facilities," means commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services and the facilities for the provision of such services, as defined in Title 47, United States Code, Section 332, as amended from time to time.

"Tower" shall mean any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term encompasses personal wireless service facilities, radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers or personal communications services towers, alternative tower structures, and the like.

**Applicant Response:** The applicant acknowledges the above definitions.

#### **18.55.030 Co-location in general.**

A. To minimize adverse visual impacts associated with the proliferation of towers, the city encourages co-location of antennas by more than one carrier on existing towers or structures.

B. An existing tower may be modified or reconstructed to accommodate the co-location of an additional antenna. Modification of an existing tower to accommodate additional antennas shall be permitted in all zone districts, subject to the requirements of the zone district and the following criteria:

1. An existing tower may be modified or rebuilt to a taller height, not to exceed twenty feet over the tower's existing height, to accommodate the co-location of an additional antenna. The tower as modified shall comply with the other provisions of this chapter.
2. A tower which is being modified to accommodate the co-location of an additional antenna may be moved to a different location on the same property within 50 feet of its existing location so long as it remains within the same zone district. After the tower is rebuilt to accommodate co-location, only one tower shall remain on the property.
3. The tower, as modified shall comply with the provisions of this chapter in all respects.
4. The applicant for modification of a tower and co-location of an antenna shall follow the approval process as set forth in this title for the zone district in which the tower is located.

C. No personal wireless service facility owner, operator, lessee, or any officer or employee thereof, shall act to exclude any personal wireless services provider from using the same facility, building, structure or location. Personal wireless service facility owners or lessees or officers or employees thereof shall cooperate in good faith to achieve co-location of personal wireless service facilities and equipment with other personal wireless services providers. Upon request by the city, the owner or operator shall provide evidence establishing why co-location is not feasible. The city shall not attempt to affect fee negotiations between private parties concerning co-location.

D. If a personal wireless services provider attempts to co-locate a facility on an existing or approved facility or location and the parties cannot reach agreement concerning the co-location, the city may require a third party technical study at the expense of either or both parties to resolve the dispute.

**Applicant Response:** The applicant acknowledges the above provisions regarding collocation and further states that the application is proposing a shared/co-locatable facility.

#### **18.55.040 Co-location on existing structures.**

The special review requirements for an antenna may be waived in the BE, B and I districts if the applicant proposes to locate the antenna on an existing structure such as a water tower, building, steeple or other suitable structure or pole. The applicant shall submit detailed plans to the current planning division for an administrative review to determine if the

special use permit process and public hearing can be waived. Suitability of the existing structure for the co-location of an antenna shall be determined based upon the structure's capacity to accommodate the antenna and the antenna's architectural compatibility with the structure. No building permit shall be issued unless approval is granted through the administrative review, or the applicant completes the full special review process.

**Applicant Response:** The applicant acknowledges the above provision and further states that this provision is not applicable to this application because the new facility is located on the ER zone district and is not proposing a collocation on an existing facility.

#### **18.55.050 Co-location on new towers.**

A. In order to reduce the number of towers needed in the city in the future, every new tower shall be designed to accommodate antenna for more than one user, unless the applicant demonstrates why such design is not feasible for economic, technical or physical reasons.

B. Unless the current planning division determines that co-location is not feasible, the site plan for every new tower shall delineate an area near the base of the tower to be used for the placement of additional equipment or buildings for other users. The site plan for towers in excess of 100 feet shall propose space for two or more other comparable tower users, while the site plan for towers under one hundred feet shall propose space for one other comparable tower user.

C. The city may deny an application to construct a new tower if the applicant has not demonstrated a good faith effort to co-locate the antenna on an existing structure or tower.

**Applicant Response:** The applicant acknowledges the above provision and further states that this application complies with the above provision because it proposes a multi-carrier facility including sufficient ground space for additional carriers.

#### **18.55.060 Application requirements.**

Applicants for approval of personal wireless service facilities shall submit the following information with their application. The current planning division may waive certain submittal requirements if the information requested is deemed by the current planning manager not to be necessary under the circumstances of a particular application.

A. A scaled site plan clearly indicating the location, type and height of the proposed tower, on-site land uses and zoning, adjacent land uses and zoning, adjacent roadways, proposed means of access, setbacks from property lines, elevation drawings of the proposed tower, and any other proposed structures. The site plan shall indicate all cell sites, showing the antenna, antenna support structure, building, fencing, buffering, and all other items required in this chapter.

**Applicant Response:** A scaled site plan is being submitted in support of this application.

B. A current map and aerial as provided by the county assessor's office showing the location of the proposed tower;

**Applicant Response:** A current map and aerial photo is being submitted in support of this application.

C. Legal description of the parcel upon which the personal wireless service facilities are to be located;

**Applicant Response:** When available, the applicant will submit the legal description for the lease parcel.

D. A statement on the site plan indicating the distance between the proposed tower and the nearest residential dwelling unit, platted residentially zoned properties, and unplatted residentially zoned properties. If the proposed tower is to be located within 300 feet of any residentially zoned property, then the distances, locations and identifications of said residential properties shall be shown on an updated city map;

**Applicant Response:** The submitted drawings include these distances.

E. A landscape plan showing specific landscape materials;

**Applicant Response:** Applicant has included a landscape plan depicting landscaping and identifying specific landscaping materials.

F. Method of fencing, and finished color and, if applicable, the method of camouflage and illumination;

**Applicant Response:** Applicant is proposing a wood fence.

G. Evidence demonstrating compliance with all provisions of this chapter and the zone district in which the personal wireless service facilities are to be located;

**Applicant Response:** Applicant is submitting this narrative demonstrating compliance with all applicable code provisions.

H. A notarized letter signed by the applicant stating the tower will comply with all EIA Standards and all applicable federal and state laws and regulations (including specifically FAA and FCC regulations);

**Applicant Response:** Applicant is providing a notarized letter certifying compliance with all applicable regulations. This letter will be provided upon receipt. (Exhibit 1)

I. A statement by the applicant as to whether construction of any new tower will accommodate colocation of additional antenna(s) for future users;

**Applicant Response:** Applicant states that the new facility will accommodate additional users as shown on the submitted drawings.

J. Certification by a qualified engineer that the antenna usage will not interfere with other adjacent or neighboring or city-wide transmissions or reception functions;

**Applicant Response:** Applicant has provided a letter certifying non-interference outside of its licensed frequency. (Exhibit 2)

K. Documentation evidencing that the applicant is licensed by the FCC if required to be licensed under FCC regulations; or in the event the applicant is not the telecommunications service provider, proof of lease agreements with an FCC licensed telecommunications provider if such telecommunications provider is required to be licensed by the FCC;

**Applicant Response:** Applicant has provided evidence of its intent to enter into a lease with a FCC licensed telecommunications carrier. (Exhibit 3)

L. Information demonstrating how the proposed site fits into the applicant's overall network within the city;

**Applicant Response:** The applicant will provide this upon request. (Exhibit 4)

M. If the personal wireless service facilities or equipment are to be located westerly of the 5200 foot elevation, the applicant shall provide computerized, three dimensional, visual simulation of the facility and equipment and other appropriate graphics to demonstrate the visual impact on the view of the city's foothills and hogbacks as viewed from major transportation corridors or public open space. No personal wireless service facilities or equipment shall extend above the natural, horizontal rock line of the city's foothills and hogbacks;

**Applicant Response:** The applicant has provided computer graphic simulation of the proposed facility in response to this requirement. (Exhibit 5)

N. Documentation evidencing the applicant's FCC authorization to provide personal wireless services or place personal wireless service facilities within the city or geographic area which includes the city; and

**Applicant Response:** The applicant will provide this upon request.

O. The application for any tower shall be accompanied by a letter of credit, in an amount to be determined by the city, which may be drawn upon by the city as necessary to cover the costs of removal of the tower.

**Applicant Response:** The applicant will provide this upon request.

#### **18.55.070 Design criteria.**

Every personal wireless service facility shall comply with the following design criteria:

A. Architectural compatibility: Personal wireless service facilities shall be architecturally compatible with the surrounding buildings and land uses in the zone district, or otherwise integrated, through location and design, to blend in with the existing characteristics of the site to the extent practical. Such facilities will be considered architecturally and visually compatible if they are camouflaged to disguise the facilities.

**Applicant Response:** The proposed site is camouflaged as a monopine and as such complies with the above code provision.

B. No significant adverse impact: The applicant shall demonstrate that the placement of antennas or towers on property will have no significant adverse impact on surrounding private or public property.

**Applicant Response:** The proposed site, a 35' tall monopine, will not have a significant adverse impact on the surrounding private or public property.

C. Setbacks: Tower setbacks shall be measured from the base of the tower to the property line of the parcel on which it is located. Unless there are unusual geographical limitations, in residential zone districts, towers shall be set back from all property lines a distance equal to 300% of tower height as measured from ground level. Towers shall comply with the minimum setback requirements of the area in which they are located in all other zone districts.

**Applicant Response:** The facility will meet the above setback requirements.

D. Color: Towers and antennas shall be of a color which generally matches the building, surroundings or background and minimizes their visibility, unless a different color is required by the FCC or FAA. Muted colors, earth tones and subdued colors shall be used wherever possible.

**Applicant Response:** The facility will be camouflaged as a monopine and the colors will be consistent with that design.

E. Lights, signals, and signs: No signals, lights or signs shall be permitted on towers unless required by the FCC or the FAA.

**Applicant Response:** No tower lighting will be required.

F. Equipment Structures: Ground level equipment and buildings and the tower base shall be screened. The standards for equipment buildings are as follows:

1. The maximum floor area is three hundred fifty square feet and the maximum height is twelve feet.

**Applicant Response:** The facility will comply with the above provision.

2. Ground level buildings shall be screened from adjacent properties by landscape plantings, fencing or other appropriate means, as specified in this chapter or in the City Code.

**Applicant Response:** The facility will be screened by fencing.

3. Equipment mounted on a roof shall have a finish similar to the exterior building walls. Equipment for roof mounted antenna may also be located within the building on which the antenna is mounted, subject to good engineering practices. Equipment, buildings, antenna and related equipment shall occupy no more than twenty-five percent of the total roof area of a building.

**Applicant Response:** This provision is not applicable to this facility.

G. FCC requirements: All towers and antennas shall meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners of the towers and antennas governed by this chapter shall bring such towers and antennas into compliance with such revised standards and regulations within three months of the effective date of such standards and regulations, unless a more stringent compliance schedule is mandated by the controlling federal agency. Failure to bring towers and antennas into compliance with such revised standards and regulations shall constitute grounds for the removal of the tower or antenna at the owner's expense.

**Applicant Response:** The applicant will provide a letter certifying compliance with all regulations. This letter will be provided upon receipt. (Exhibit 1)

H. Structural design: Towers shall be constructed to the FCC and EIA Standards, which may be amended from time to time, and all applicable construction/building codes. Any improvements and/or additions to existing towers shall require submission of site plans sealed and verified by a professional engineer which demonstrate compliance with the FCC and EIA Standards and all other good industry practices in effect at the time of said

improvement or addition. Said plans shall be submitted and reviewed at the time building permits are requested.

**Applicant Response:** The applicant will provide evidence of structural design and integrity at the time it applies for a building permit.

I. Fencing: In the BE, B or I districts, a well-constructed wood, stucco, masonry or stone wall, not less than six feet in height from finished grade, shall be provided around each tower. The type of fencing in other districts shall be subject to city review and approval. Security fencing should be colored or should be of a design which blends into the character of the existing environment. Access to the tower shall be through a locked gate.

**Applicant Response:** The applicant has proposed a wood fence.

J. Antenna and tower height: The applicant shall demonstrate that the antenna is the minimum height required to function satisfactorily. No antenna that is taller than the minimum height required to function shall be approved. Towers shall be no taller than the maximum permitted height for other structures contained within the applicable zone district, except that in the BE, B or I districts, towers may be taller pursuant to special review.

**Applicant Response:** The applicant acknowledges the above provision and further states that it has designed the height so that the antennas are at the lowest height possible. The site was originally designed to be higher but the site was lowered in accordance with the applicable zoning regulations.

K. Antenna support structure safety: The applicant shall demonstrate that the proposed antenna and support structure are safe and the surrounding areas will not be negatively affected by support structure failure, falling ice or other debris or interference. All support structures shall be fitted with anti-climbing devices, as approved by the manufacturers.

**Applicant Response:** The applicant acknowledges the above safety requirement and further states that the site is safe and will be engineered so as to not fail or otherwise endanger any surrounding areas.

L. Required parking: If the cell site is fully automated, adequate parking shall be required for maintenance workers. If the site is not automated, adequate off-street parking shall be provided and documentation evidencing that adequate off-street parking is available shall be provided to the city.

**Applicant Response:** The applicant acknowledges the above provision and further states that the site is unmanned but a parking area will be available for workers making occasional maintenance visits.

M. Landscaping: Landscaping in accordance with the provisions of this chapter shall be provided.

**Applicant Response:** The applicant is fencing the site and thereby requests leave from any landscaping requirements given that the site is situated on vacant land, any landscaping would cause the site to be more prominent.

N. Site characteristics: Site location and development shall preserve the pre-existing character of the site as much as possible. Existing vegetation should be preserved or improved, and disturbance of the existing topography of the site should be minimized, unless such disturbance would result in less visual impact of the site on the surrounding area. The effectiveness of visual mitigation techniques shall be evaluated by the city, taking into consideration the site as built.

**Applicant Response:** The applicant will preserve the pre-existing character of the site to the greatest extent possible.

#### **18.55.080 Antenna design criteria.**

Antenna mounted on any tower, building or other structure shall comply with the following requirements:

A. The antenna shall be architecturally compatible with the building and wall on which it is mounted so as to minimize any adverse aesthetic impact and shall be constructed, painted or fully screened to match as closely as possible the color and texture of the building and wall on which it is mounted.

B. The antenna shall be mounted on a wall of an existing building in a configuration as flush to the wall as technically possible and shall not project above the wall on which it is mounted unless for technical reasons the antenna needs to project above the wall. In no event shall an antenna project more than ten feet above the height of the building. Building heights shall be calculated pursuant to Chapter 18.54.

C. The antenna and its support structure shall be designed to withstand a wind force of one hundred miles per hour without the use of supporting guy wires.

D. No antenna, antenna array, or its support structure shall be erected or maintained closer to any street than the minimum setback for the zone in which it is located. No guy or other support wires shall be used in connection with such antenna, antenna array, or its support structure except when used to anchor the antenna, antenna array, or support structure to an existing tower to which such antenna, antenna array, or support structure is attached.

E. The antenna may be attached to an existing mechanical equipment enclosure which projects above the roof of the building, but may not project any higher than ten feet above the enclosure.

F. If an accessory equipment shelter is present, such building shall blend with the surrounding buildings in architectural character and color.

G. On buildings thirty feet or less in height, the antenna may be mounted on the roof if:

1. The city finds that it is not technically possible or aesthetically desirable to mount the antenna on a wall.
2. The antenna or antennas and related base stations cover no more than an aggregate total of twenty-five percent of the roof area of a building.
3. Roof mounted antenna and related base stations are completely screened from view by materials that are consistent and compatible with the design, color, and materials of the building.
4. No portion of the antenna may extend more than ten feet above the height of the existing building as calculated in accordance with Chapter 18.54 of this title.

H. If a proposed antenna is located on a building or a lot subject to a special review site plan, written city approval is required prior to the issuance of a building permit for the antenna.

I. No antenna shall be permitted on property designated as an individual landmark or as a part of a historic district or site, unless such antenna has been approved in accordance with the Code and written permission is obtained from the city.

J. No antenna shall cause localized interference with the reception or transmission of any other communications signals including, but not limited to public safety signals, and television and radio broadcast signals.

**Applicant Response:** As this is an application for a new facility, the above provision is not applicable.

#### **18.55.090 Landscaping and screening.**

A. Landscaping shall be required to screen as much of the support structure as possible. The fence surrounding the support structure and any other ground level features (such as a building), shall be designed to soften the appearance of the cell site. The city may permit any combination of existing vegetation, berming, topography, walls, decorative fences or other features instead of landscaping, if they achieve the same degree of screening as the required landscaping. If an antenna is mounted flush on an existing building, and other equipment is housed inside an existing structure, landscaping shall not be required, except as otherwise required for the existing use.

**Applicant Response:** The applicant is proposing landscaping in accordance with the above provision.

B. The visual impacts of a tower shall be mitigated through landscaping or other screening materials at the base of the tower and ancillary structures. The following landscaping and buffering of towers shall be required around the perimeter of the tower and accessory structures:

1. A row of evergreen trees a minimum of ten feet tall at planting and a maximum of six feet apart shall be planted around the perimeter of the fence; and

**Applicant Response:** The applicant is proposing landscaping.

2. A continuous hedge, at least thirty-six inches high at planting and capable of growing to at least forty-eight inches in height within eighteen months, shall be planted in front of the tree line referenced above.

**Applicant Response:** The applicant is proposing landscaping.

C. Landscaping shall be installed on the outside of fences. Landscaping and berthing shall be equipped with automatic irrigation systems meeting the water conservation standards of the city. Existing vegetation shall be preserved to the maximum extent practicable and may be used as a substitute for or in supplement towards meeting landscaping requirements.

**Applicant Response:** The applicant is proposing landscaping and also proposing hand watering of all landscaping.

#### **18.55.100 Maintenance and inspections requirements.**

A. To ensure the structural integrity of towers, the owner of a tower shall ensure that it is maintained in compliance with standards contained in applicable city building codes, regulations of the FCC and the applicable standards for towers that are published by the Electronic Industries Association ("EIA"), as amended from time to time. If, upon inspection, the city concludes that a tower fails to comply with such codes, regulations or standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty days to bring such tower into compliance with such codes, regulations and standards. If the owner fails to bring such tower into compliance within said thirty days, the city may remove such tower at the owner's expense, the costs of which shall constitute a lien against the property.

**Applicant Response:** The applicant acknowledges the above provision.

B. Each year after a facility becomes operational, the facility operator shall conduct a safety inspection in accordance with the EIA and FCC Standards and within sixty days of the inspection, file a report with the city building division.

**Applicant Response:** The applicant acknowledges the above provision.

**18.55.110 Non-use/abandonment.**

A. In the event the use of any tower has been discontinued for a period of sixty consecutive days, the tower shall be deemed to be abandoned. Determination of the date of abandonment shall be made by the city which shall have the right to request documentation and/or affidavits from the tower owner/operator regarding the issue of tower usage. Upon such abandonment, the owner/operator of the tower shall have an additional sixty days within which to:

1. Reactivate the use of the tower or transfer the tower to another owner/operator who makes actual use of the tower; or
2. Dismantle and remove the tower. If such tower is not removed within said sixty days, the city may remove such tower at the owner's expense. If there are two or more users of a single tower, then this provision shall not become effective until all users cease using the tower. Unnecessary sections of the tower shall be removed.

B. At the earlier of sixty days from the date of abandonment without reactivation or upon completion of dismantling and removal, city approval for the tower shall automatically expire.

C. If an abandonment of a tower occurs by all of the permittees or licensees and the owner of the tower, the owner of the tower shall remain primarily responsible if the tower ceases to be used for its intended purposes by either it or other permittees or licensees for the transmission or reception of personal wireless services. In the event that the tower ceases to be licensed by the FCC for the transmission of radio energy, the owner of the tower shall maintain the prescribed painting and/or illumination of such tower until it is dismantled.

**Applicant Response:** The applicant acknowledges the above provision.

**18.55.120 Third party review.**

A. The personal wireless services providers use various methodologies and analysis tools, including geographically based computer software, to determine the specific technical parameters of personal wireless services, such as expected coverage area, antenna configuration and topographic constraints that affect signal paths. In certain instances there may be a need for expert review by a third party of the technical data submitted by the personal wireless services provider. The city may require such a technical review, to be paid

for by the applicant for the personal wireless service facilities. The selection of the third party expert may be by mutual agreement between the applicant and city or at the discretion of the city, with a provision for the applicant and interested parties to comment on the proposed expert and review its qualifications. The expert review is intended to be a site-specific review of technical aspects of the personal wireless service facilities and not a subjective review of the site selection. The expert review of the technical submission shall address the following:

1. The accuracy and completeness of the submission;
2. The applicability of analysis techniques and methodologies;
3. The validity of conclusions reached;
4. Any specific technical issues designated by the city.

B. Based on the results of the third party review, the city may require changes to the application for the personal wireless service facilities that comply with the recommendations of the expert.

**Applicant Response:** The applicant acknowledges the above provision regarding third party review.

#### **18.55.130 Applicability.**

The provisions of this chapter shall apply to all applications for personal wireless service facilities which were filed prior to the effective date hereof and which have not been approved by the city as of the effective date of this chapter, and to applications filed thereafter.

**Applicant Response:** The applicant acknowledges the above provision.

The following code analysis demonstrates the sites compliance with standards applicable to development in an ER zone district.

### **ER DISTRICT – ESTATE RESIDENTIAL DISTRICT**

The estate residential (ER) district is intended to establish and preserve quiet, very low-density single-family residential neighborhoods with urban level services. This district is intended to accomplish the intent of the estate residential land use designation on the Comprehensive Master Plan Land Use Map. Development under this district is to provide an urban estate transition from higher urban densities in the city to rural densities in the county and preserve environmentally sensitive areas as open space. Generous building setbacks and lot frontages will provide significant space between dwellings to create an estate residential appearance within developed neighborhoods and to preserve view corridors. It is intended that this district be separated from the city's primary employment or commercial activity centers and located adjacent to major public open space features on the edge of the growth management area.

**Applicant Response:** The proposed application is consistent with the goals set forth above regarding the ER district. Specifically, the site serves residential communities and will not have any noise impact on the surrounding community.

**18.07.020 Applicability.**

The ER district is applicable for developments in the estate residential land use category as depicted on the Comprehensive Master Plan Land Use Map.

**Applicant Response:** The applicant acknowledges the above provision regarding the applicability of the ER district.

**18.07.030 Definitions.**

As used in this chapter:

“Buildable area” means land area within the development plan that is not Unbuildable Area, as defined herein.

“Environmentally-sensitive area” is defined in Section 18.41.110.B.

“Unbuildable area” means land area within the development plan that is recommended in an environmentally sensitive areas report to be maintained as permanent open space, including, but not limited to: (i) natural areas with an overall habitat rating of six or higher; (ii) land with slopes of twenty percent or greater; (iii) land designated by the Federal Emergency Management Agency as floodway; and (iv) land containing wetlands regulated by the U.S. Army Corps of Engineers. Natural areas shall be rated in accordance with the rating system used in the document entitled “In the Nature of Things, Loveland’s Natural Areas” dated December 1993, revised October 1996, and as amended from time-to-time.

**Applicant Response:** The applicant acknowledges the above definitions applicable to the ER district.

**18.07.040 Uses permitted by right.**

The following uses are permitted by right in an ER district:

- A. Single-family dwellings;
- B. Parks, recreation areas and golf courses or driving ranges which do not have sport lighting over twenty feet in height;
- C. Essential aboveground pad-mount transformers, electric and gas meters, telephone, cable television, and electric junction and service locations, and underground public utility and public service installations and facilities for the furnishing of gas, electric, water, sewer, cable television, telephone and other utility services for the protection and welfare of the 4286 W. 43<sup>rd</sup> Street

surrounding area. Business offices, repair, storage and production facilities associated with these uses are not included as uses permitted by right;

D. Open land dedicated and maintained with native vegetation as a natural area;

E. Accessory buildings and uses;

F. Public schools; and

G. Place of worship or assembly.

**Applicant Response:** The applicant acknowledges the above provisions setting forth the uses permitted by right in the ER district.

**18.07.050 Uses permitted by special review.**

The following uses are permitted by special review in an ER district:

A. Preschool nurseries;

B. Parks, recreation areas and golf courses or driving ranges with sport lighting greater than twenty feet in height;

C. Cemeteries;

D. Private schools;

E. Essential aboveground public utility and public service installations and facilities for the furnishing of gas, electric, water, sewer, telephone and other utility services for the protection and welfare of the surrounding area. Business offices, repair, storage and production facilities associated with these uses are not included as uses permitted by special review;

F. Child care centers licensed according to the statutes of the state and in conformity with the minimum rules and regulations for child care centers adopted in accordance with such statutes; such use may be conducted in conjunction with the residential use of the property;

G. Governmental or semipublic uses;

H. Group care facilities;

I. Accessory dwelling units; and

J. Personal wireless service facilities, as defined in Section 18.55.020, in compliance with Chapter 18.55.

**Applicant Response:** The applicant acknowledges the above uses permitted by special review in the ER district and further acknowledges that this application is an allowable use in the ER district subject to special review.

**18.07.060 Development standards.**

A. Type 1 standards.

The following standards shall be administered as type 1 standards in accordance with section 18.53.020.

1. Lot size and dimensions. Minimum lot area and lot width and side, front and rear yards shall be as shown in Table 18.07-1, below.

**Table 18.07-1: Lot Size and Dimensions**

Lot Area (sq. ft.)	Minimum	Lot Width 1 (ft.)	Yards (ft.)
Average 2	Minimum 2	100	Side
18,500	16,000	20	30
			Front
			Rear
			25

Notes:

1. Measured at front yard setback.
2. No more than 25% of the lots may be smaller than the average lot size. The average lot size is the minimum average size of the lots; a larger average is permitted.

**Applicant Response:** The applicant acknowledges the above provision and further states the its application complies with the above lot standards.

2. Minimum lot size for place of worship or assembly. The minimum lot area for a place of worship or assembly shall be 18,500 square feet or three times the total building floor area, whichever is greater.

**Applicant Response:** The applicant states that the above provision does not apply to its application.

3. Height limitations. The maximum height of buildings and structures shall be thirty-five feet.

**Applicant Response:** The applicant acknowledges the above height limitation and further states that it is proposing a 35' tall monopine.

4. Environmentally sensitive areas. Where, as determined by the city, an environmentally sensitive area exists on the site or on adjacent areas that may be impacted by a proposed development, an Environmentally Sensitive Areas Report (shall be prepared at the time of

initial zoning. The report shall identify and assess the potential impacts on environmentally sensitive areas and describe measures to mitigate such impacts. The mitigation measures described by the Environmentally Sensitive Areas Report shall be incorporated into the development. Environmentally sensitive areas recommended in the Environmentally Sensitive Areas Report to be maintained as permanent open space shall be located in separate tracts designated as 'open space' on the subdivision plat and not included within any lot on which a dwelling is permitted. Environmentally sensitive area open space shall be permanently preserved as open space through dedication of ownership to a homeowners association, if acceptable to the city, or placement of an appropriate easement granted to the city or other nonprofit organization acceptable to the city. The easement shall establish restrictive provisions and future interests as may be necessary to ensure protection of the open space in accordance with the recommendations of the Environmentally Sensitive Areas Report. As a condition of approval, the city may also require that the open space be maintained under the terms of a management and maintenance agreement with the city.

**Applicant Response:** The applicant states that is not aware of any sensitive environmental considerations impacting its site location.

5. Density. Gross density of the developable area shall all not exceed two dwelling units per acre.

**Applicant Response:** The application complies with the above stated density limitation.

6. Open Space. A minimum of ten percent of the developable area shall be set aside as permanent private open space. Roads and required curbside buffer yards shall not be counted as part of this ten percent open space requirement. The open space required within the developable area shall be permanently preserved as open space in a method approved by the current planning manager.

**Applicant Response:** The application complies with the above provision.

B. Type 2 standards.

The following site design standards shall be administered as type 2 standards in accordance with section 18.53.020. Type 2 standards allow flexibility in how the standard is applied if it is demonstrated that the proposed alternative compliance meets the intent of the standard.

1. Development areas shall be planned to protect views of distinctive natural features such as ridge lines, open space separators, mountain backdrop, major bodies of water, wildlife habitat, and other natural areas and parks.

**Applicant Response:** The applicant states that its application does not violate the above provision.

2. Where views of buildings would disrupt the view or value of established open space or natural features, buildings shall be integrated into the existing natural character through sensitive location and design of structures and associated improvements. For example, visual impacts can be reduced and better view protection provided through careful building placement and consideration of building heights, building bulk, and separations between buildings. Also, variations in rooflines and building mass, architectural design and color, and use of natural materials can be used to maintain the visual integrity of the landscape and minimize large expanses of flat planes in highly visible locations

**Applicant Response:** The applicant states that it is not proposing a building that would impact the above provision.

3. Where existing lots immediately adjacent to planned development are greater than 18,500 square feet, lot areas immediately adjacent to such existing lots shall be equal to, or greater than, the average lot area of such existing lots.

**Applicant Response:** The applicant states that its proposal does not violate the above provision.

4. Buffers and setbacks shall be increased where the adjoining uses are incompatible or where the adjoining use is a public area or significant natural feature.

**Applicant Response:** The applicant states that the above provision does not apply to its proposal.

5. Substantial grade differences between existing and planned developments shall be considered and impacts associated with privacy mitigated with building height limitations or increased.

**Applicant Response:** The applicant states that the site does not have substantial grade differences or impact any privacy considerations.

6. Buildings shall be clustered and located along contour lines in a manner that minimizes disturbance of slopes and protects views of the natural feature.

**Applicant Response:** This provision is not applicable to this application.

7. On sites containing a place of worship or assembly, in addition to compliance with the standard buffer yards requirements set forth in the site development performance standards and guidelines, parking areas and drive aisles shall be screened from adjacent residential uses and residentially zoned land by a six foot high opaque wall, fence, or landscaping which achieves a similar effect, unless such screening would serve no practical purpose, as determined by the current planning manager. (Ord. 5269 § 1, 2007)

**Applicant Response:** The above provision is not applicable to this application.

#### **4. CONCLUSION**

Having submitted the required documentation and demonstrated compliance with the applicable code, the applicant requests a conceptual review meeting to further discuss this project.

#### **5. LIST OF ATTACHMENTS**

- Exhibit 1 – Certification Letter (will be provided upon receipt)
- Exhibit 2 – Non-Interference Letter
- Exhibit 3 – Letter of Intent
- Exhibit 4 – How site fits into carrier network
- Exhibit 5 – Computer Simulations of Facility
- Exhibit 6 – Signed Application
- Exhibit 7 – Letter from Larimer County Road & Bridge

Exhibit 1 – Certification Letter (will be provided upon receipt)

## Exhibit 2 – Non-Interference Letter



18400 E. 22<sup>nd</sup> Avenue  
Aurora, CO 80011

December 21, 2016

Re: T-Mobile Site: DN04287A

To Whom It May Concern:

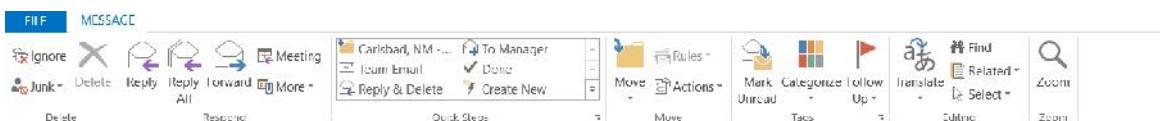
The transmissions from the T-Mobile wireless telecommunications equipment is required by the FCC to be filtered to the licensed RF bands owned by T-Mobile. Furthermore, all wireless carriers are required not to cause interference to any other licensed wireless applications and to coordinate with each other to mitigate any interference if it does arise.

Thank you,

*John Wabiszczewicz*  
John Wabiszczewicz  
Manager, Engineering Development

## Exhibit 3 – Intent to Enter into Lease Agreement

## Verification of T-Mobile's intent to enter into a lease



Wed 1/18/2017 5:11 AM

Wabiszczewicz, John <John.Wabiszczewicz@t-mobile.com>

RE: DN04287A CO17786 B Ponderosa 2

To: Matt Carroz; Chen L; Edwards; FULLER, DENISE

Good afternoon Matt-

T-Mobile can't sign a new lease until a site is zoning approved. We will be signing a lease with SUA for the Ponderosa site in Loveland once it is approved in the Planning Department.

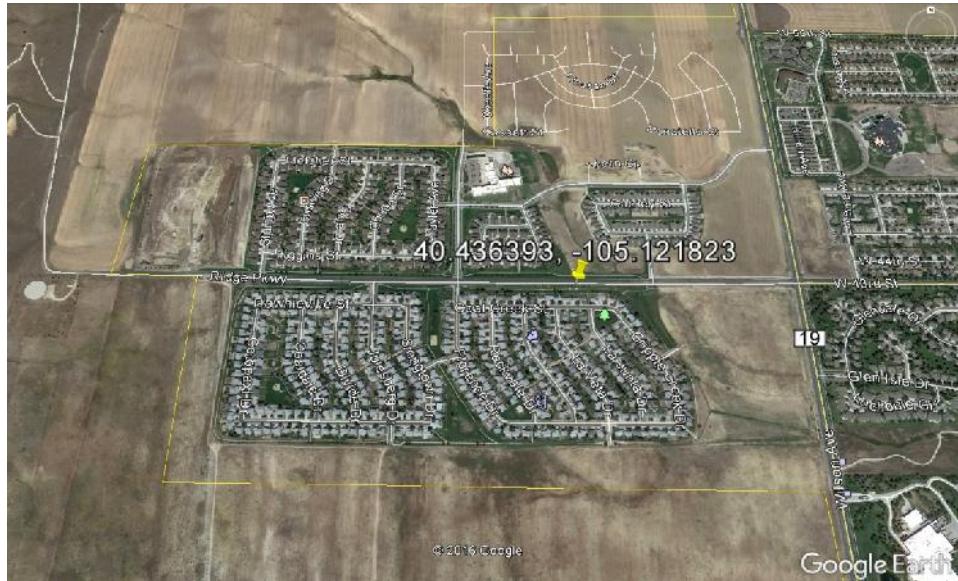
Thank you,  
John

John Wabiszczewicz  
Manager, Engineering Development  
18400 E. 22nd Ave.  
Aurora, CO 80011  
Mobile - 303-982-5373  
[John.Wabiszczewicz@t-mobile.com](mailto:John.Wabiszczewicz@t-mobile.com)

## Exhibit 4 – How site fits into carrier network

### T-Mobile Statement Re Sites within 2 miles of the Subject Site

The only T-Mobile site within two miles is DN03201 and is shown on the map below. PRPA is requiring a modification that will render that site ineffective to provide service in the area. That site will be decommissioned and relocated to the new facility once built.



## Exhibit 5 – Computer Simulations of Facility



## 3D PHOTO SIMULATIONS

*for*

**C017786 Ponderosa  
35' Monopine**

**4286 West 43<sup>rd</sup> Street  
Loveland, CO 80538**

*performed by*

**Kimley »Horn**

Expect More. Experience Better.

**655 NORTH FRANKLIN STREET, SUITE 150  
TAMPA, FL 33602  
813-620-1460 OFFICE**



SBA COMMUNICATIONS  
LOVELAND, CO  
PHOTO LOCATION MAP









## Exhibit 6 – Signed Application

## Exhibit 7 – Letter from Larimer County Road & Bridge

## Liz Walker

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**From:** Scott Hamilton <hamiltsa@co.larimer.co.us>  
**Sent:** Tuesday, January 3, 2017 10:39 AM  
**To:** Liz Walker  
**Subject:** Re: FW: CO - Ponderosa Site - W. 43rd St to Ridge Park Way

Liz,  
The address of 4286 W 43rd st would not require a Larimer County permit.

Scott Hamilton  
Engineering Technician II  
970-498-5709  
[shamilton@larimer.org](mailto:shamilton@larimer.org)

On Tue, Jan 3, 2017 at 10:36 AM, Liz Walker <[liz.walker@wirelesspolicy.com](mailto:liz.walker@wirelesspolicy.com)> wrote:

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**From:** Liz Walker  
**Sent:** Thursday, December 22, 2016 1:37 PM  
**To:** [shamilton@larimercounty.org](mailto:shamilton@larimercounty.org) <[shamilton@larimercounty.org](mailto:shamilton@larimercounty.org)>  
**Subject:** RE: CO - Ponderosa Site - W. 43rd St to Ridge Park Way

Hi Scott,

Just checking to make sure you received my email. I'll try and give you a call later today to confirm and many thanks again for all your help!

Liz Walker

Wireless Policy Group LLC

113 Cherry Street #75604

Seattle, WA 98104-2205

[303-264-7455](tel:303-264-7455) Mobile

[liz.walker@wirelesspolicy.com](mailto:liz.walker@wirelesspolicy.com)

**From:** Liz Walker  
**Sent:** Monday, December 19, 2016 11:57 AM  
**To:** [shamilton@larimercounty.org](mailto:shamilton@larimercounty.org)' <[shamilton@larimercounty.org](mailto:shamilton@larimercounty.org)>  
**Subject:** CO - Ponderosa Site - W. 43rd St to Ridge Park Way

Hi Scott,

Thank you for your time today and for taking a look at these drawings. I just want to confirm our telephone call where you advised that the applicant would not be required to submit a permit application or make any other requests to Larimer County Road & Bridge department regarding the proposed access to the site (See page C-1 of the drawings).

Thank you!

Liz

Liz Walker

Wireless Policy Group LLC

113 Cherry Street #75604

Seattle, WA 98104-2205

[303-264-7455](tel:303-264-7455) Mobile

[liz.walker@wirelesspolicy.com](mailto:liz.walker@wirelesspolicy.com)