



410 East 5th Street
Loveland, Colorado
970.962.2523

PRELIMINARY FINDINGS REPORT

2000 N. Lincoln Avenue Special Review #948 (PZ #18-00166)

March 6, 2019

TITLE:	2000 N. Lincoln Avenue – Special Review #948
LOCATION:	Located on the NE corner of N Lincoln Avenue and E 20 th Street
APPLICANT:	Jennifer Daniels – Centerline Solutions
STAFF CONTACT:	Emily Tarantini, Current Planning Suzette Schaff, Stormwater Mark Warner, Power Ingrid McMillan-Ernst, Fire Melissa Morin, Water/Wastewater
APPLICATION TYPE:	Special Review #948
STAFF RECOMMENDATION:	Staff recommends that the Current Planning Manager preliminarily approve a Type 2 Zoning Permit for 2000 N. Lincoln Avenue, described in this report dated March 6, 2019.

I. ATTACHMENTS

1. Vicinity Map
2. Special Review/Site Development Plan

II. SITE DATA

EXISTING USE Church/First Christian Church

PROPOSED USE To remain the same with the installation of cell tower within the garden area

EXISTING ZONING AREA (acres) B– Developing Business (4.29 acres/186,872 square feet)

EXISTING ADJACENT ZONING & USE- North B– Developing Business and R1e-Established Low-Density Residential-Offices (Northeast)

EXISTING ADJACENT ZONING & USE – East R3– Developing High-Density Residential-Assisted Living

EXISTING ADJACENT ZONING & USE- South R1e-Established Low-Density Residential (Lakeside Cemetery)

EXISTING ADJACENT ZONING & USE - West R1e-Established Low-Density Residential (Loveland Burial Park)

UTILITY SERVICE – WATER City of Loveland

UTILITY SERVICE – SEWER City of Loveland

UTILITY SERVICE – ELECTRIC City of Loveland

III. PROJECT DESCRIPTION

The applicant is proposing to install a new telecommunications three leg tower 55’ tall (including lightening rod). The proposed tower will ultimately house 12 concealed antennas; new equipment cabinets will be located on a concrete slab at ground level. The equipment cabinet will be screened with a 6’ tall vinyl fence to match what currently exists on the site. The tower will be located within the garden space of the church, therefore landscaping for screening purposes will not be needed on the site. The proposed use of a small cell pole is permitted through the approval of a special review. The special review application includes a review of the site plan by the City for conformance to all applicable standards, input from the surrounding property owners and findings of compatibility within the neighborhood.

IV. KEY ISSUES

Staff has not identified key issues associated with this special review application in terms of compliance with the Municipal Code. There were several members of the church and the neighborhood who attended this neighborhood meeting to express their support of the proposed tower and ask general questions to Verizon staff.

V. BACKGROUND

The zoning on the property is B-Developing Business; a Special Review was approved in 1984 for a church use with potential expansion plans.

VI. STAFF, APPLICANT, AND NEIGHBORHOOD INTERACTION

A. Notification

A letter advertising the neighborhood meeting was sent out by applicant Jennifer Daniels, on February 2, 2019 to all neighbors within the “Neighborhood” as defined in Section 18.40.010.C of the Loveland Municipal Code. Meeting notice signs were posted on the property on February 2, 2019.

B. Neighborhood Response

A neighborhood meeting was held on **February 25, 2019**, regarding this project. The applicant, and City staff were in attendance. Many members of the church and the neighborhood attended this meeting to express their support. Some neighbors had specific questions for Verizon staff while others asked about the City process, no concerns were brought to our attention.

C. Project Schedule

1. Type 2 Special Review #948 was filed with the Current Planning Department on **September 13, 2018**.

2. A neighborhood meeting was held on **February 25, 2019**, at 5:00 p.m. at the First Christian Church (2000 N Lincoln Avenue)

3. The staff preliminary findings and determination was posted on **March 6, 2019**.

4. The public review period for the staff preliminary findings and determinations is from **March 6, 2019** to **March 15, 2019**.

5. Final findings and determination will be issued on **March 18, 2019**.

5. The appeal period for the Type 2 Special Review #950 is from **March 18, 2019** to **March 28, 2019**.

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 special review meets the purposes of Section 18.04.010 of the Loveland Municipal Code in that it is designed to adhere to the zoning regulations and districts established in Title 18 and more particularly those for the B district including but not limited to providing adequate facilities (i.e. transportation, water, sewer, power, etc.), appropriate use of land, and keeping with the character of the land.

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

The proposed sculptured cell tower has been designed with suggestions from members of the church and is proposed to blend in with the existing style of the church by using earth-toned colors.

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;

Landscaping is not being proposed with this special review, there is an existing garden plot area that will be preserved and continued within this area surrounding the tower base.

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

No signage is proposed with this special review.

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

No additional building structures are being proposed with this project.

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

Not applicable.

3e. Amount and configuration of parking;

The site currently offers ample parking, there is no proposal for additional parking.

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

Lighting is not being proposed with this project.

3g. Hours of operation;

Not applicable.

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

Not applicable.

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 proposed special review meets this finding. The proposed cell tower is being designed to blend in with the existing church architectural style and colors.

Finding 5. The special review site plan meets the requirements set forth in Section 16. 41 - Adequate Community Services - of the Loveland Municipal Code.

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

- The sculptural cell tower will comply with the requirements in the ACF Ordinance for response distance requirements from the first due Engine Company.
- The cell tower and 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 proposed development will not negatively impact City water and wastewater 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 water and wastewater service.

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 Facilities standards set forth in the Loveland Municipal Code, Section 16.41.140.

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

- 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.

VIII. CONDITIONS OF APPROVAL

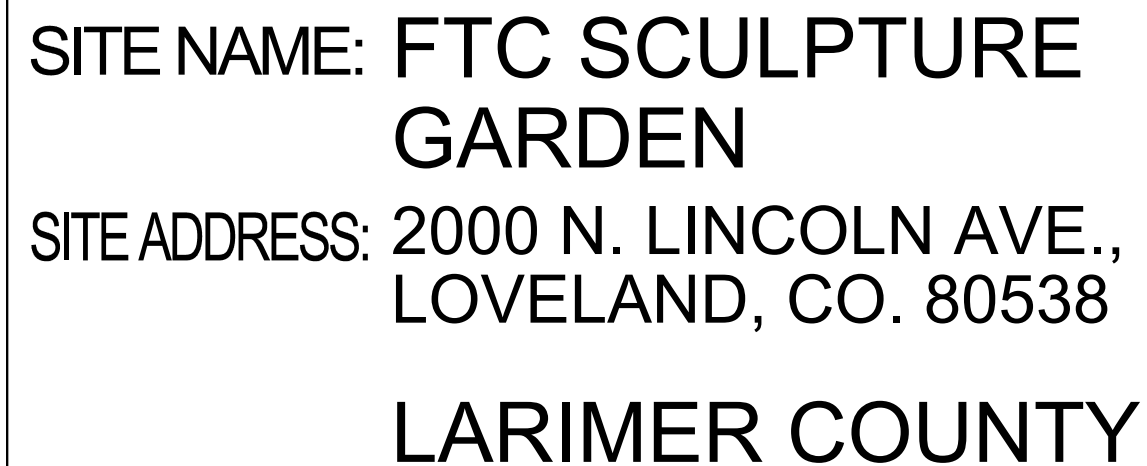
1.

There are no conditions associated with this proposal.

Attachment 1: Vicinity Map



Attachment 2: Special Review/Site Development Plan



SHEET NUMBER:

T1

TOPOGRAPHIC SURVEY
VERIZON WIRELESS SITE FTC – SCULPTURE GARDEN
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M.
COUNTY OF LARIMER, STATE OF COLORADO

SURVEYOR'S CERTIFICATE

I, Robert Daley, do hereby certify only to Centerline Solutions, that on September 26, 2017, a topographic survey was conducted under my supervision using the normal standard of care of Professional Land Surveyors and the map hereon accurately represents said survey, to the best of my knowledge.

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

This survey relied upon First American Title Insurance Company File No.: 5509-2917089 for legal descriptions and easements.

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

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



Job No. 1203-190
For and on behalf of
Daley Land Surveying, Inc.
17011 Lincoln Ave., #361
Parker CO, 80134
303 953 9841
Robert Daley, PLS 35597

BASIS OF BEARINGS:

The bearings shown on this survey are referenced to the east line of the Southwest Quarter of Section 12, Township 5 North, Range 69 West of the 6th P.M., assumed to bear South 01°29'04" West (South 01°29'04" West per plat of Stephenson Subdivision, a Replat of Tract A, Ellis Addition-Tract A, Ellis Second Addition and Stephenson Addition to the City of Loveland), a distance of 2646.13, monumented as shown hereon.

COORDINATE SYSTEM AND DATUM:

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

UTILITIES:

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

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

LEGAL DESCRIPTION PARENT TRACT:

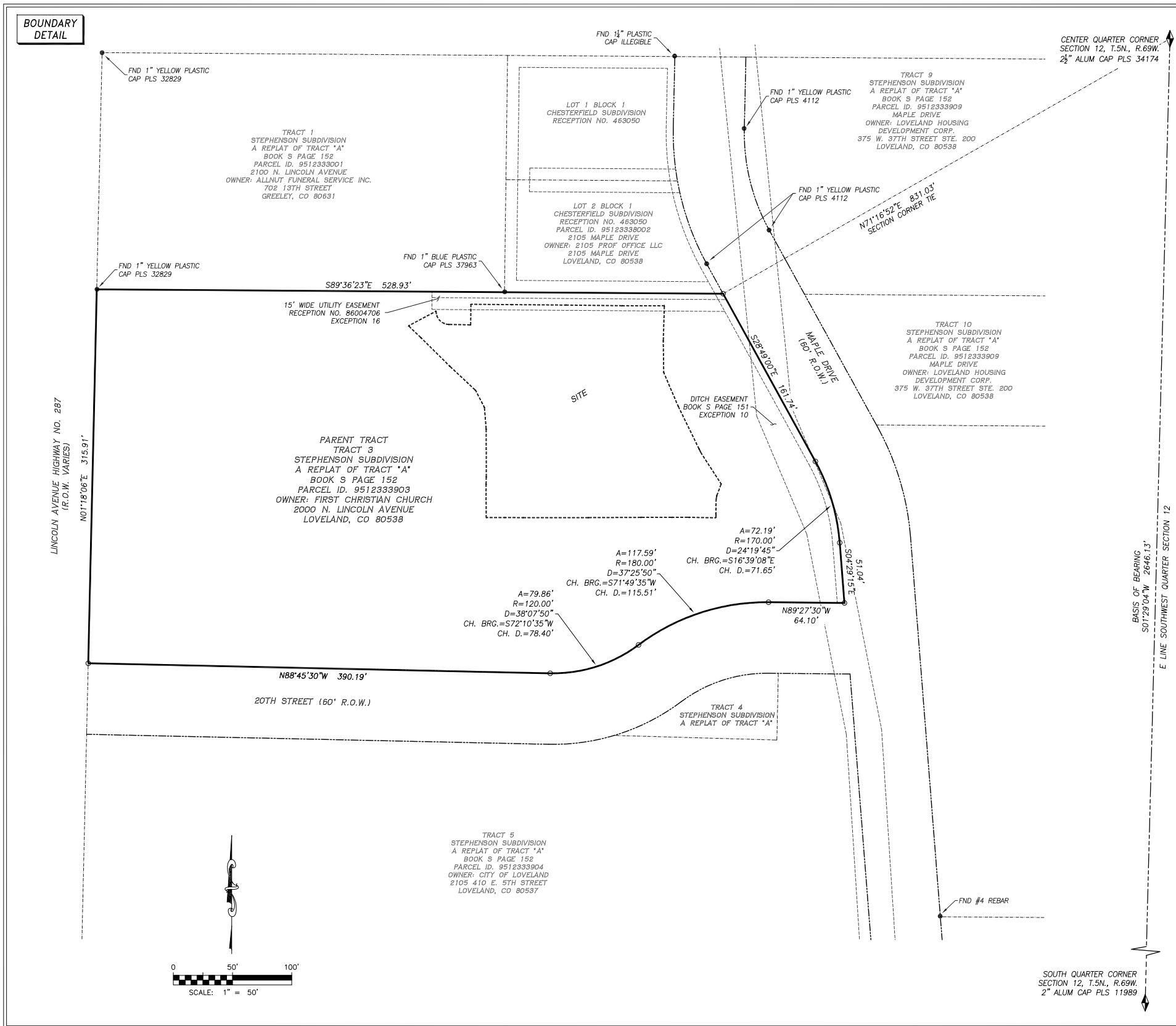
Per Commitment No.: 5509-2917089 Effective Date: July 26, 2017, First American Title Insurance Company.

The land referred to in Schedule A is situated in the County of Larimer, State of Colorado and is described as follows:

Tract 3, Stephenson Subdivision, A Replat of Tract "A", Ellis Addition; Tract "A" Ellis Second Addition; Stephenson Addition, County of Larimer, State of Colorado, less the South 30 Feet Thereof.

EXCEPTIONS LISTED IN TITLE COMMITMENT:

- Item 1. Not survey related
- Item 2. Not survey related
- Item 3. Shown hereon, if any
- Item 4. Not survey related
- Item 5. Not survey related
- Item 6. Not survey related
- Item 7. Not survey related
- Item 8. Shown hereon
- Item 9. Shown hereon
- Item 10. Shown hereon
- Item 11. Shown hereon
- Item 12. Blanket statements
- Item 13. Shown hereon (appears to be a tract taken from the previous plat of Stephenson Addition to the City of Loveland)
- Item 14. Shown hereon
- Item 15. Not survey related
- Item 16. Shown hereon
- Item 17. Not survey related



verizon

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

PROJECT INFORMATION:

SITE NAME:

FTC SCULPTURE GARDEN

2000 N. LINCOLN AVE.
LOVELAND, CO 80538

LARIMER COUNTY

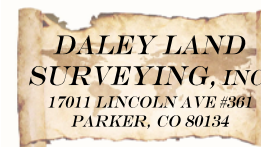
Rev:	Date:	Description:	By:
1	10/02/17	SURVEY	AV
2	4/5/18	LEASE/EASEMENTS	AV
3	12/6/18	ADDED CITY WL	AV
4	12/17/18	REV W/L	RD

PLANS PREPARED BY:



16035 TABLE MOUNTAIN PARKWAY
Golden, CO 80403
303-993-3293
WWW.CENTERLINESOLUTIONS.COM

LICENSURE NO:



DRAWN BY:	CHK BY:	APV BY:
AVV/RD	RD	RD

SHEET TITLE:

LAND SURVEY

SHEET NUMBER:

LS1

TOPOGRAPHIC SURVEY
VERIZON WIRELESS SITE FTC – SCULPTURE GARDEN
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M.
COUNTY OF LARIMER, STATE OF COLORADO



PROJECT INFORMATION:
SITE NAME:
FTC SCULPTURE GARDEN
2000 N. LINCOLN AVE.
LOVELAND, CO 80538
LARIMER COUNTY

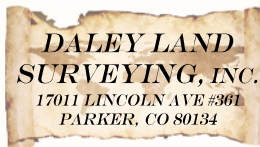
Rev:	Date:	Description:	By:
1	10/02/17	SURVEY	AV
2	4/5/18	LEASE/EASEMENTS	AV
3	12/6/18	ADDED CITY WL	AV
4	12/17/18	REV W/L	RD

PLANS PREPARED BY:



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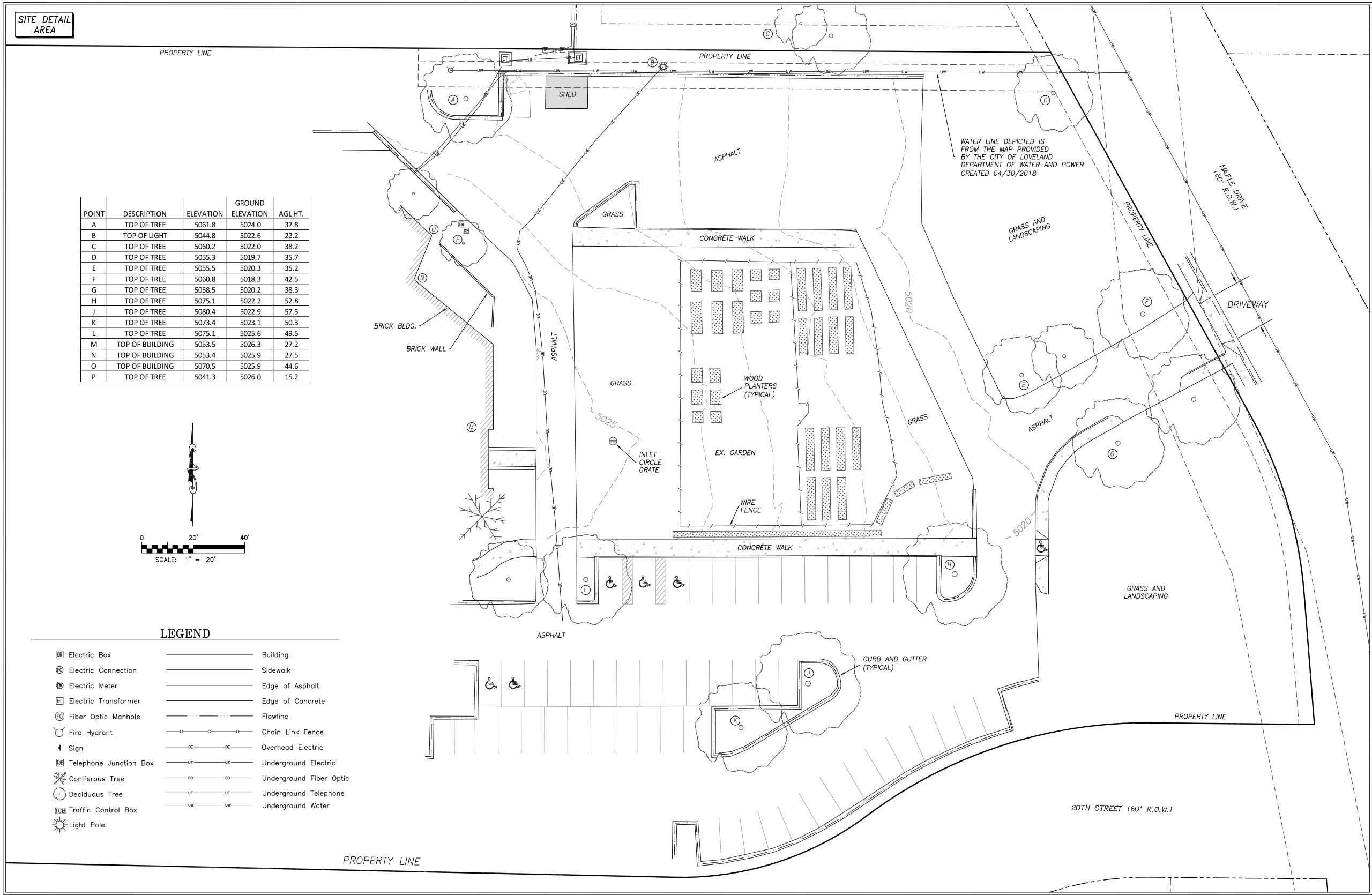
DRAWN BY:	CHK BY:	APV BY:
AVV/RD	RD	RD

SHEET TITLE:

LAND SURVEY

SHEET NUMBER:

LS2



PROPOSED LEASE AREA AND EASEMENT DETAIL

15' WIDE ACCESS AND UTILITY EASEMENT — PROPOSED:
A 15' wide strip of land over and across that parcel of land described as Tract 3, Stephenson Subdivision, A Replat of Tract "A", recorded in Book S Page 152 of the Public Records of the County of Larimer (Parent Tract), located in the Southwest Quarter of Section 12, Township 5 North, Range 69 West of the Sixth Principal Meridian, County of Larimer, State of Colorado, said 15 foot wide strip being 7.50 feet on both sides of the following described centerline:

For the purpose of this description the bearings are referenced to the east line of the Southwest Quarter of Section 12, Township 5 North, Range 69 West of the 6th P.M., assumed to bear South 01°29'04" West (South 01°29'04" West per plat of Stephenson Subdivision, a Replat of Tract A, Ellis Addition—Tract A, Ellis Second Addition and Stephenson Addition to the City of Loveland), a distance of 2646.13, monumented as shown hereon.

Beginning at a point, whence the Center Quarter Corner of Section 12, Township 5 North, Range 69 West of the Sixth Principal Meridian, bears North 67°17'20" East, a distance of 1017.09 feet, also being the Point of Beginning of the hereinafter described 18'X16" Lease Area;

THENCE North 00°00'00" East, a distance of 92.75 feet;
THENCE North 90°00'00" East, a distance of 75.18 feet;
THENCE South 24°42'17" East, a distance of 115.86 feet;
THENCE along a curve to the left, an arc length of 20.83 feet, said curve having a radius of 12.50 feet, a delta angle of 95°28'00", a chord bearing of South 72°26'17" East and a chord length of 18.50 feet;
THENCE North 59°49'43" East, a distance of 78.15 feet to the easterly line of said Tract 3 (Parent Tract) and the Point of Terminus, whence the northeast corner of said Tract 3 (Parent Tract), bears North 28°49'00" West, a distance of 119.61 feet.

The sidelines of said 15 foot wide strip to be lengthened or shortened to intersect the north line and north line extended east of said 18'X16" Lease Area and the easterly line of said Tract 3 (Parent Tract).

Containing 5741 Square Feet, or 0.132 Acres, more or less.

18'X16" LEASE AREA LEGAL DESCRIPTION — PROPOSED:
A parcel of land within that parcel of land described as Tract 3, Stephenson Subdivision, A Replat of Tract "A", recorded in Book S Page 152 of the Public Records of the County of Larimer (Parent Tract), located in the Southwest Quarter of Section 12, Township 5 North, Range 69 West of the Sixth Principal Meridian, County of Larimer, State of Colorado, being more particularly described as follows:

For the purpose of this description the bearings are referenced to the east line of the Southwest Quarter of Section 12, Township 5 North, Range 69 West of the 6th P.M., assumed to bear South 01°29'04" West (South 01°29'04" West per plat of Stephenson Subdivision, a Replat of Tract A, Ellis Addition—Tract A, Ellis Second Addition and Stephenson Addition to the City of Loveland), a distance of 2646.13, monumented as shown hereon.

Beginning at a point, whence the Center Quarter Corner of Section 12, Township 5 North, Range 69 West of the Sixth Principal Meridian, bears North 67°17'20" East, a distance of 1017.09 feet, also being the Point of Beginning of the hereinbefore described 15' wide Access and Utility Easement;

THENCE North 90°00'00" East, a distance of 2.50 feet;
THENCE South 00°00'00" West, a distance of 18.00 feet;
THENCE South 90°00'00" West, a distance of 16.00 feet;
THENCE North 00°00'00" East, a distance of 18.00 feet;
THENCE North 90°00'00" East, a distance of 13.50 feet to the Point of Beginning.

Containing 288 Square Feet, or 0.007 Acres, more or less.

5' WIDE UTILITY EASEMENT — PROPOSED:
A 5' wide strip of land over and across that parcel of land described as Tract 3, Stephenson Subdivision, A Replat of Tract "A", recorded in Book S Page 152 of the Public Records of the County of Larimer (Parent Tract), located in the Southwest Quarter of Section 12, Township 5 North, Range 69 West of the Sixth Principal Meridian, County of Larimer, State of Colorado, said 5 foot wide strip being 2.50 feet on both sides of the following described centerline:

For the purpose of this description the bearings are referenced to the east line of the Southwest Quarter of Section 12, Township 5 North, Range 69 West of the 6th P.M., assumed to bear South 01°29'04" West (South 01°29'04" West per plat of Stephenson Subdivision, a Replat of Tract A, Ellis Addition—Tract A, Ellis Second Addition and Stephenson Addition to the City of Loveland), a distance of 2646.13, monumented as shown hereon.

Beginning at a point on the north side of the hereinbefore described 15' wide Access and Utility Easement, whence the Center Quarter Corner of Section 12, Township 5 North, Range 69 West of the Sixth Principal Meridian, bears North 72°36'04" East, a distance of 977.97 feet;

THENCE North 00°00'00" East, a distance of 24.24 feet to Point "A";
THENCE South 89°36'23" East, a distance of 147.54 feet to the easterly line of said Tract 3 (Parent Tract) and the Point of Terminus, whence the northeast corner of said Tract 3 (Parent Tract), bears North 28°49'00" West, a distance of 2.86 feet.

Together with:
Beginning at the hereinbefore described Point "A";
THENCE North 89°36'23" West, a distance of 34.05 feet to the Point of Terminus, whence the northwest corner of said Tract 3 (Parent Tract), bears North 89°11'44" West, a distance of 348.75 feet.

Together with:

Beginning at a point, whence the Point of Beginning of the hereinbefore described 18'X16" Lease Area bears South 90°00'00" West, a distance of 5.00 feet;

THENCE South 00°00'00" West, parallel with and 2.5 feet east of the east line of said 18'X16" Lease Area, a distance of 13.11 feet to the Point of Terminus.

The sidelines of said 5 foot wide strip to be lengthened or shortened to intersect the east line and north line extended east of the hereinbefore described 18'X16" Lease Area, said easterly line of Tract 3 (Parent Tract) and to be perpendicular at the ends.

Containing 1296 Square Feet, or 0.030 Acres, more or less.

LINE	BEARING	DISTANCE
L1	N90°00'00"E	2.50'
L2	S00°00'00"W	18.00'
L3	S90°00'00"W	16.00'
L4	N00°00'00"E	18.00'
L5	N90°00'00"E	13.50'
L6	N90°00'00"E	5.00'
L7	S00°00'00"W	13.11'

PARENT TRACT
TRACT 3
STEPHENSON SUBDIVISION
A REPLAT OF TRACT "A"
BOOK S PAGE 152
PARCEL ID. 9512333903
OWNER: FIRST CHRISTIAN CHURCH
2000 N. LINCOLN AVENUE
LOVELAND, CO 80538

LOT 2 BLOCK 1 CHESTERFIELD SUBDIVISION
RECEPTION NO. 463050
PARCEL ID. 95123338002
2105 MAPLE DRIVE
OWNER: 2105 PROF OFFICE LLC
2105 MAPLE DRIVE
LOVELAND, CO 80538

UTILITY EASEMENT (PLAT)
FND 1" PLASTIC CAP PLS 4112

FND 1" BLUE PLASTIC CAP PLS 37963

PROPERTY CORNER TIE
N89°11'44"W 348.75'
S89°36'23"E 528.93'

POINT "A"
N89°36'23"W 34.05'
N00°00'00"E 24.24'
N90°00'00"E 75.18'

15' WIDE UTILITY EASEMENT RECEPTION NO. 86004706 EXCEPTION 16

P.O.T. 5' WIDE UTILITY EASEMENT

P.O.B. 5' WIDE UTILITY EASEMENT

P.O.B. 15' WIDE ACCESS EASEMENT

P.O.B. 18'X16" LEASE AREA

P.O.T. 5' WIDE UTILITY EASEMENT

P.O.B. 5' WIDE UTILITY EASEMENT

P.O.T. 5' WIDE UTILITY EASEMENT

P.O.T. 15' WIDE ACCESS EASEMENT

DITCH EASEMENT BOOK S PAGE 151 EXCEPTION 10

A=20.83' R=12.50' D=95°28'00" CH. BRG.=S72°26'17"E CH. D.=18.50'

A=72.19' R=170.00' D=24°19'45" CH. BRG.=S16°39'08"E CH. D.=71.65'

A=117.59' R=180.00' D=37°25'50" CH. BRG.=S71°49'35"W CH. D.=115.51'

A=79.86' R=120.00' D=38°07'50" CH. BRG.=S72°10'35"W CH. D.=78.40'

PROPERTY LINE
N88°45'30"W 390.19'

20TH STREET (60' R.O.W.)

MAPLE DRIVE (60' R.O.W.)

CENTER QUARTER CORNER SECTION 12, T.5N., R.69W. 2" ALUM CAP PLS 34174

SOUTH QUARTER CORNER SECTION 12, T.5N., R.69W. 2" ALUM CAP PLS 11989

BASIS OF BEARING
S07°29'04"W 2646.13'
E LINE SOUTHWEST QUARTER SECTION 12

SCALE: 1" = 30'



LINCOLN AVE.



1 OVERALL SITE PLAN

LEASE LEGEND

	NEW VZW ACCESS EASEMENT		NEW VZW UTILITY EASEMENT		NEW VZW ACCESS & UTILITY EASEMENT		NEW VZW LEASE AREA, (288 S.F.)
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NEW VZW THREE LEG STEEL TOWER WITH (12) ANTENNAS, RRRHs AND OVPS CONCEALED BEHIND FRP PANELS

NEW VZW EQUIPMENT ON NEW CONCRETE PAD WITHIN TOWER LEGS

NEW TRANSFORMER BY CITY OF LOVELAND W & P

15' WIDE UTILITY EASEMENT
RECEPTION NO. 86004706
EXCEPTION 16

6'-0" MIN. SEPERATION
FROM WATER MAIN

6'-0" MIN. SEPERATION
FROM WATER MAIN

NEW VZW UTILITY EASEMENT

WATER LINE 0'-0" FROM THE
FROM THE CITY OF LOVELAND
BY THE CITY OF LOVELAND
OF WATER AND POWER
04/30/2018

192'-3" SETBACK

MAPLE DRIVE

NEW VZW ACCESS & UTILITY EASEMENT

NEW VZW H-FRAME WITH ILC, SERVICE LIGHT, METER AND DISCONNECT

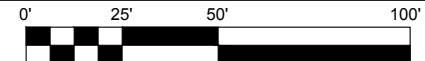
178'-11" SETBACK

20TH STREET

20TH STREET (60' R.O.W.)

SCALE: 1" = 50'-0" (11X17)

SCALE: 1" = 25'-0" (24X36)



verizon

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

PROJECT INFORMATION:

SITE NAME:

FTC SCULPTURE GARDEN
2000 N. LINCOLN AVE.

LARIMER COUNTY

REV:	DATE:	DESCRIPTION:	BY:
1	11/15/17	90% ZONING	BB
2	12/19/17	90% ZONING REV A	BB
3	03/09/18	90% ZONING REV B	TC
4	04/06/18	90% ZONING REV C	TC
5	06/05/18	100% ZONING	BB
6	08/06/18	100% ZONING REV A	BB
7	12/20/18	100% ZONING REV B	BB

PLANS PREPARED BY:

CENTERLINE SOLUTIONS

16035 TABLE MOUNTAIN PARKWAY
GOLDEN, CO 80403
303-993-3293
WWW.CENTERLINESOLUTIONS.COM

LICENSURE NO:

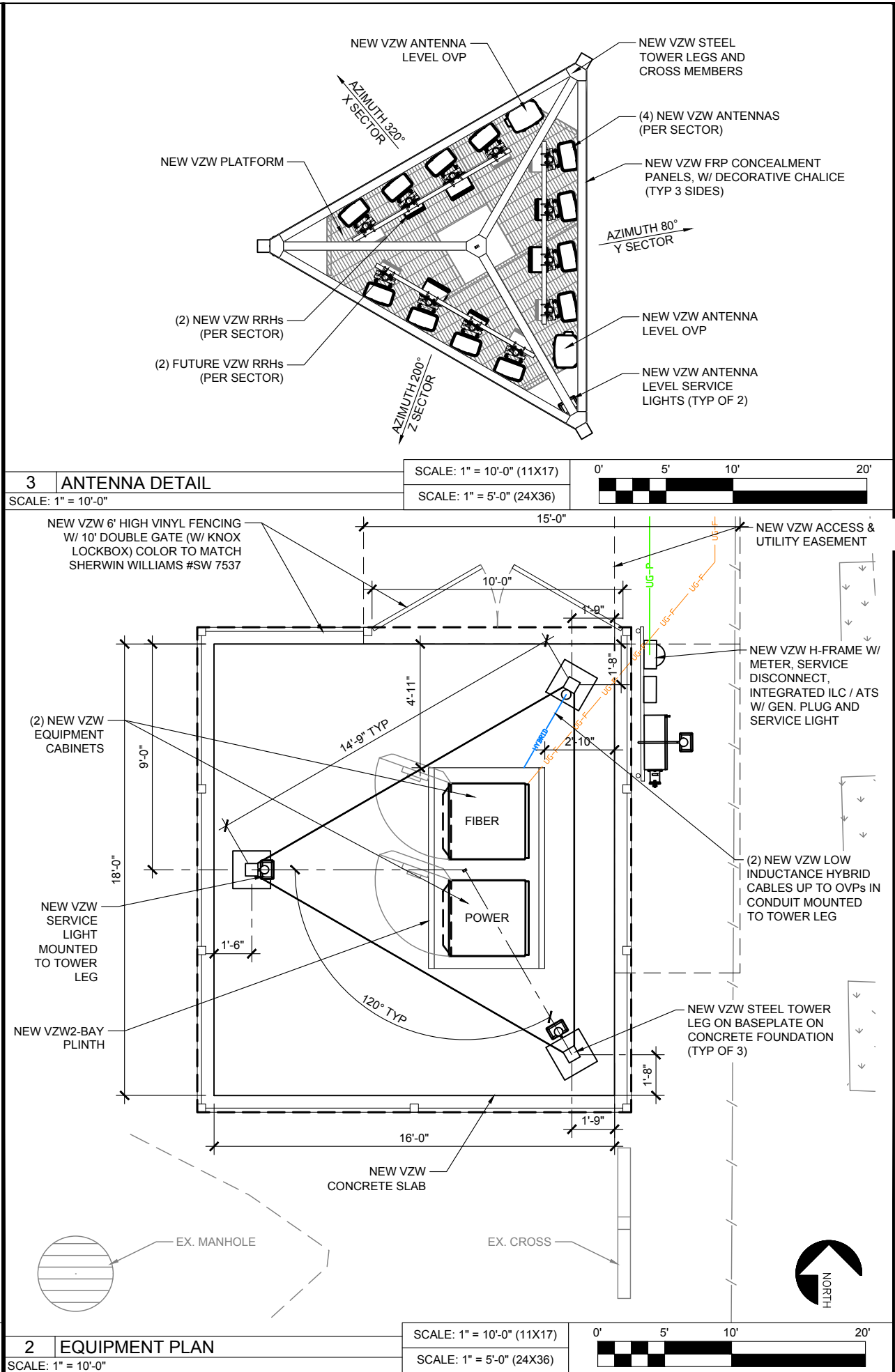
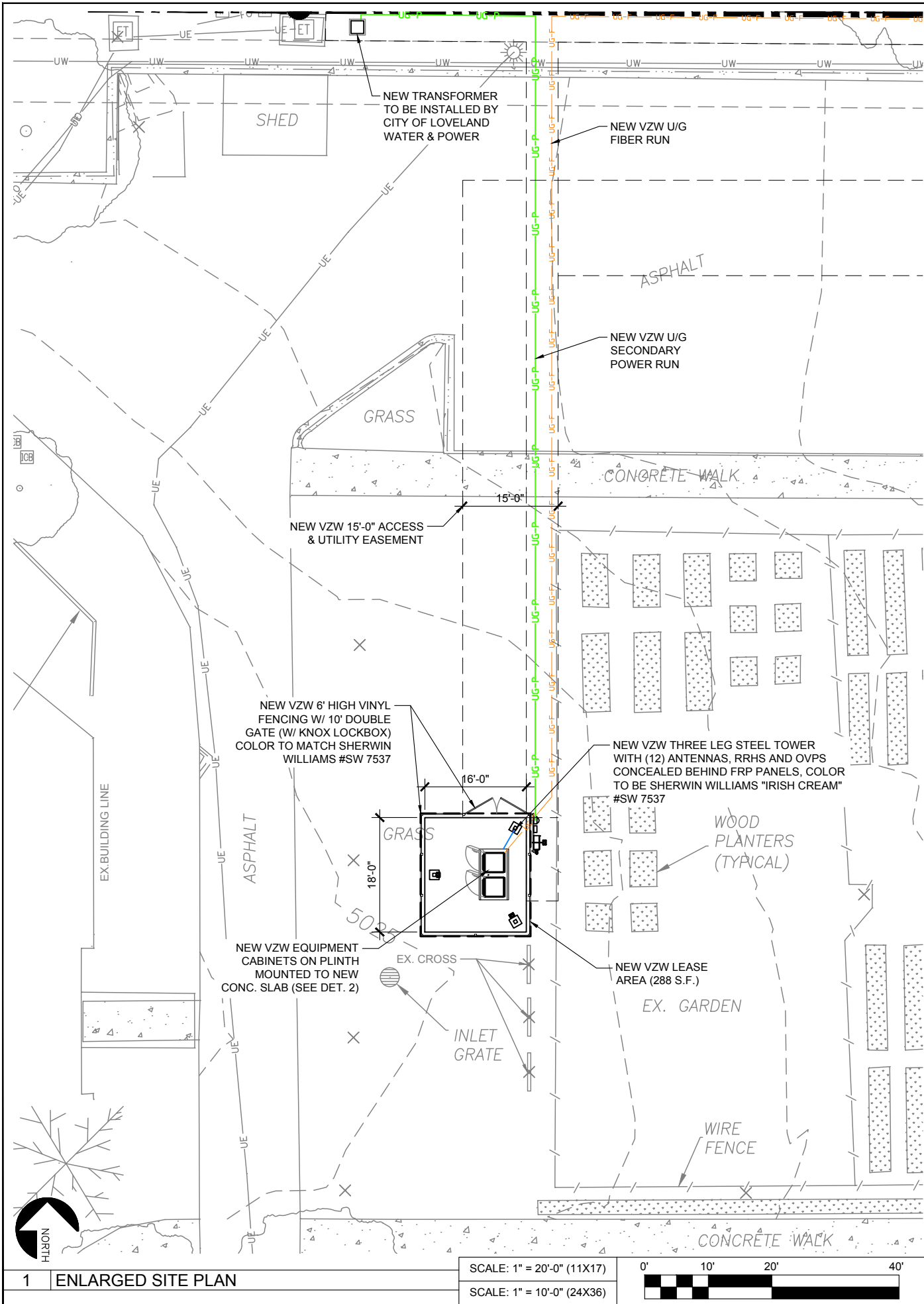
DRAWN BY:	CHK BY:	APV BY:
BB	BB	KS

SHEET TITLE:

**OVERALL
SITE
PLAN**

SHEET NUMBER:

Z1



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

PROJECT INFORMATION:

SITE NAME:

FTC SCULPTURE GARDEN

2000 N. LINCOLN AVE.

LARIMER COUNTY

REV:	DATE:	DESCRIPTION:	BY:
1	11/15/17	90% ZONING	BB
2	12/19/17	90% ZONING REV A	BB
3	03/09/18	90% ZONING REV B	TC
4	04/06/18	90% ZONING REV C	TC
5	06/05/18	100% ZONING	BB
6	08/06/18	100% ZONING REV A	BB
7	12/20/18	100% ZONING REV B	BB

PLANS PREPARED BY:

CENTERLINE SOLUTIONS

16035 TABLE MOUNTAIN PARKWAY
GOLDEN, CO 80403
303-993-3293
WWW.CENTERLINESOLUTIONS.COM

LICENSURE NO:

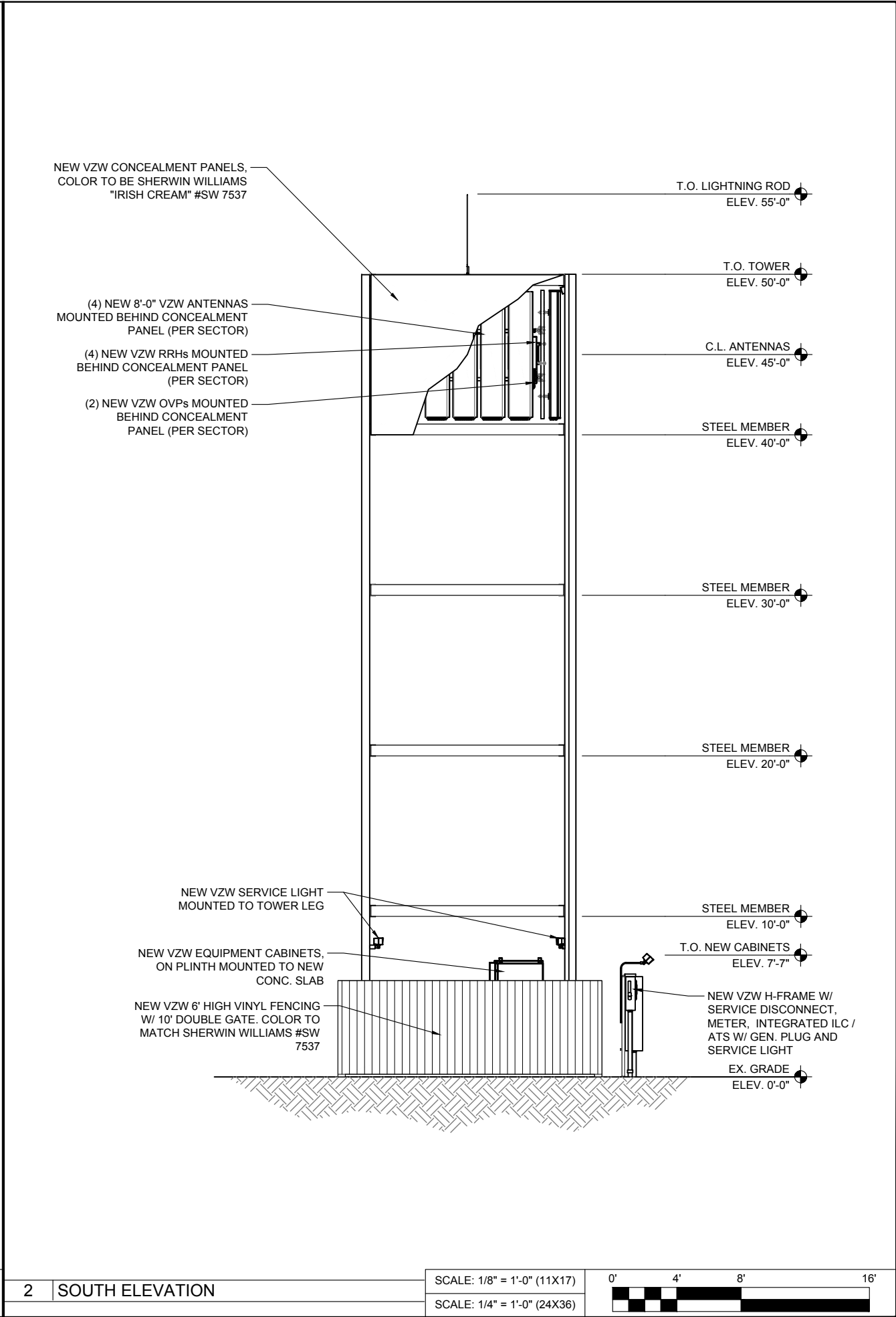
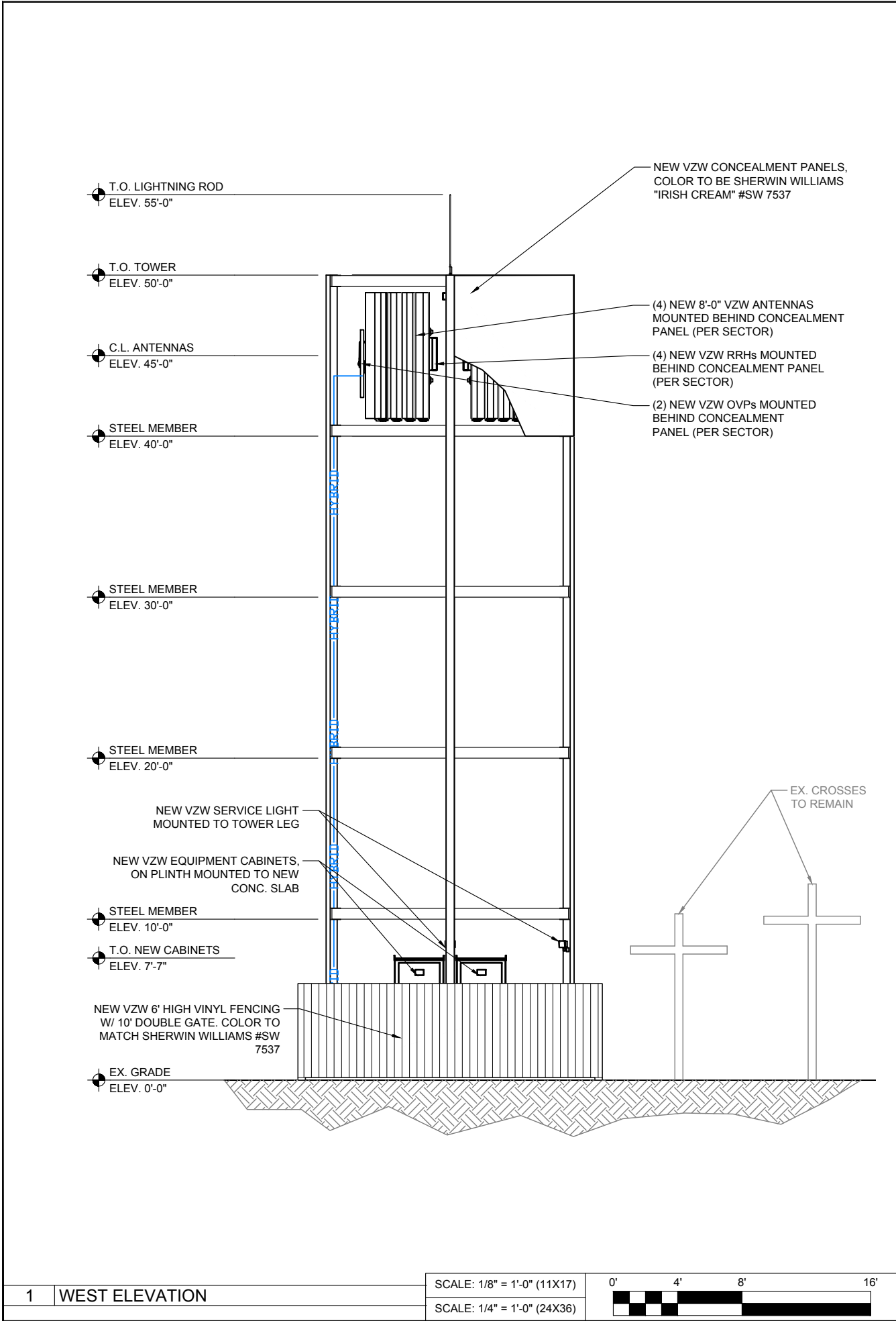
DRAWN BY:	CHK BY:	APV BY:
BB	BB	KS

SHEET TITLE:

**ENLARGED SITE PLAN
EQUIPMENT PLAN &
ANTENNA DETAIL**

SHEET NUMBER:

Z2





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

PROJECT INFORMATION:

SITE NAME:
FTC SCULPTURE GARDEN
2000 N. LINCOLN AVE.

LARIMER COUNTY

REV:	DATE:	DESCRIPTION:	BY:
1	11/15/17	90% ZONING	BB
2	12/19/17	90% ZONING REV A	BB
3	03/09/18	90% ZONING REV B	TC
4	04/06/18	90% ZONING REV C	TC
5	06/05/18	100% ZONING	BB
6	08/06/18	100% ZONING REV A	BB
7	12/20/18	100% ZONING REV B	BB

PLANS PREPARED BY:



16035 TABLE MOUNTAIN PARKWAY
GOLDEN, CO 80403
303-993-3293
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LICENSURE NO:

DRAWN BY:	CHK BY:	APV BY:
BB	BB	KS

SHEET TITLE:

WEST & SOUTH ELEVATIONS

SHEET NUMBER:

Z3

General Notes (City of Fort Collins and Larimer County)

Appendix E-1-FC/Lar

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* 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 Local Entity.
2. All references to any published standards shall refer to the latest revision of said standard, unless specifically stated otherwise.
4. The engineer who has prepared these plans, by execution and/or seal hereof, does hereby affirm responsibility to the Local Entity, as beneficiary of said engineer's work, for any errors and omissions contained in these plans, and approval of these plans by the Local Entity 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 Local Entity, 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.
5. All sanitary sewer, storm sewer, and water line construction, as well as power and other “dry” utility installations, shall conform to the Local Entity standards and specifications current at the date of approval of the plans by the Local Entity Engineer.
6. 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.
7. The Engineer shall contact the Utility Notification Center of Colorado (UNCC) at 1- 800-922-1987, at least 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.
8. The Developer shall be responsible for protecting all utilities during construction and for coordinating with the appropriate utility company for any utility crossings required.
9. If a conflict exists between existing and proposed utilities and/or a design modification is required, the Developer shall coordinate with the engineer to modify the design. Design modification(s) must be approved by the Local Entity prior to beginning construction.
10. The Developer shall coordinate and cooperate with the Local Entity, and all utility companies involved, 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.
18. The Local Entity shall not be responsible for any damages or injuries sustained in this Development as a result of groundwater seepage, whether resulting from groundwater flooding, structural damage or other damage unless such damage or injuries are sustained as a result of the Local Entity failure to properly maintain its water, wastewater, and/or storm drainage facilities in the development.
21. 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 within 24 hours by an appropriate mechanical method (i.e. machine broom sweep, light duty front-end loader, etc.) or as approved by the Local Entity street inspector.
30. 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.
36. 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.
37. The Developer shall have, onsite at all times, 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.
38. 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 Local Entity Engineer immediately.
39. Developer shall be responsible for recording as-built information on a set of record drawings kept on the construction site, and available to the Local Entity's Inspector at all times. Upon completion of the work, the contractor(s) shall submit record drawings to the Local Entity Engineer.
42. Damaged curb, gutter and sidewalk existing prior to construction, as well as existing fences, trees, streets, sidewalks, curbs and gutters, landscaping, structures, and improvements destroyed, damaged or removed due to construction of this project, shall be replaced or restored in like kind at the Developer's expense, unless otherwise indicated on these plans, prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.

Appendix E-2

A. Standard Grading and Erosion and Sediment Control Construction Plan Notes

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.
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.
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 clean up any inadvertent deposited material immediately and make sure streets are free of all materials by the end of each working day.
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.



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LICENSURE NO:

**PRELIMINARY -
NOT FOR
CONSTRUCTION**

DRAWN BY: CHK BY: APV BY:

BB	BB	KS
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SHEET TITLE:

**LARIMER COUNTY
NOTES**

SHEET NUMBER:

LCN1