

Verizon Wireless Proposal

GRE Erie East Telecommunications Facility

SRU-001011-2018 & SP-001012-2018

Mtn View Fire Protection District - Station 6
50 Bonanza Dr, Erie, CO 80516

Proposed Location

(Aerial Map)



Proposed Design

- Antennas will be concealed inside new rooftop cupola
- Base station equipment to be located on ground level concealed and secured
- Designed to match existing fire station architecture, materials and colors

Photosimulation – North



Existing View

Proposed View



Photosimulation - South



Existing View

Proposed View



Photosimulation - East



Existing View

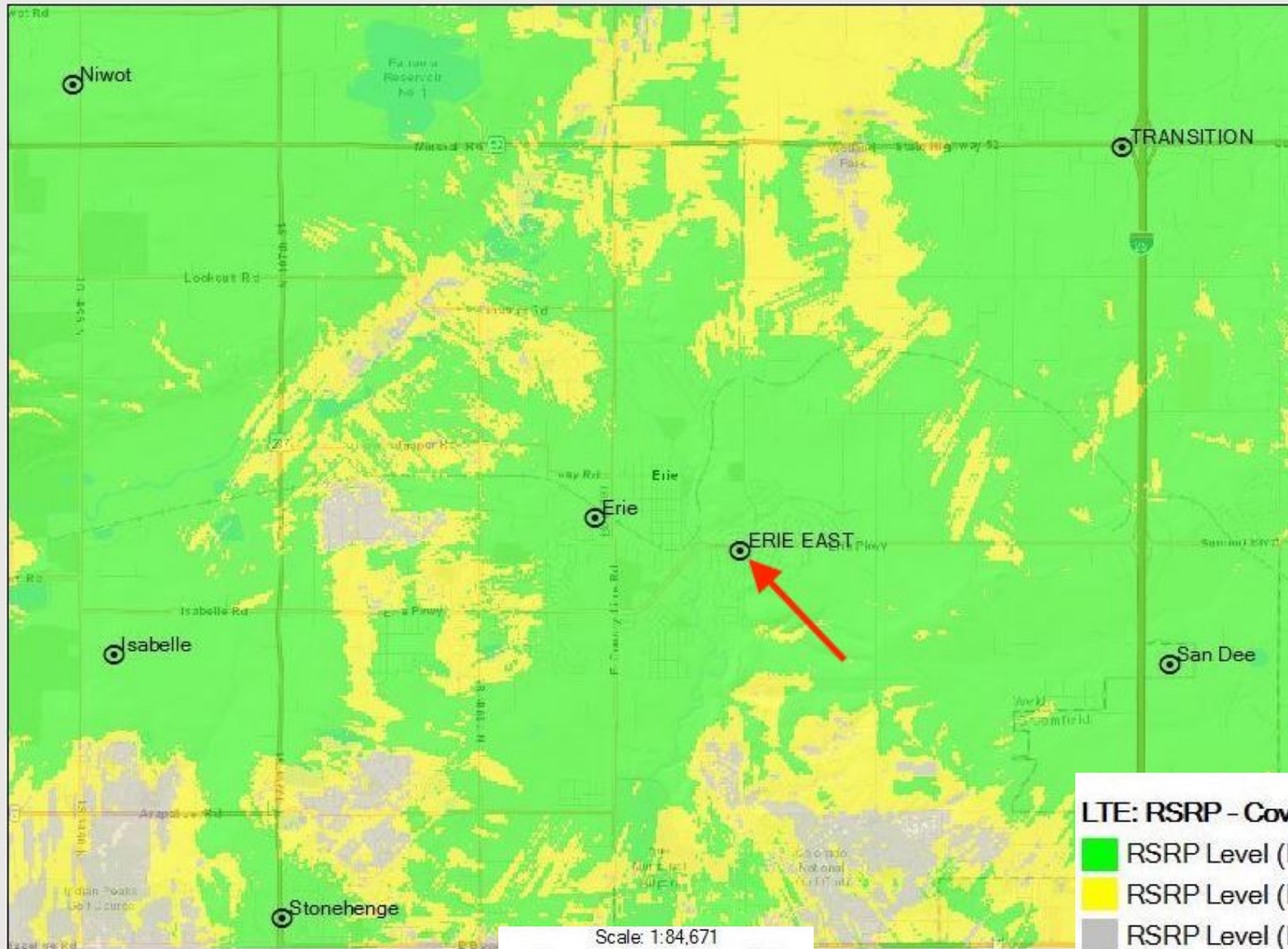


Proposed View

Why this location?

- Network Coverage and Capacity Gap
- Alternative Locations not Feasible
- Least Intrusive Design Option

Wireless Coverage with New Site



Search Area



Search Area Objectives

- Provide enhanced coverage for the increased demand due to the residential growth
- Cover as much as possible without interfering with neighboring sites to north, south, east and west
- With respect to area topography, ideal location will cover neighborhoods surrounding intersection of Bonanza Dr and Erie Pkwy

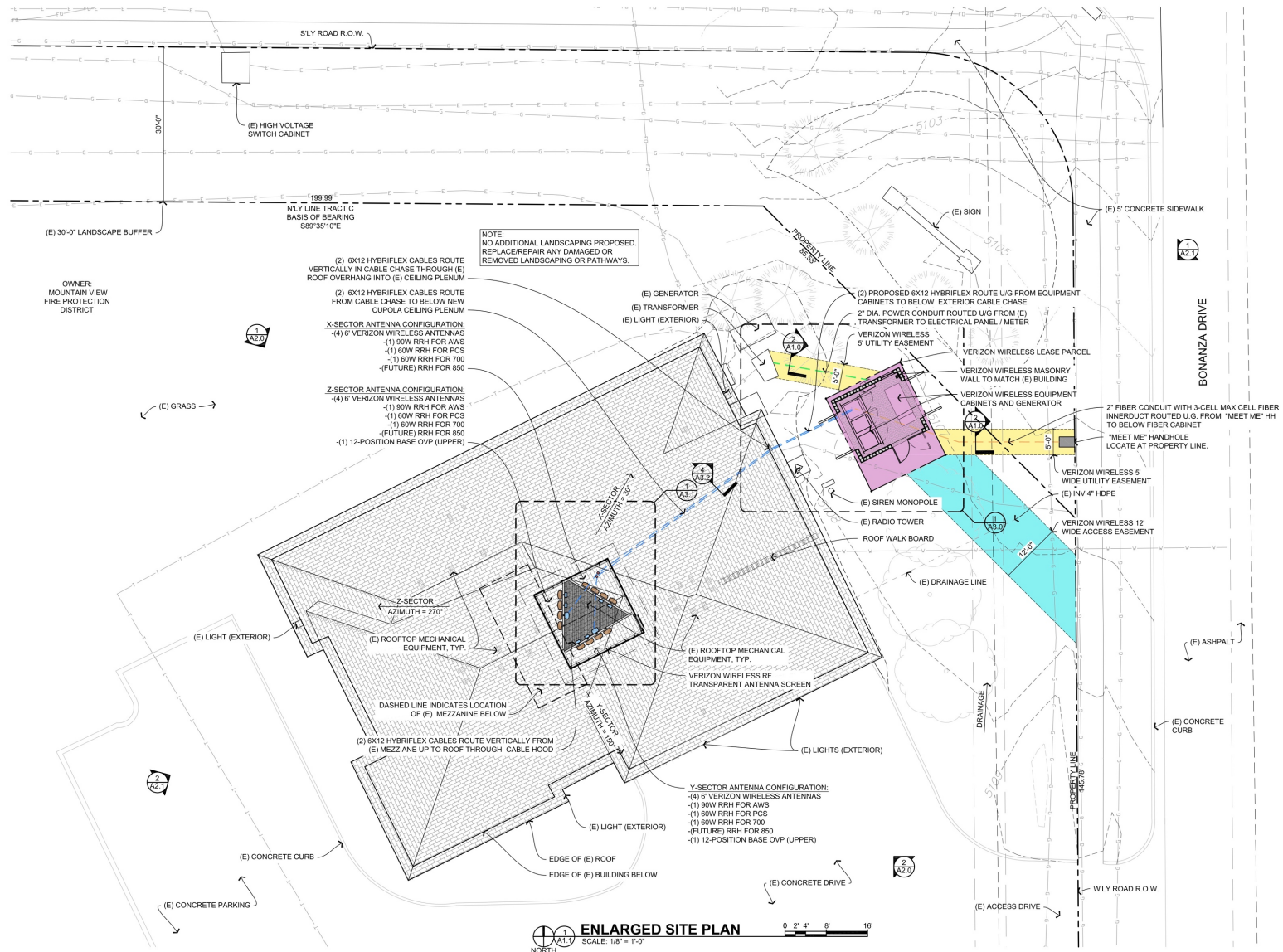
Alternative Candidate Analysis



Fire Station Property Best Option

- Technically Feasible
 - Leasable
 - Buildable

Least Intrusive Design



STAMP

**T*REX
ARCHITEX**
3570 EAST 12TH AVE, SUITE 201
Denver, CO 80206
303.388.2918

DRAWINGS

Drawings and Specifications as instruments of service are and shall remain the property of the Architect whether the Project for which they are made is executed or not. The Owner shall be permitted to retain copies, including reproductions copies of Drawings and Specifications for informational reference in connection with the Owner's use and occupancy of the Project. The Drawings and Specifications shall not be used by the Owner or other projects, for additions to this Project or for the completion of this Project by others provided the Architect is not in default under this Agreement, except by agreement in writing and with appropriate compensation to the Architect.

PROJECT FOR

verizon
3131 S. VAUGHN WAY, SUITE 550
AURORA, CO 80014
303-694-3234

DATE ISSUED

SEPTEMBER 5, 2019

DATE	ISSUED AS
*****	ZD APPROVAL
9.5.19	PRELIMINARY CD SET
*****	FINAL CD SET
	PERMIT SUBMITTED

[illegible]

PROJECT NAME
GRE-ERIE EAST

CELL SITE
CD'S - ALT 1
50 BONAZA DR
ERIE, CO 80516

CITY OF ERIE
STATE OF COLORADO

A1.1

2 OF 12

U.H.

[illegible]

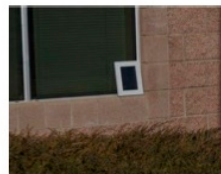
Least Intrusive Design

TRACK C, THE GRANDVIEW SUBDIVISION

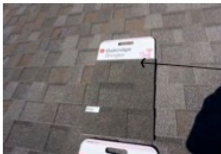
A PART OF THE E 1/2 OF T1N, R68W, OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
1.2 ACRES
SITE PLAN SP-001012-2018 AND SPECIAL REVIEW USE SRU-001011-2018



EXISTING MATERIALS



(PROPOSED) FAUX WINDOW TO MATCH EXISTING:
40 / 30 STEALTH CORE PANEL
CLEAR ACRYLIC
6558 CORDTHANE SATIN / FRP
SAMPLE 2A



(PROPOSED) ROOF SHINGLE TO MATCH EXISTING:
OWENS CORNING - DARKRIDGE SHINGLES
DRIFTWOOD



(PROPOSED) FRP TO MATCH (E) FASCIA:
STEALTH - SMOOTH FRP SAMPLE
0047 CORDTHANE FLAT (B65XXL126 98)
SAMPLE 4A



(PROPOSED) SPLIT FACE CMU TO MATCH EXISTING:
BASALITE
870R - SPLIT FACE



(PROPOSED) STUCCO TEXTURED FRP - COLOR TO MATCH EXISTING LIGHT COLORED STUCCO:
STEALTH - REGULAR BLOW STUCCO FRP SAMPLE
7516 SUPERPAINT FLAT (B30FXH14153)
SAMPLE 1A



(PROPOSED) FRP STUCCO, COLOR TO MATCH EXISTING DARK COLORED CMU:
STEALTH - TEXTURED BLOCK FRP SAMPLE
6053 SUPERPAINT (B30FXR96 66)
SAMPLE 3A

ALL MATERIALS AND COLORS NEED TO BE VERIFIED ON SITE AND APPROVED BY THE OWNER PRIOR TO CONSTRUCTION.

- T.O. SCREEN
30'-0"
- T.O. ANTENNAS
31'-0"
- T.O. (E) ROOF
26'-6"

F.F. (E) BUILDING
0'-0" (5108.1)



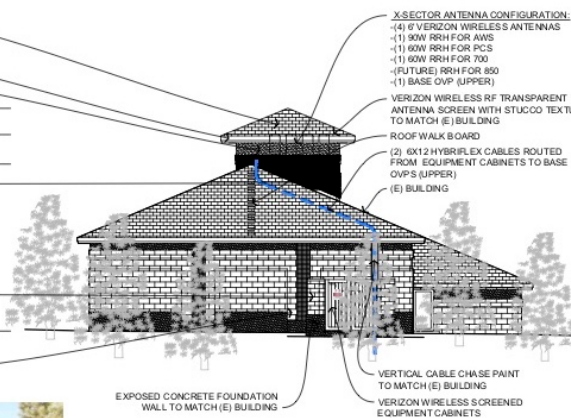
EXISTING CMU

- T.O. SCREEN
30'-0"
- T.O. ANTENNAS
31'-0"
- T.O. (E) ROOF
26'-6"
- T.O. (E) RIDGE
22'-0"

RF TRANSPARENT FASCIA TO MATCH (E) BUILDING, TYP.

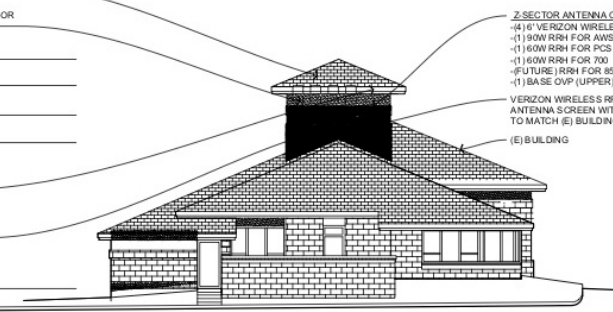
STUCCO TEXTURE TO MATCH DARK BRICK COLOR ON (E) BUILDING, TYP.

F.F. (E) BUILDING
0'-0" (5108.1)



EAST ELEVATION

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



WEST ELEVATION

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

X-SECTOR ANTENNA CONFIGURATION:
(4) 6' VERIZON WIRELESS ANTENNAS
(1) 90W RRH FOR AWS
(1) 60W RRH FOR PCS
(1) 60W RRH FOR 700
(FUTURE) RRH FOR 850
(1) BASE OVP (UPPER)

VERIZON WIRELESS RF TRANSPARENT ANTENNA SCREEN WITH STUCCO TEXTURE TO MATCH (E) BUILDING

ROOF WALK BOARD

(2) 4X12 HYBRID CABLES ROUTED FROM EQUIPMENT CABINETS TO BASE OVP'S (UPPER)

(E) BUILDING

EXPOSED CONCRETE FOUNDATION WALL TO MATCH (E) BUILDING

VERTICAL CABLE CHASE PAINT TO MATCH (E) BUILDING

VERIZON WIRELESS SCREENED EQUIPMENT CABINETS

Z-SECTOR ANTENNA CONFIGURATION:
(4) 6' VERIZON WIRELESS ANTENNAS
(1) 90W RRH FOR AWS
(1) 60W RRH FOR PCS
(1) 60W RRH FOR 700
(FUTURE) RRH FOR 850
(1) BASE OVP (UPPER)

VERIZON WIRELESS RF TRANSPARENT ANTENNA SCREEN WITH STUCCO TEXTURE TO MATCH (E) BUILDING

(E) BUILDING

STAMP



DRAWINGS

Drawings and specifications are not intended to be a contract. It is the responsibility of the owner to verify all information and to provide all necessary permits. The drawings are for informational purposes only and are not to be used for construction without the approval of the architect.

PROJECT FOR



DATE ISSUED

JANUARY 03, 2019

DATE	ISSUED AS
2/14/19	ZD APPROVAL
3/16/19	PRELIMINARY CD SET
6/11/19	FINAL CD SET
6/29/19	PERMIT SUBMITTED

DATE	REVISIONS
2/14/19	REV A
3/16/19	REV B
4/11/19	REV C
6/11/19	REV D
6/29/19	FINAL ZD SET
1/3/19	ZONING REVISION

PROJECT NAME

GRE- ERIE EAST

CELL SITE
ZD'S - ALT 1
50 BONANZA DRIVE
ERIE, CO 80016

TOWN OF ERIE
STATE OF COLORADO

Z2.1
4 / 6

ISSUED BY: JH

Verizon Wireless Proposal

GRE Erie East Telecommunications Facility

SRU-001011-2018 & SP-001012-2018

Mtn View Fire Protection District - Station 6
50 Bonanza Dr, Erie, CO 80516

Residential Growth Erie Pkwy & Bonanza Dr



Residential Growth Erie Pkwy & Bonanza Dr



Residential Growth Street View North - 2012



Residential Growth Street View North – 2015



Residential Growth

Street View Southeast - 2012



Residential Growth

Street View Southeast - 2018



Design Considerations



Window Feature Design

- Glass is not RF transparent, contains lead
- Smooth, solid Fiber Reinforced Plastic
- Painted gloss black to provide reflection where window pane would be
- Exterior design, casing & trim to match existing fire station

Community Questions & Comments

“What impact on cell phone reception will this new site make? Will the cell phone reception in my neighborhood improve?”

- Verizon network engineers have identified a capacity issue in this area of the network, mainly due to the rapid residential growth. Residents in the vicinity can expect more reliable voice and data capacity and coverage.

“How far away from the new site will cell phone reception be impacted?”

- Many factors impact how far a signal can reach – topography, building heights, demand from other customers and how close the receiver (cell phone) is to a neighboring site. For this site, customers will typically experience an improvement at a distance of ½ to 1 ½ miles from the fire station.

Community Questions & Comments

“How will this affect my property value?”

- This is a good question for your assessor. With the fact that many homes today are wireless only (no landline), having a good cell signal is big factor considered by homebuyers.

“What is the financial impact to the Town and residents? Will taxes increase?”

- Development, installation and operation of the facility is at Verizon’s sole expense with no financial impact to Erie or its residents and no affect on residential taxes.

Community Questions & Comments

“Where will cell reception improve?”

- Verizon network coverage and capacity improvement can be seen at a distance of ½ to 1 ½ miles from the fire station.

“What happened with the proposal for a similar site at Vista Ridge Golf Club?”

- This project was approved, is constructed and has been on air since 3rd quarter of 2018.