

SITE PLAN NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. NO SIGNS ARE PROPOSED FOR THIS SITE. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHING ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
4. THE LESSEE, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATE ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
5. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
6. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
7. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 34-122 AND 34-129 OF THE AURORA CITY CODE.
8. NOT WITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHARGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ET CETERA SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENT OF THIS NOTE.
9. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT. AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
10. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWING MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
11. THE VENDOR OF ANY FUTURE SALE OF THIS REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 41-833 (C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. (SEE EXHIBIT 1)
13. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT. A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
14. ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE REGRADED TO EXISTING CONTOURS AND RE-ESTABLISHED WITH NATIVE TURF GRASS SPECIES SHALL BE FROM ARKANSAS VALLEY SEED AND KNOWN AS FOOTHILLS MIX.
15. SOIL PREPARATION FOR RE-ESTABLISHED AREAS TO CONSIST OF THREE (3) CUBIC YARDS OF WELL ROTTED MANURE PER 1,000 SQ. FT. TILL MANURE TO A DEPTH OF 6 INCHES.
16. NATIVE SEED MIXTURE OF DROUGHT TOLERANT SPECIES TO BE USED FOR REVEGETATION.
17. HAND WATERING WILL BE USED TO IRRIGATE UNTIL THE TURF IS ESTABLISHED.
18. ALL LIGHT WILL BE INSTALLED ON THE EXTERIOR OR THE FACILITY. LOCATION TO BE DETERMINED. LIGHT FIXTURE SHALL BE ONTO PROPOSED SITE AND NOT ONTO ADJACENT PROPERTY. THE LIGHT FIXTURE WILL OPERATE ONLY WITH A MOTION SENSOR AND WILL NOT CONTINUOUSLY ILLUMINATE THE SITE AFTER DARK WHEN IT IS NOT IN USE. THE LIGHT WILL BE DOWNCAST ONTO THE SITE.
19. THE PROPOSED MONOPOLE TOWER AND SHELTER CABINET SHALL BE DESIGNED TO RESIST 85 MPH WIND LOAD, EXPOSURE "B" PER UBC 1994.
20. THE PRESENT AND FUTURE LEASEES THIS CMRS FACILITIES SITE WILL BE RESPONSIBLE FOR CORRECTING ANY INTERFERENCE PROBLEMS ENCOUNTERED WITHIN THE CITY COMMUNICATION SYSTEM DUE TO THE OPERATION OF THIS CMRS SITE. A 24 HOUR TELEPHONE NUMBER MUST BE PROVIDED TO THE CITY FOR THE ENGINEER RESPONSIBLE FOR MAINTAINING THIS SITE.

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF Aurora CentreTech LLC
(COMPANY)

HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 21st
DAY OF March AD, 19 97
BY: [Signature] a managing member
(PRINCIPAL)

NOTARIAL:
STATE OF COLORADO) SS
COUNTY OF Jefferson

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF March AD 19 97 BY: Ethan A. Jackson
(PRINCIPAL)

WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-29-99
NOTARY PUBLIC ADDRESS: 7130 W. 14th Ave.
Lakewood, Co. 80215

DATA

LAND AREA WITHIN PROPERTY LINES 2,003,028 SQ.FT.
45.90 ACRES

GROSS FLOOR AREA (41-16 CITY CODE) N/A

NUMBER OF BUILDINGS 1

TOTAL BUILDING COVERAGE 900 SQ.FT.

HARD-SURFACE AREA (EXCLUSIVE OF BLDG) 220 SQ.FT.

AREA DEVOTED TO LANDSCAPE WITHIN SITE 1,700 SQ.FT.

PRESENT ZONING CLASSIFICATION PCZD-IND

PROPOSED USES 60 FT MONOPOLE WITH RELATED GROUND MOUNTED EQUIPMENT

PERMITTED USES SEE THE M-1 ZONE DISTRICT

PERMITTED MAXIMUM SIGN AREA N/A

TYPE OF SIGN (FREESTANDING, WALL, ETC.) N/A

NUMBER OF STORIES N/A

MAXIMUM BUILDING HEIGHT 60 FT.

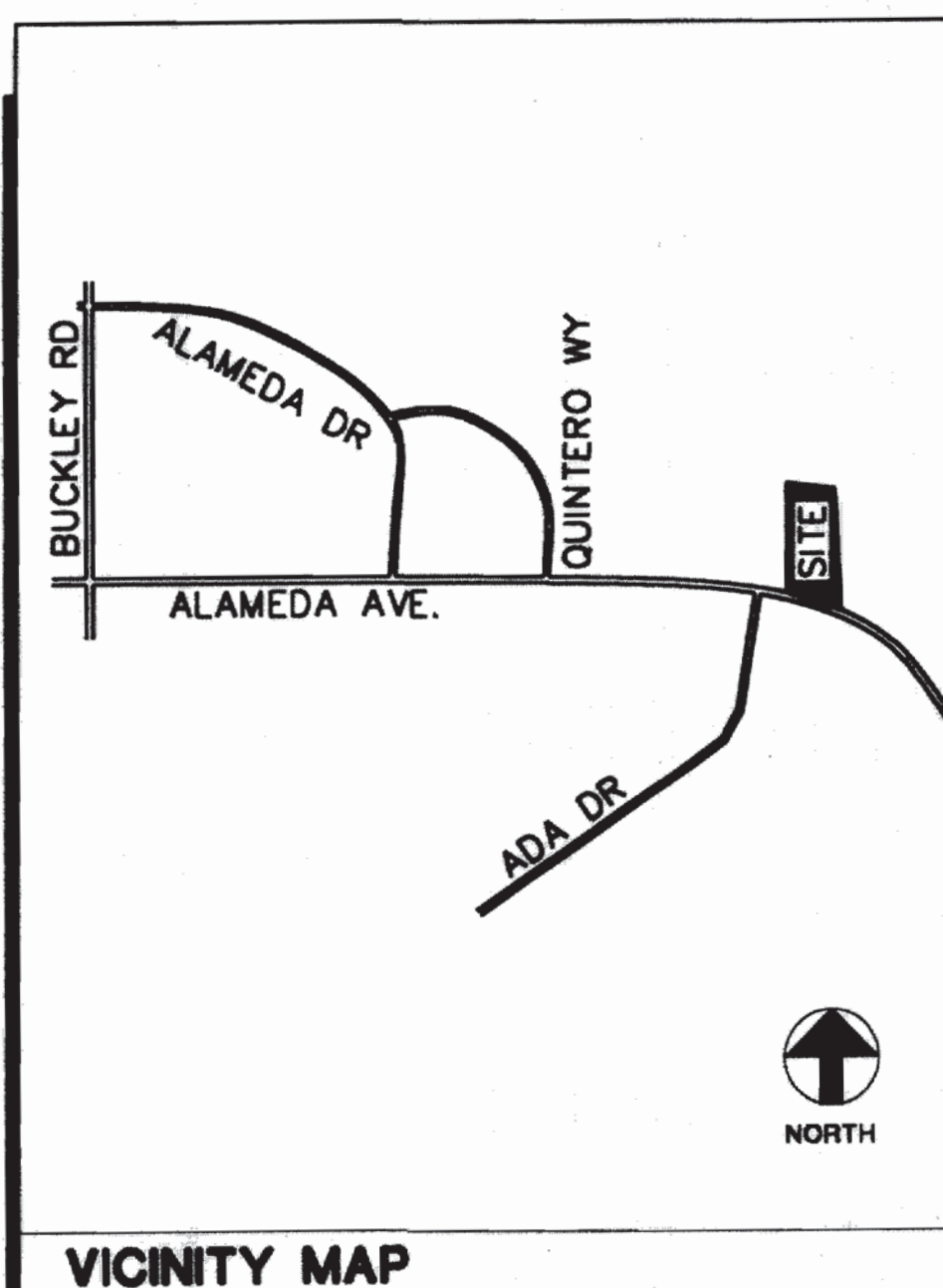
HEIGHT OF TOWER 57 FT.

LOADING SPACES PROVIDED N/A

PARKING SPACES PROVIDED N/A

PARKING SPACES REQUIRED N/A

HANDICAPPED SPACES REQUIRED N/A



LEGAL DESCRIPTION

A 20 foot easement for ingress and egress across a part of Lot 1, Block 1 Tallgate Village Subdivision Filing No. 14 located in Section 16, Township 3 South, Range 67 West of the Sixth Principal Meridian, City of Aurora, County of Arapahoe, State of Colorado the center line of which is described as follows:

Commencing at the Southeast corner of said Tallgate Village Subdivision Filing No. 14; thence along the North Right-Of-Way of East Alameda Parkway and along a curve to the left having a radius of 8055.00 feet, a central angle of 2'20'46" and an arc length 329.84 to the point of beginning;

Thence N16°21'03"E 69.70 feet.
thence N62°44'30"E 59.55 feet.

Said easement contains approximately 2,900.09 sq ft or 0.067 acres more or less. ±

LEGAL DESCRIPTION

That part of Lot 1, Block 1 of Tallgate Village Subdivision Filing No. 14 located in Section 16, Township 3 south, Range 67 West of the Sixth Principal Meridian, City of Aurora, County of Arapahoe, State of Colorado described as follows:

Commencing at the Southeast corner of said Tallgate Village Subdivision Filing No. 14; thence along the North Right-Of-Way of East Alameda Parkway and along a curve to the left having a radius of 8055.00 feet, a central angle of 2'20'46" and an arc length 329.84, thence N16°21'03"E 69.70 feet; thence N62°44'30"E 45.64 feet; thence S71°17'05"E 29.67 feet; thence N18°42'55"E 10.00 feet to the point of beginning;

Thence along the following four (4) courses

- 1) N18°42'55"E 30.00 feet
- 2) N71°17'05"W 30.00 feet
- 3) S18°42'55"W 30.00 feet
- 4) S71°17'05"E 30.00 feet to the point of beginning.

Said parcel contains approximately 900.00 sq. ft or 0.02 acres. ±

LEGAL DESCRIPTION

western wireless

SITE NAME

AURORA CENTRE TECH

Minor Amendment 4-15-05 See 1996-6100-02 for Nextel Co-location
MINOR AMENDMENT 6.6.2019 - NEW GENERATOR

AMENDMENTS

CITY OF AURORA APPROVALS

CITY ATTORNEY: [Signature] DATE: 3-18-97

PLANNING DIRECTOR: [Signature] DATE: 3-18-97

PLANNING COMM. CHAIRMAN: [Signature] DATE: 2-22-97

CITY SOUNCIL: [Signature] DATE: 3-18-97

ATTEST: [Signature] DATE: 3-18-97
(CITY CLERK)

RECORDER'S CERTIFICATE:
ACCEPTANCE FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____ COUNTY, COLORADO AT _____ O'CLOCK _____ M. THIS DAY OF _____ AD, 19 ____.

CLERK AND RECORDER: _____

DEPUTY: _____

CITY OF AURORA APPROVALS

WESTERN WIRELESS

DATE

SITE ACQUISITION

DATE

ZONING

DATE

CONSTRUCTION

DATE

R F ENGINEER

DATE

APPROVALS

western wireless

WESTERN WIRELESS
2323 DELGANY STREET
DENVER, CO.
80216

PHONE 303.313.8000
FAX 303.313.8010

AURORA
CENTRE TECH
DN 1204-A

DATE JANUARY 22, 1997

REVISIONS

NO.	DATE
1	FEBRUARY 6, 1997
2	FEBRUARY 12, 1997
3	FEBRUARY 25, 1997
4	
5	



ARCHITECTS
VINCENT E. LEIFER
HOWARD R. MARTER

INTERIOR DESIGNER
LESLIE J. HAMES

2020 CHAPALA STREET
SANTA BARBARA, CA 93105
805.898.3822
805.898.3826 FAX

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SITE NAME

AURORA
CENTRE TECH

SITE NUMBER

DN 1204-A

SITE ADDRESS

(VACANT LAND)
AURORA, CO. 80017

SHEET TITLE

SHEET NUMBER

SHEET 1 OF 3

AURORA CENTRE TECH - W/111

96-6100-1



WESTERN WIRELESS
2323 DELGANY STREET
DENVER, CO.
80216

PHONE 303.313.8000
FAX 303.313.8010

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**AURORA
CENTRE TECH**

SITE NUMBER

DN 1204-A

SITE ADDRESS

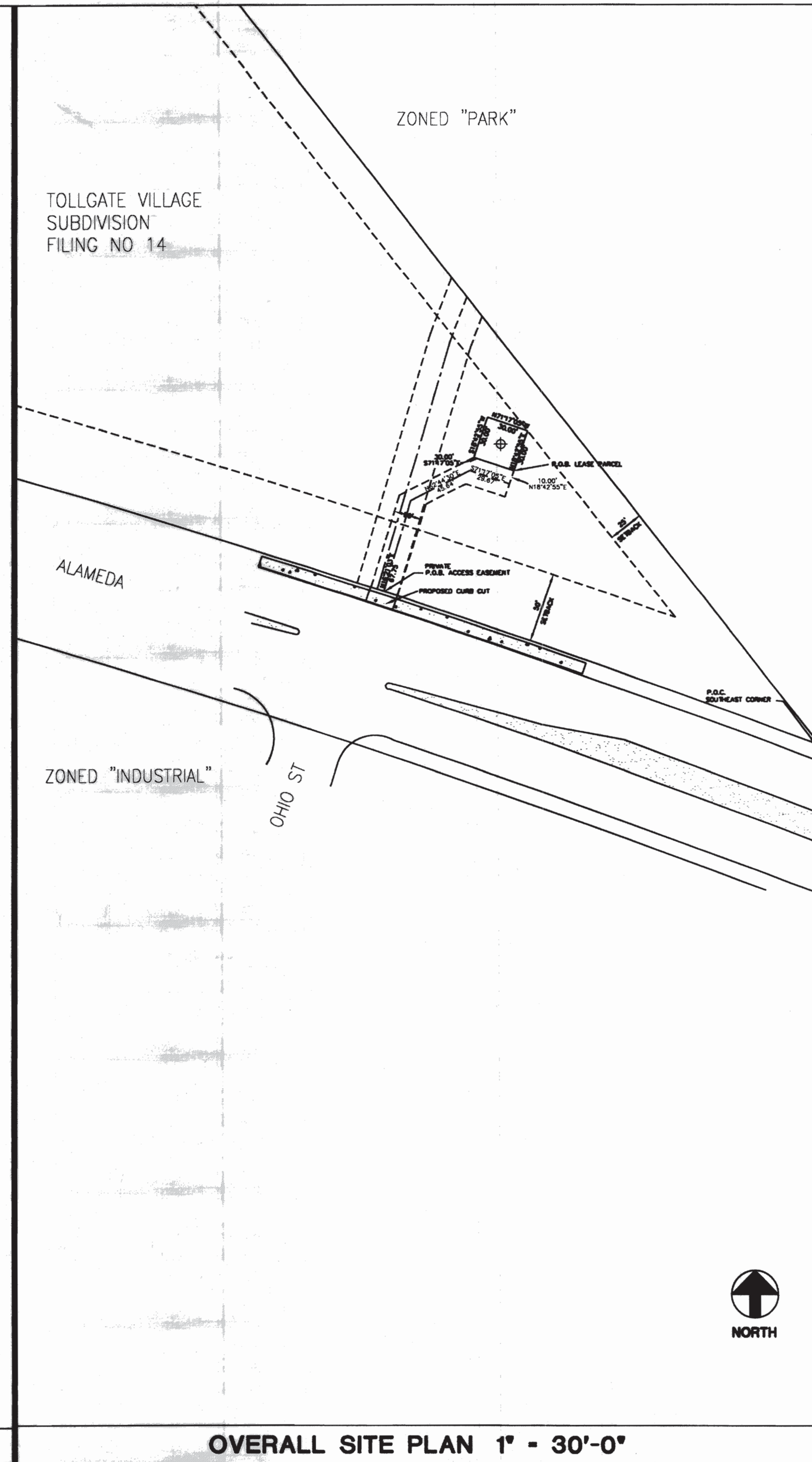
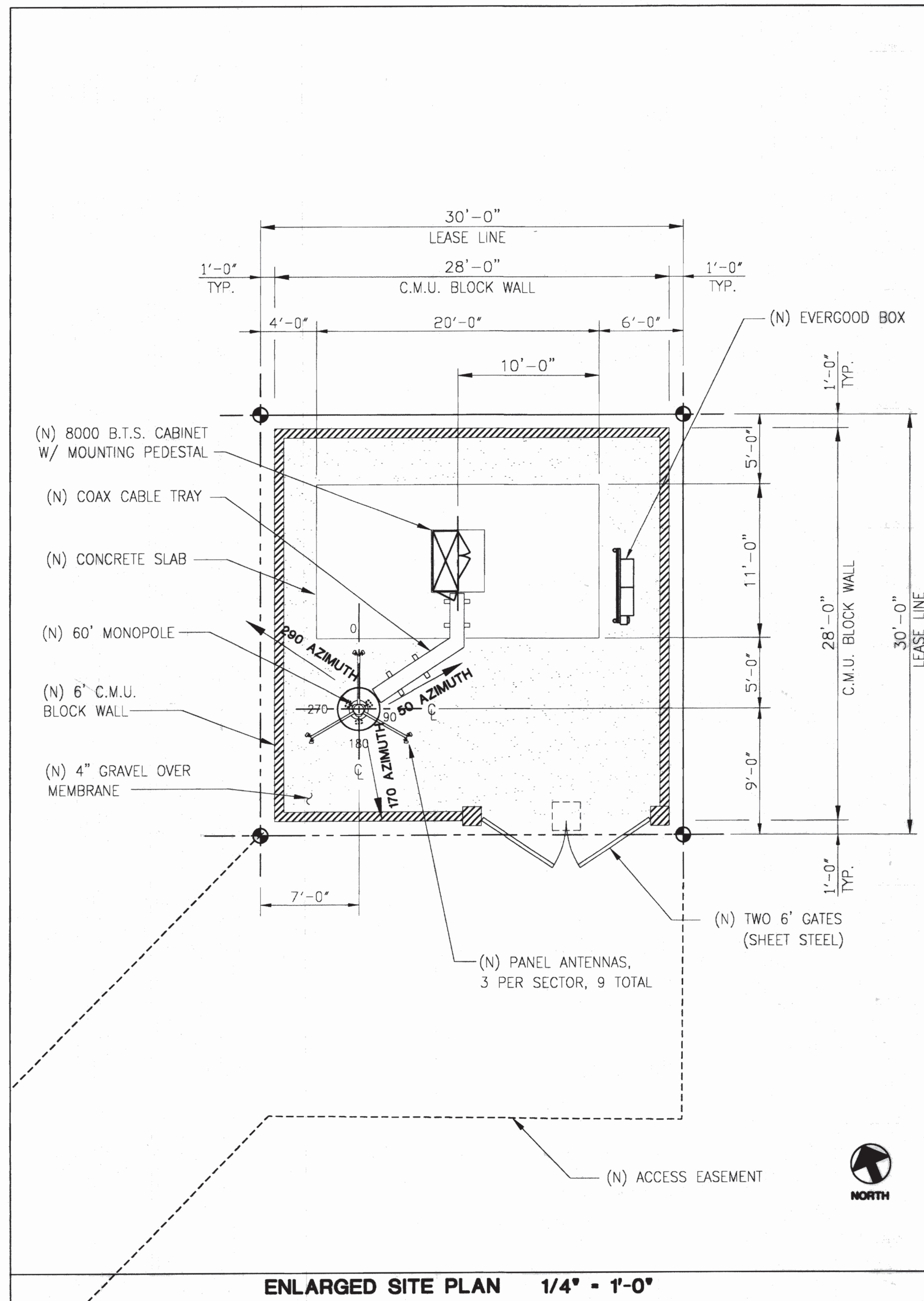
(VACANT LAND)
AURORA, CO. 80017

SHEET TITLE

**OVERALL SITE PLAN,
ENLARGED SITE PLAN**

SHEET NUMBER

2 OF 3



AURORA CENTRE TECH - WW

96-6100-1

**AURORA
CENTRE TECH
DN 1204-A**

DATE JANUARY 22, 1997

REVISIONS	
NO.	DATE
1	FEBRUARY 6, 1997
2	FEBRUARY 12, 1997
3	FEBRUARY 25, 1997
4	
5	



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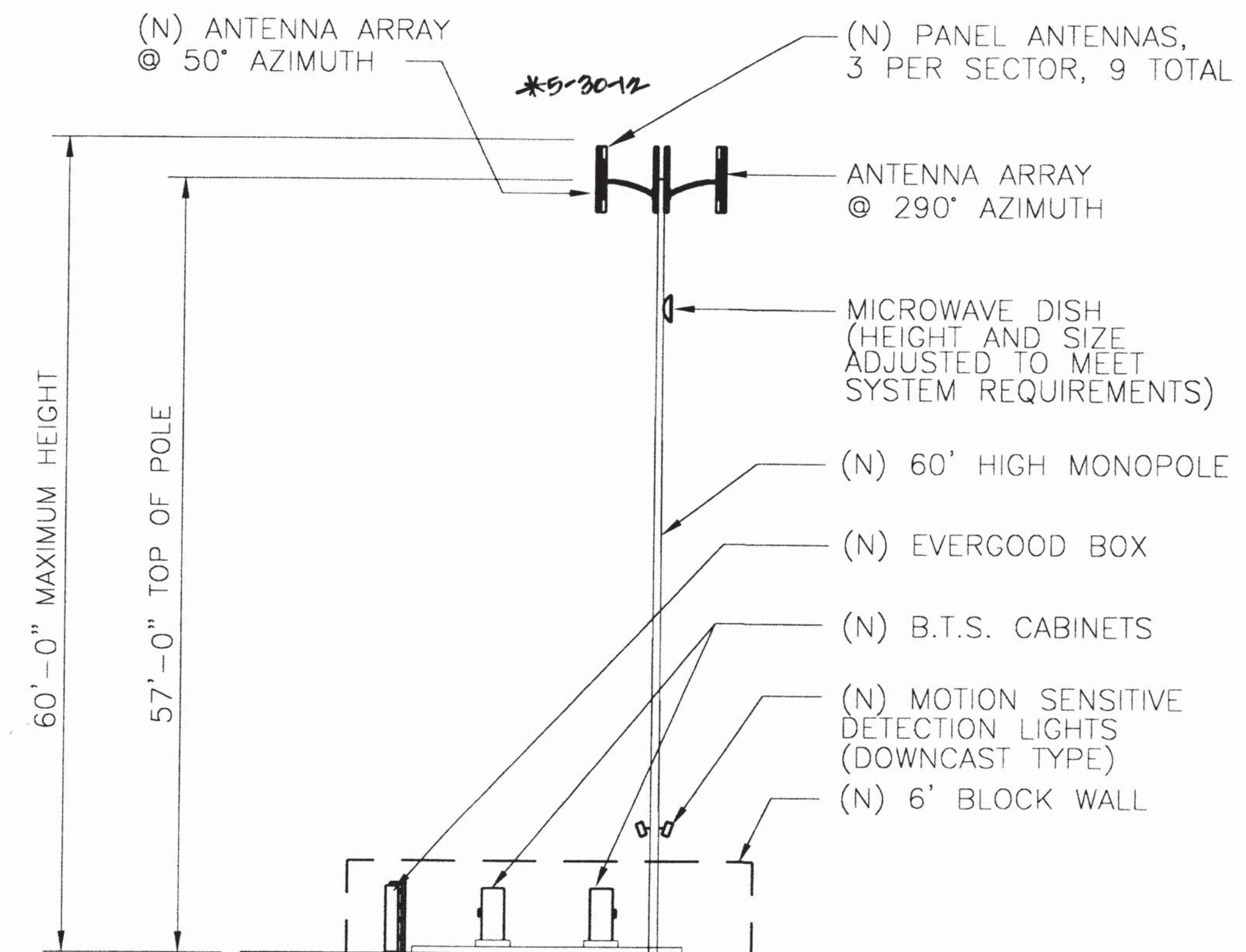
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(VACANT LAND)
AURORA, CO. 80017

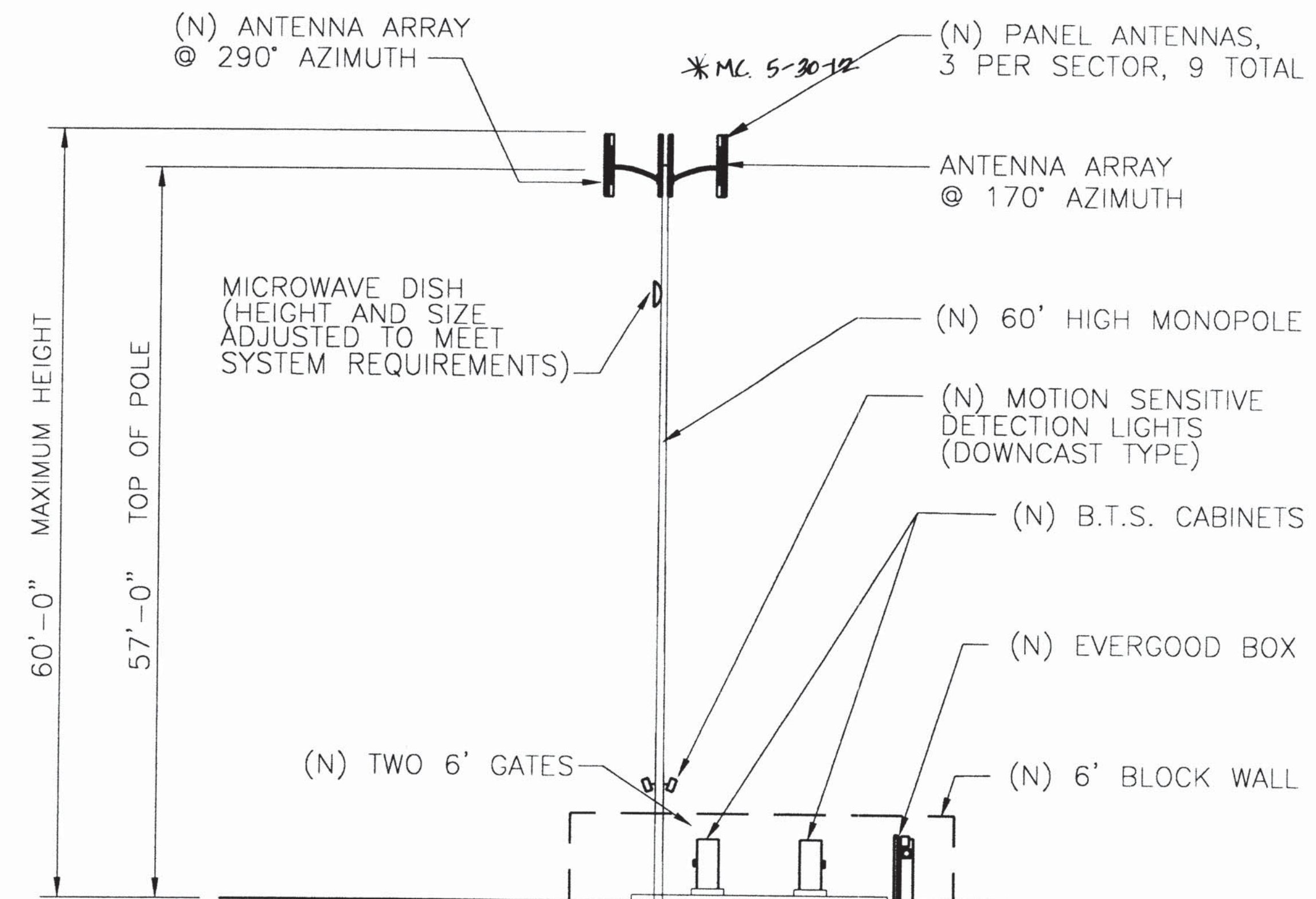
SHEET TITLE

SHEET NUMBER

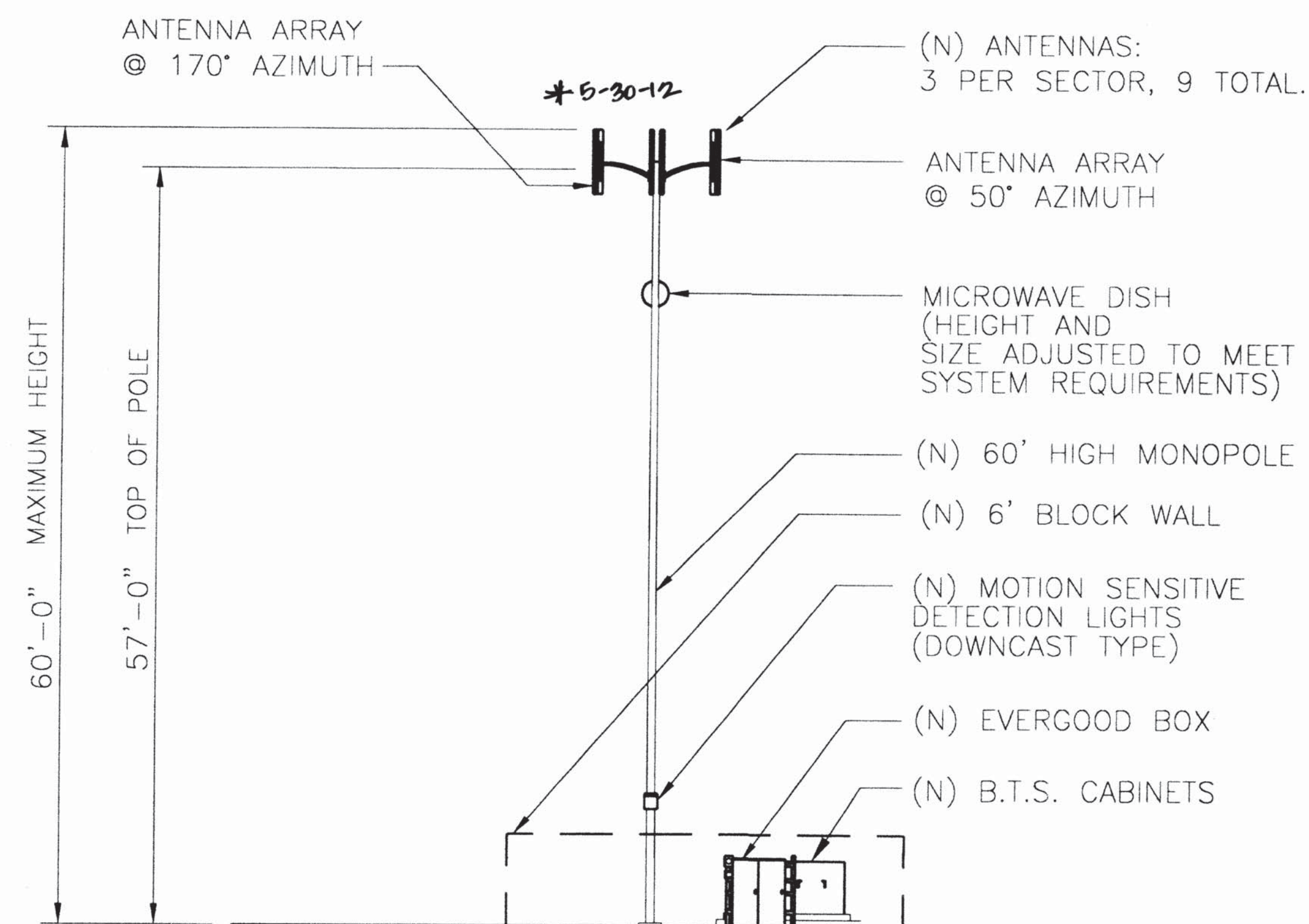
SHEET 3 OF 3



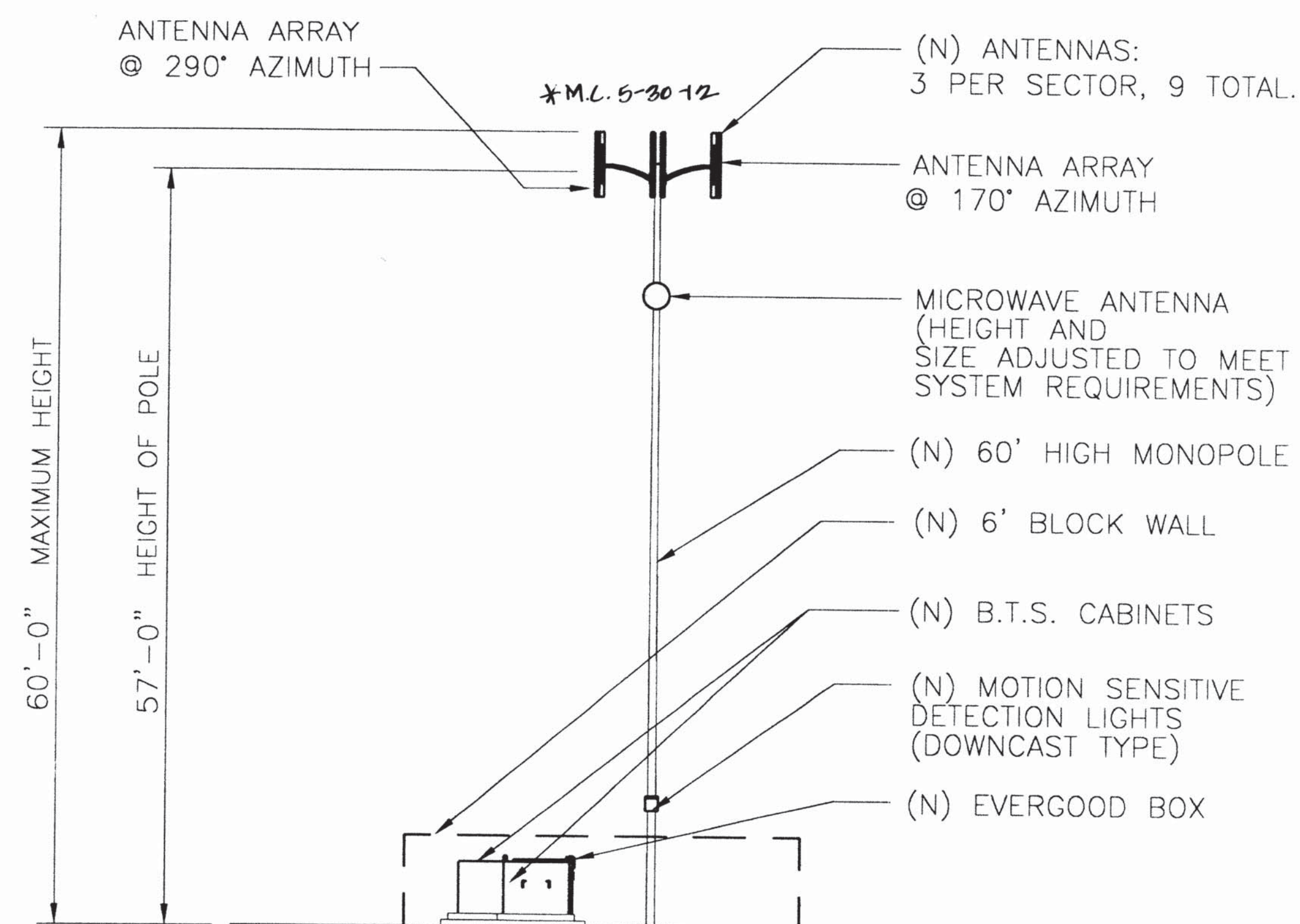
NORTH ELEVATION **1/8"-1'-0"**



SOUTH ELEVATION **1/8"-1'-0"**

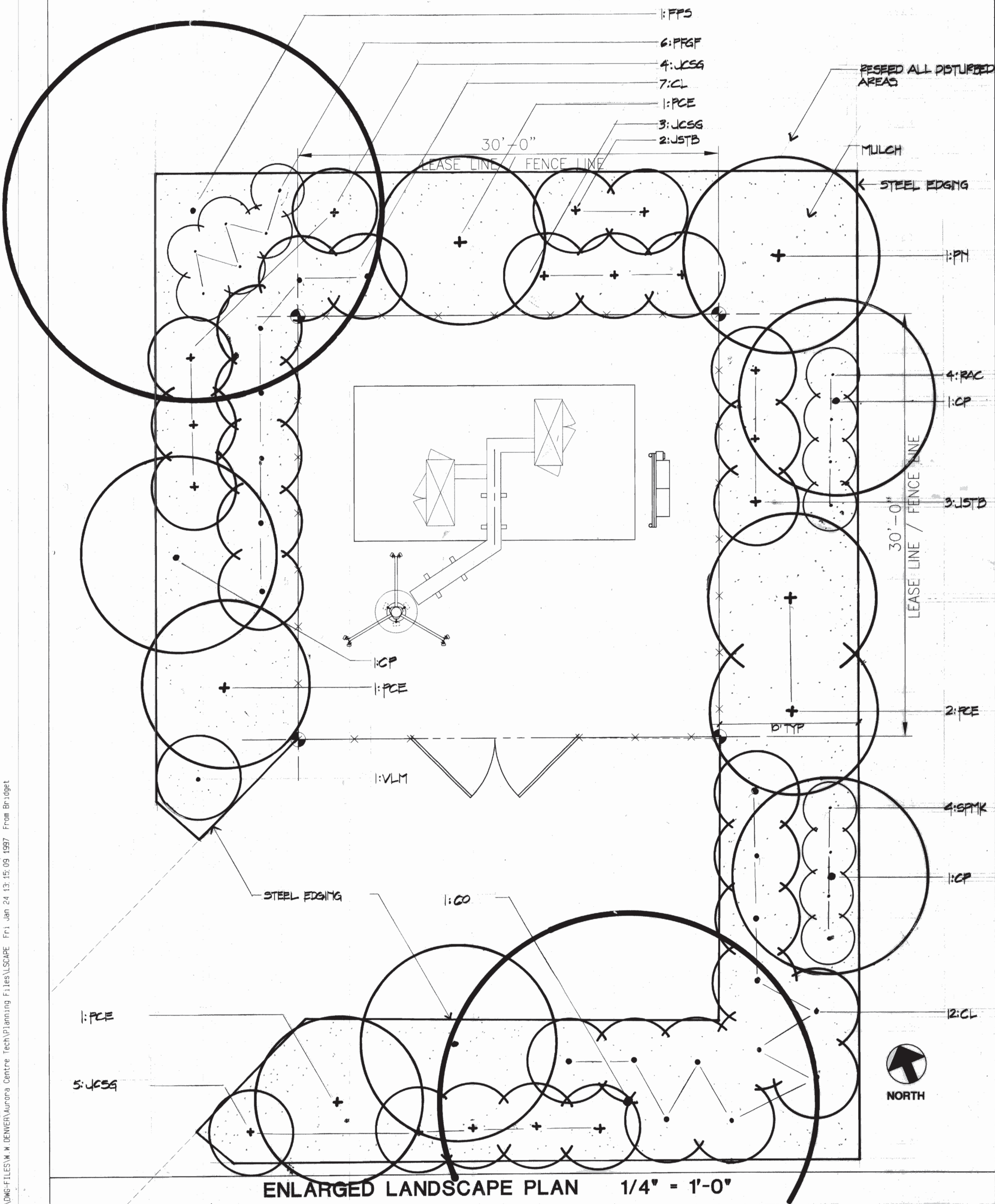


EAST ELEVATION **1/8"=1'-0"**



WEST ELEVATION **1/8"-1'-0"**

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ENLARGED LANDSCAPE PLAN 1/4" = 1'-0"

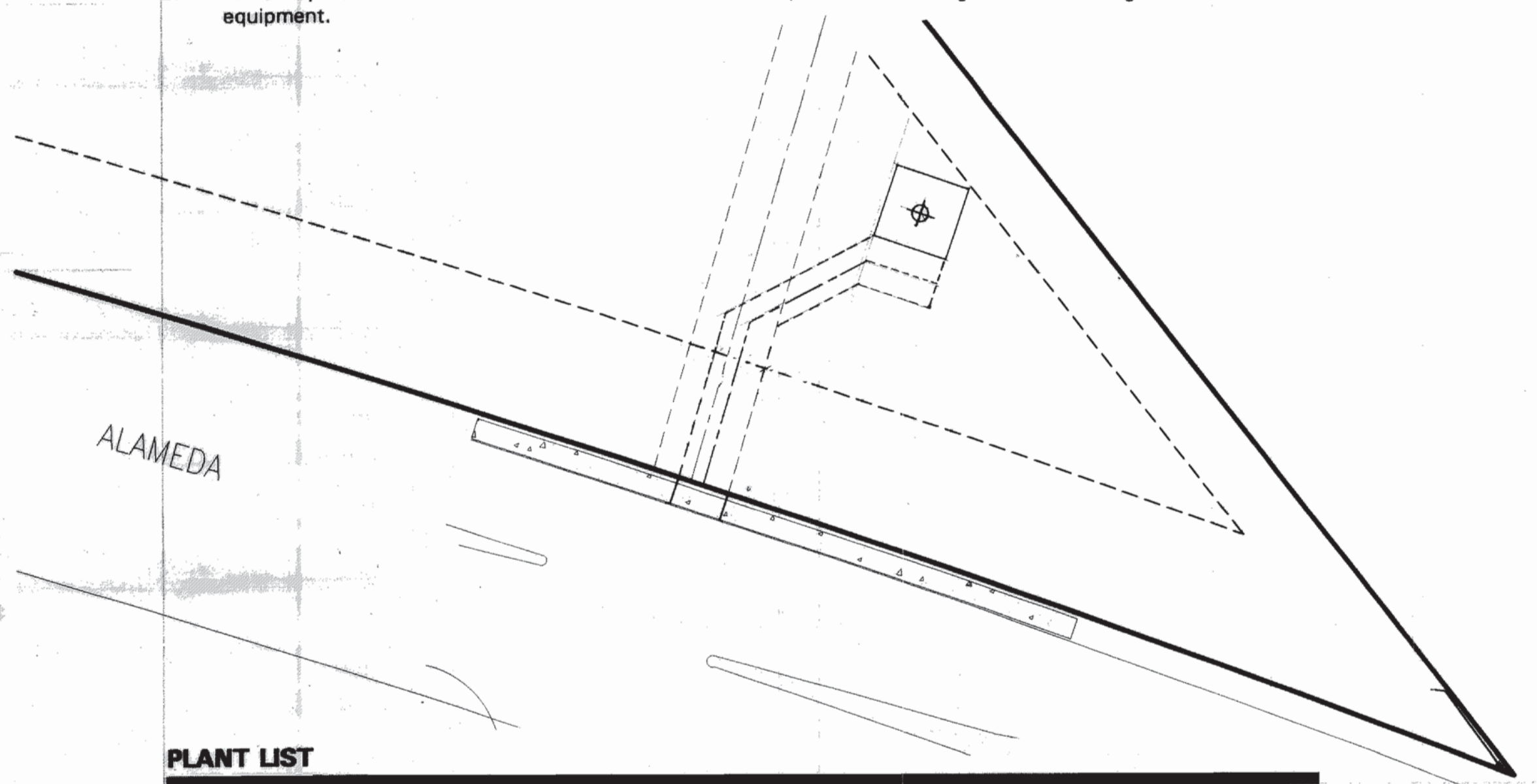


Donald H. Godi & Associates, Inc.
Landscape Architects • Site Planners
7805 W. HAMPODEN • LAKEWOOD, COLORADO 80227 • TELEPHONE (303) 989-2853



CERTIFICATIONS

- The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department. All landscaping will be installed as delineated on the plan, prior to issuance of certificate of occupancy. All landscape development to be completed by August 1, 1997.
- All landscaped areas and plant material must be watered by an automatic irrigation system. Landscape area totals 1,788 square feet; of that area (all shrub bed) 73.64% will be irrigated or 1,424 square feet.
- All utility easements shall remain unobstructed and fully accessible along their entire length for maintenance equipment.



PLANT LIST

KEY	#	BOTANICAL NAME	COMMON NAME	SIZE/PLANTING METHOD	REMARKS
Shade Trees					
CO	1	Celtis occidentalis	Hackberry	2" cal., S. & B.	5' trk. ht., full crown
FPS	1	Fraxinus pennsylvanica lanceolata 'Summit'	Summit Ash	2" cal., S. & B.	5' trk., ht., full crown
Ornamental Trees					
CP	4	Crataegus phaenopyrum	Washington Hawthorn	2" cal., S. & B.	4' trk. ht., tree form
Ornamental Shrubs					
PCE	5	Pinus combrisoides edulis	Pinyon Pine	6" ht., S. & B.	wide, full form, collected
PN	1	Pinus nigra	Austrian Pine	6" ht., S. & B.	full form, nurse. grn.
Deciduous Shrubs					
CL	12	Cotoneaster lucidus	Spreading Cotoneaster	2-3' spd., #5 cont.	4 canes min.
PFGF	6	Potentilla fruticosa 'Gold Finger'	Gold Finger Potentilla	18-24" spd., #5 cont.	5 canes min.
RAC	4	Rhus aromatica candelensis	Fragrant Sumac	2-3' spd., #5 cont.	5 canes min.
SPMK	4	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	2-3' spd., #5 cont.	5 canes min.
VLM	1	Vib. lentana 'Molican'	Molican Viburnum	3-4' ht., #5 cont.	4 canes min.
Evergreen Shrubs					
JCSG	12	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24-30" spd., #5 cont.	acclimated, full form
JSTB	5	Juniperus scopulorum 'Table Top Blue'	Table Top Blue Juniper	24-30" spd., #5 cont.	acclimated, full form

PLANTING NOTES

- Verify all site conditions prior to beginning work. Utilities may be present and are not necessarily shown on plans.
- Quantities shown are assumed correct. Contractor to verify. Actual plants shown on plan govern over listed counts and are contract amounts. Stake plant locations for approval prior to planting.
- Plant Specifications.** Where exact specification characteristics are not shown, provisions of the Colorado Nursery Act shall prevail. All plants shall conform to grade and size specifications of the *American Standard For Nursery Stock*, latest edition, as developed by the American Association of Nurserymen, and the Colorado Nursery Act with any amendments. Owner may reject plants at any time.
- Slight adjustments and/or modifications may be required at the time of construction to meet existing site conditions and best project completion. Verify grades prior to beginning work.
- All plant bed areas to be mulched with 4" depth of shredded aspen mulch over spunbond poly landscape fabric, "Landmaster" or equal. Depress mulch level 4" at steel edging and slope back 2 feet for grade transition.
- Seed all disturbed areas with "Foothills" blend of dryland grasses at the rate of 2 lbs. per 1,000 square feet. Available from Arkansas Valley Seed, Denver, Colorado.
- Soil prep before seeding with Aspen Rich Compost at a rate of 3 cubic yards per 1,000 square feet available from Jensen Sales, Littleton, Colorado.
- Steel edging to be "Ryerson" or "Prosteel" 1/2" x 4" green, pre-slotted, jointed edging. Install at grade level in all locations shown.
- Lessee to provide manual watering of all plants during a three-season establishment period to insure survival. Maintain mulch and plant watering basins during establishment period at original level.



OVERALL LANDSCAPE PLAN 1" = 50'-0"

western wireless

WESTERN WIRELESS
2323 DELGANY STREET
DENVER, CO.
80216

PHONE 303.313.8000
FAX 303.313.8010

AURORA CENTRE TECH
DN 1204-A

DATE	JANUARY 26, 1997
REVISIONS	
NO.	DATE
1	FEBRUARY 4, 1997
2	
3	



ARCHITECTS
VINCENT E. LEIFER
HOWARD R. MARTER

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LESLIE J. HAMES

2020 CHAPALA STREET
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805.698.3822
805.698.3826 FAX

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SURVEYOR

FRASIER & HALBE ENGINEERING
10375 E. HARVARD AVENUE
DENVER, CO 80231
PHONE: 303.751.9151
FAX: 303.751.1282
CONTACT: JOHN SUESS

ELECTRICAL/MECHANICAL

THE BENTLEY GROUP
2323 DELGANY STREET
DENVER, CO 80216
PHONE: 303.287.0812
FAX: 303.287.1423

CONTACT: LAWRENCE CUTNER

SITE NAME

AURORA CENTRE TECH

SITE NUMBER

DN 1204-A

SITE ADDRESS

(VACANT LAND)
AURORA, CO 80017

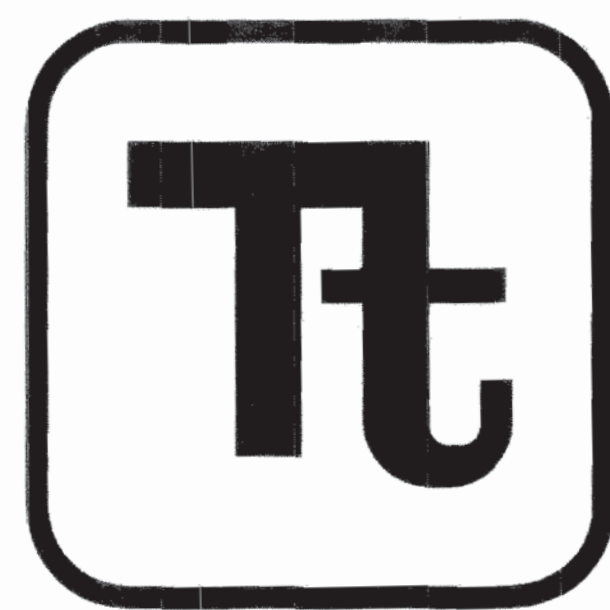
PROPERTY OWNER

AURORA CENTRE TECH, L.L.C.
7180 W. 14TH AVENUE
LAKEWOOD, CO 80215
PHONE: 303.757.7800
CONTACT: MICHAEL WAFER

SHEET 1 of 1

96-6100-1 4/5

AURORA CENTRE TECH WESTERN WIRELESS



NEXTEL COMMUNICATIONS

TETRA TECH, INC.

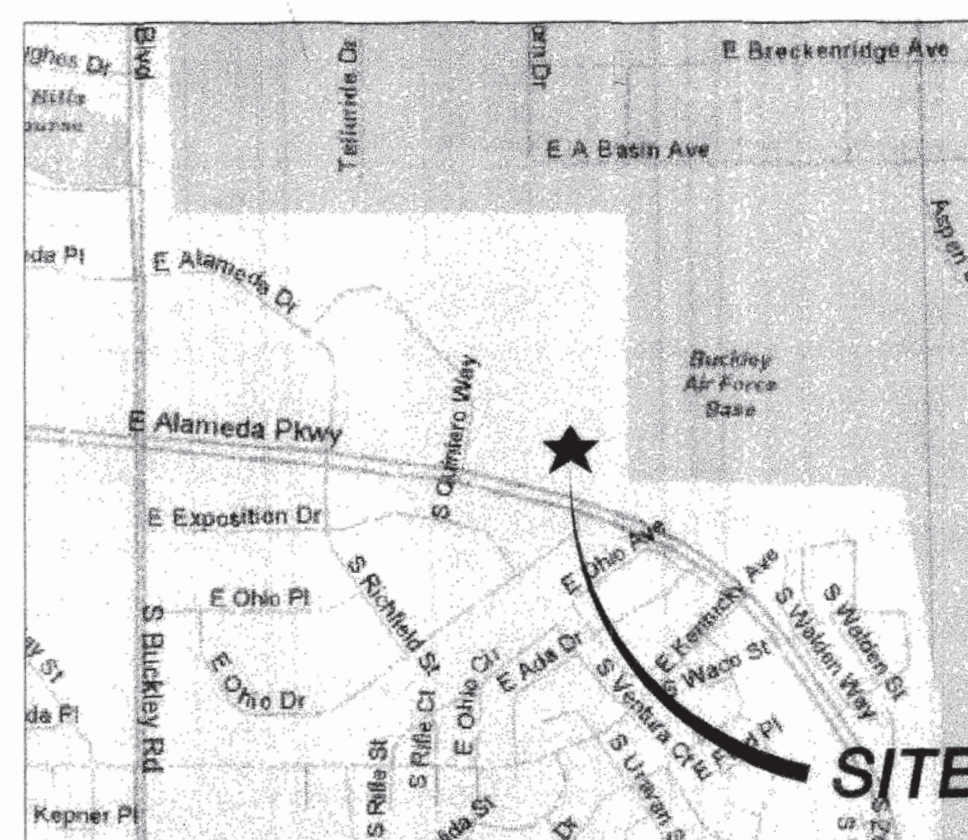
SEARCH RING

AURORA BOULEVARD

**SITE CANDIDATE
BUCKLEY AIRBASE SOUTH**

**SITE NUMBER
CO-0408A**

VICINITY MAP



DRIVING DIRECTIONS FROM
333 INVERNESS DR. SOUTH

FROM 333 INVERNESS DR. SOUTH, TURN LEFT ONTO INVERNESS DR. SOUTH AND FOLLOW AS IT CURVES FROM SOUTH TO WEST. CONTINUE AS IT BECOMES E. COUNTY LINE RD. FROM E. COUNTY LINE RD. TAKE I-25 NORTH TO I-225 NORTH. TAKE EXIT 8 (ALAMEDA PARKWAY) AND HEAD EAST. FOLLOW ALAMEDA PKWY EAST TO SITE ON THE LEFT APPROX. 1/4 MILE PAST BUCKLEY ROAD.



APPROVALS

RF ENGINEER	DATE
RF MANAGER	DATE
SITE ACQ	DATE
SITE MANAGER	DATE
CONSTRUCTION P.M.	DATE
CONSTRUCTION MANAGER	DATE
OPERATIONS MANAGER	DATE
FACILITIES MANAGER	DATE
PROPERTY OWNER	DATE

CONSULTING TEAM

A&E FIRM:

COMMUNICATION SERVICES INC.
7720 E. BELLEVUE, SUITE. B-230
GREENWOOD VILLAGE, CO. 80111
PHONE: (303) 740-9585
FAX: (303) 740-9608
CONTACT: CHRIS SCOTT PE -
LEAD CIVIL/STRUCTURAL

SURVEYOR:

CALVADA SURVEYING, INC.
6860 S. YOSEMITE COURT, SUITE 2000
ENGLEWOOD, CO. 80112
PHONE: (720) 488-1303
FAX: (720) 488-1306
CONTACT: JESSE LUGO

PROJECT SUMMARY

SITE ADDRESS:

ALAMEDA PARKWAY
AURORA, CO. 80017

SITE ACCESS CONTACT:

T-MOBILE
CONTACT: TROY NELSON
2323 DELGANY ST. STREET
DENVER, CO. 80216
PHONE: (303) 313-8000

OWNER:

CITY OF AURORA
15151 E. ALAMEDA PARKWAY
AURORA, CO 80112

APPLICANT:

DENVER NEXTEL / TETRA TECH
CONTACT: STACEY MATHIS
333 INVERNESS DRIVE SOUTH
ENGLEWOOD, CO 80112
PHONE: (303) 435-1430
FAX: (303) 721-3944

PROJECT MANAGER:

DENVER NEXTEL / TETRA TECH
CONTACT: GARY HOPKINS
333 INVERNESS DRIVE SOUTH
ENGLEWOOD, CO 80112
PHONE: (303) 435-0611
FAX: (303) 721-3944

POWER:

XCEL ENERGY - (303) 425-3950

TELCO:

QWEST - (800) 743-3793

PROJECT DESCRIPTION:

PROPOSED A "NON-INHABITABLE"
TELECOMMUNICATIONS SITE CONSISTING OF
ANTENNAS MOUNTED ON AN EXISTING
MONOPOLE AND AN EQUIPMENT SHELTER AT
GROUND LEVEL BEHIND A PROPOSED CONCRETE
BLOCK WALL.

PROJECT DATA:

NATIONAL ELECTRICAL CODE	2002 EDITION
INTERNATIONAL BUILDING CODE	2003 EDITION
INTERNATIONAL MECHANICAL CODE	2003 EDITION
INTERNATIONAL FIRE CODE	2003 EDITION

SHEET INDEX

SHEET# DESCRIPTION

T1	TITLE PAGE, VICINITY MAP & GENERAL INFO.
LS1	SITE SURVEY
Z1	SITE PLAN
Z2	EAST & WEST ELEVATIONS
Z3	NORTH & SOUTH ELEVATIONS

NEXTEL
NEXTEL COMMUNICATIONS



TETRA TECH, INC.
333 INVERNESS DRIVE SOUTH
ENGLEWOOD, CO 80112

PROJECT INFORMATION:

AURORA BOULEVARD
CO-0408A
ALAMEDA PARKWAY
AURORA, CO 80017
ARAPAHOE COUNTY

CURRENT ISSUE DATE:

4/22/05

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

1	9/23/04	PRELIM. ZONING	KS
2	10/08/04	PRELIM. ZONING	KS
3	10/19/04	ZONING	KS
4	11/01/04	REV ZONING	KS
5	11/30/04	REV ZONING	DB
6	4/22/05	REV ZONING	DB

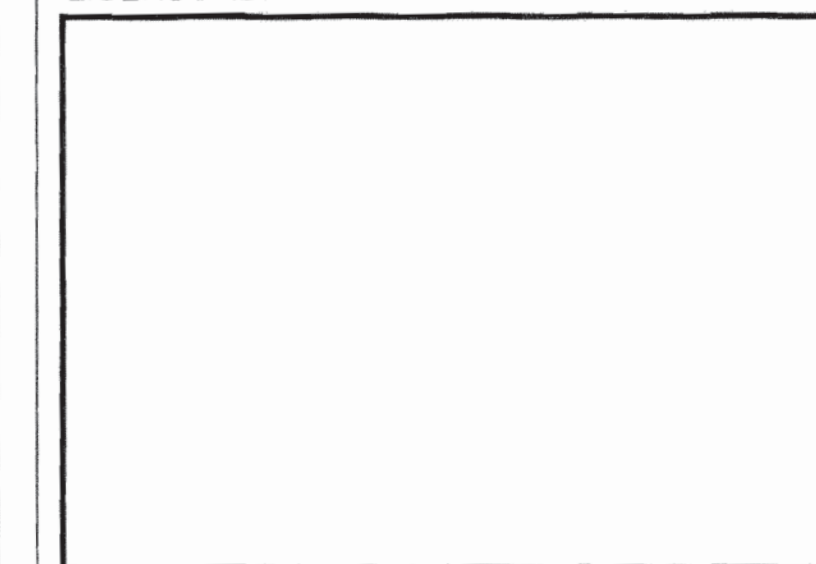
PLANS PREPARED BY:

Communication Services, Inc.
7720 E. Bellevue, Ste. B-230
Englewood, CO. 80111
Telephone: (303) 740-9585
Fax: (303) 740-9608

DRAWN BY: CHK.: APV.:

DWB	TC	KJS
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LICENSURE:



SHEET TITLE:

TITLE PAGE,
VICINITY MAP
& GENERAL INFO.

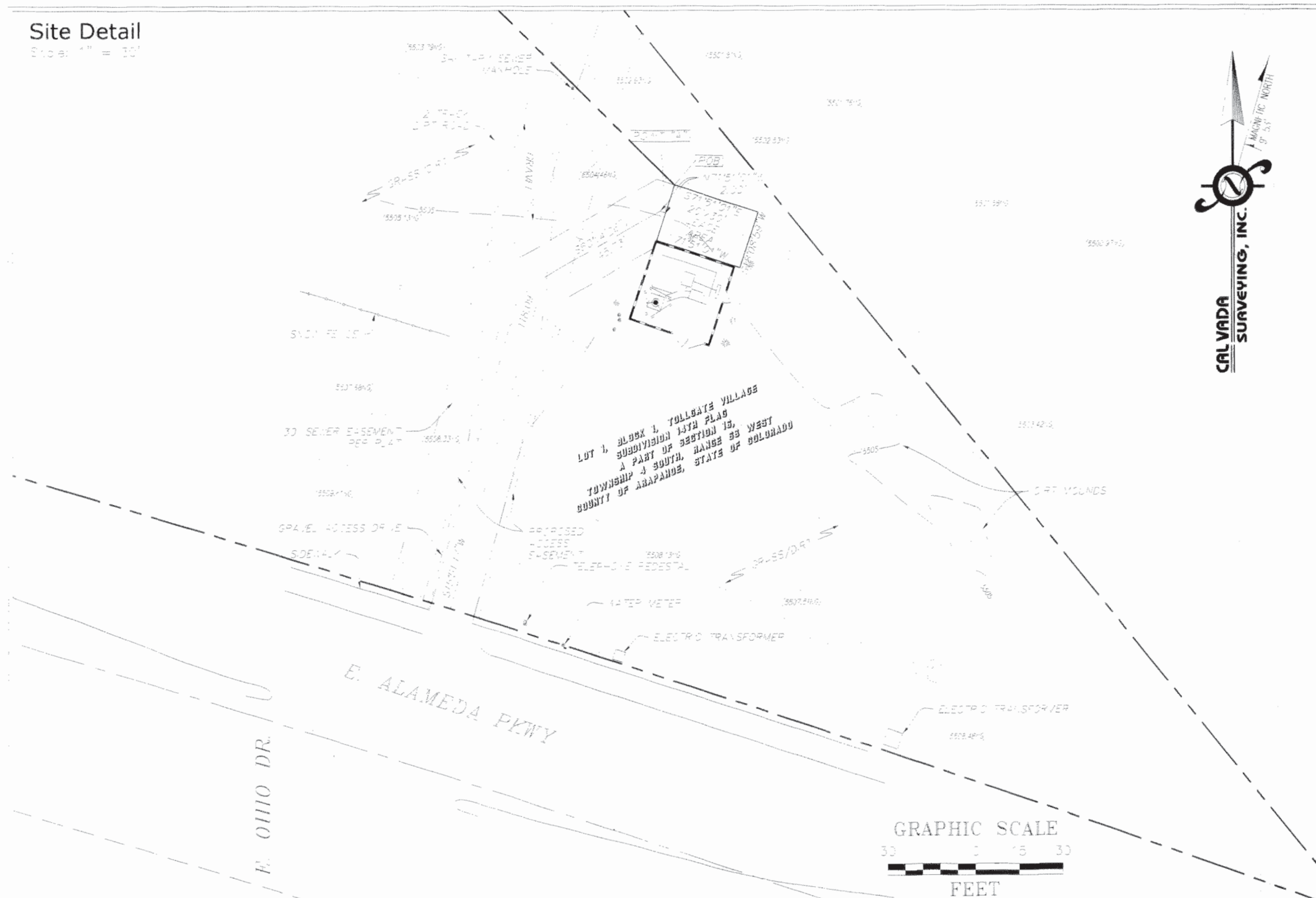
SHEET NUMBER:

T1

24"x36" "D" SIZE SHEET

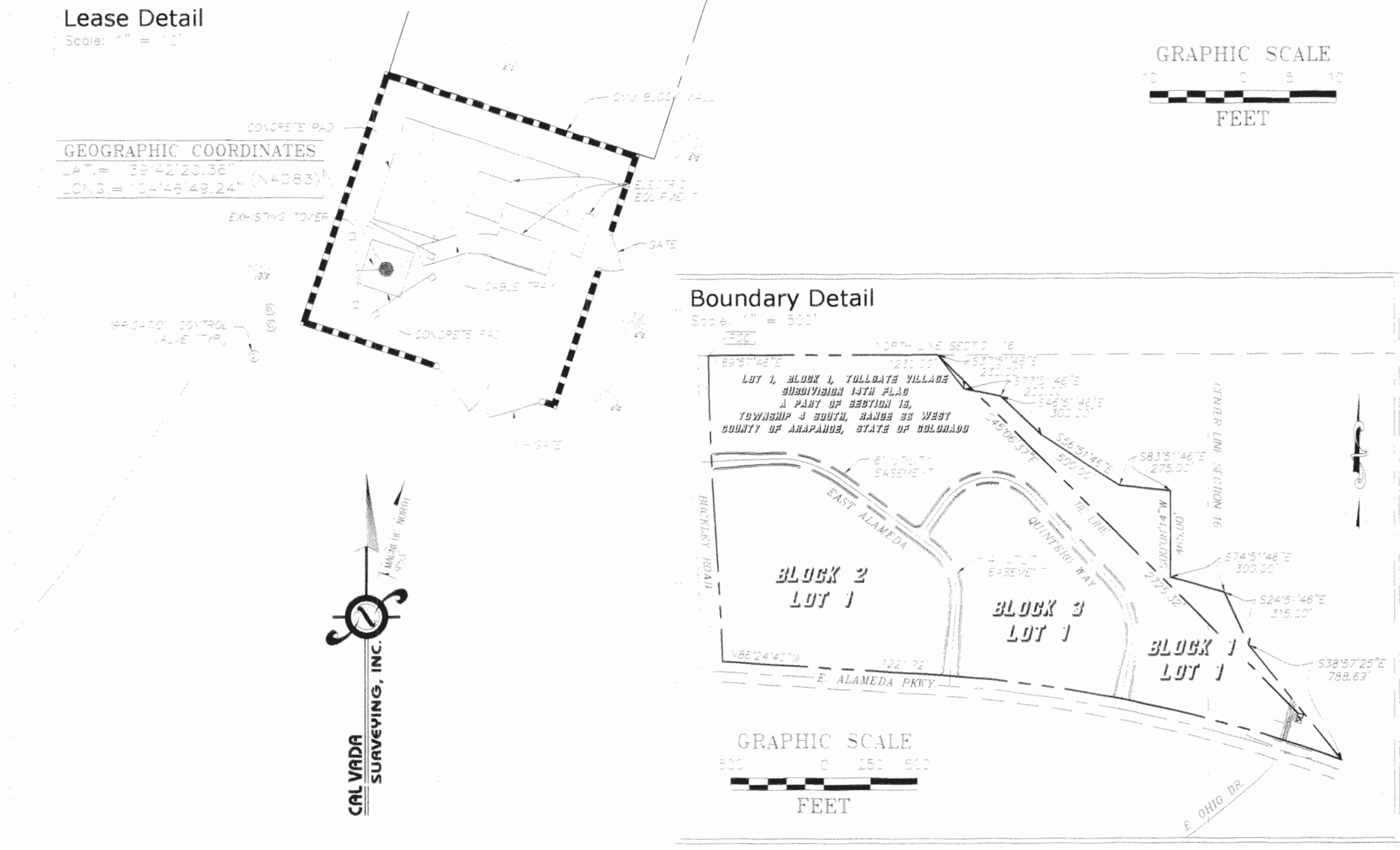
Site Detail

Scale: 1" = 10'



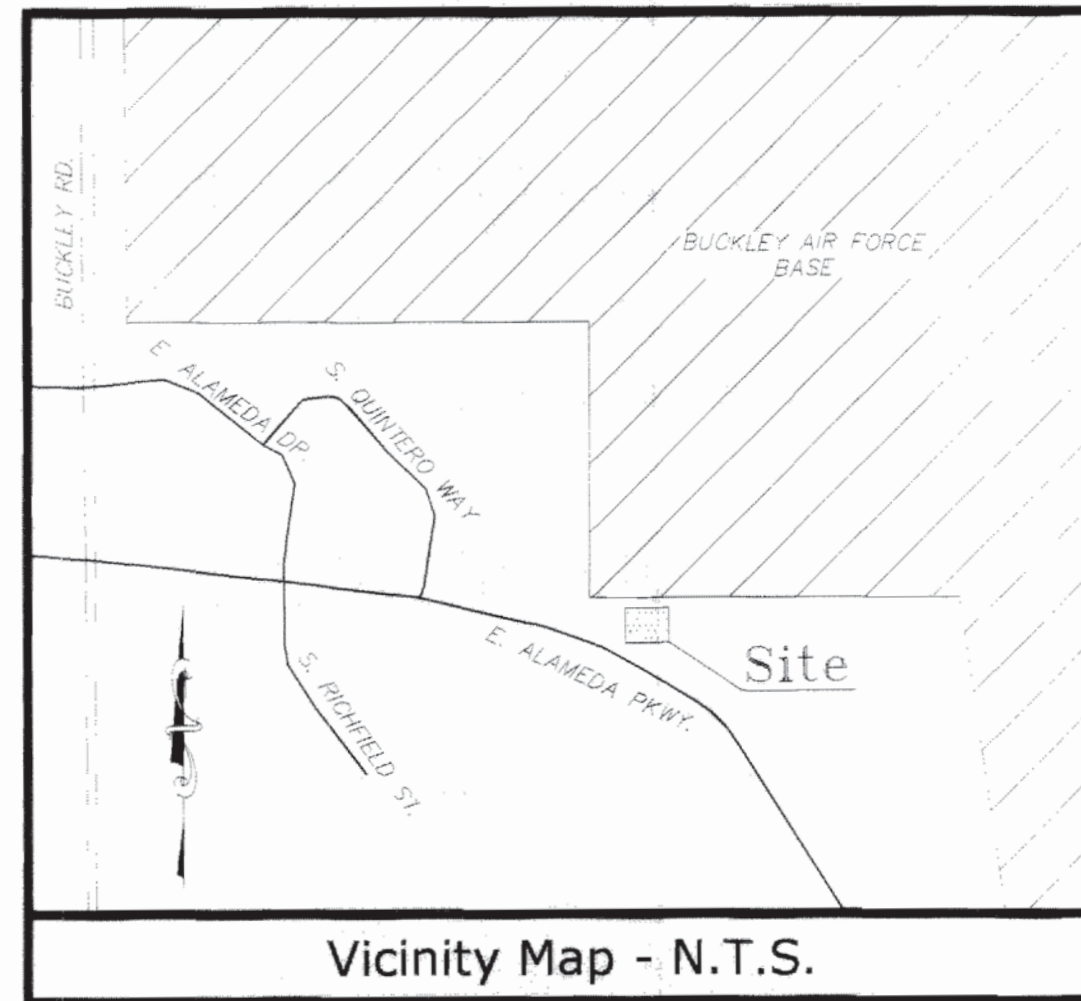
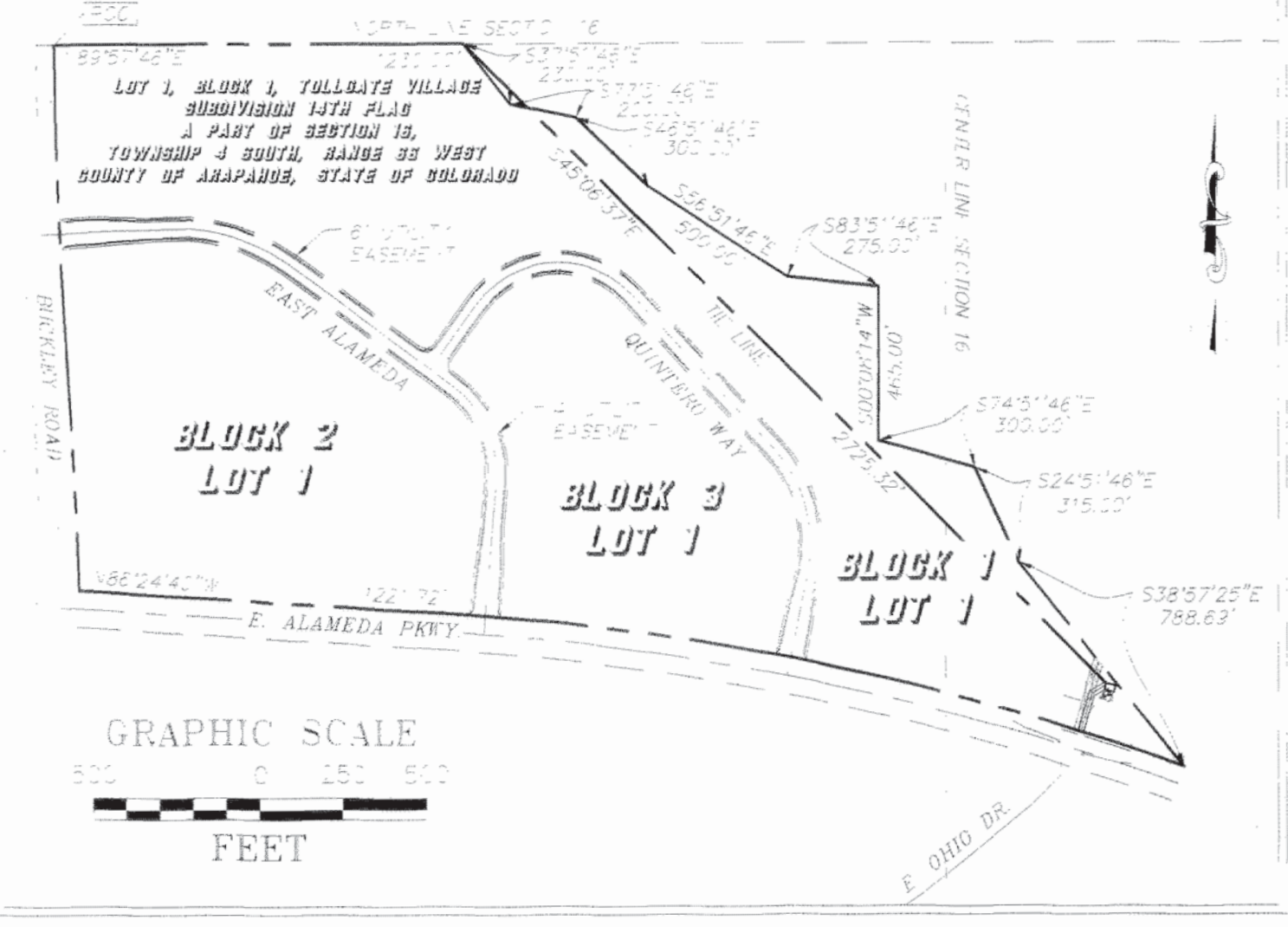
Lease Detail

Scale: 1" = 10'



Boundary Detail

Scale: 1" = 300'



Lease Area/Access & Utility Easements

LEASE AREA

BEING A TELECOMMUNICATIONS LEASE PARCEL LOCATED WITHIN THE NE1/4 OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE N89°57'48"E, A DISTANCE OF 1230.00 FEET; THENCE S45°08'37"E, A DISTANCE OF 2725.32 FEET TO THE POINT OF BEGINNING; THENCE S71°51'01"E, A DISTANCE OF 30.00 FEET; THENCE S8°08'59"W, A DISTANCE OF 20.00 FEET; THENCE N71°51'01"W, A DISTANCE OF 30.00 FEET; THENCE N1°08'59"E, A DISTANCE OF 10.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTAINING N1°08'59"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 600.00 SQUARE FEET MORE OR LESS.

ACCESS EASEMENT

BEING A STRIP OF LAND 20.00 FEET WIDE LOCATED WITHIN THE NE1/4 OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

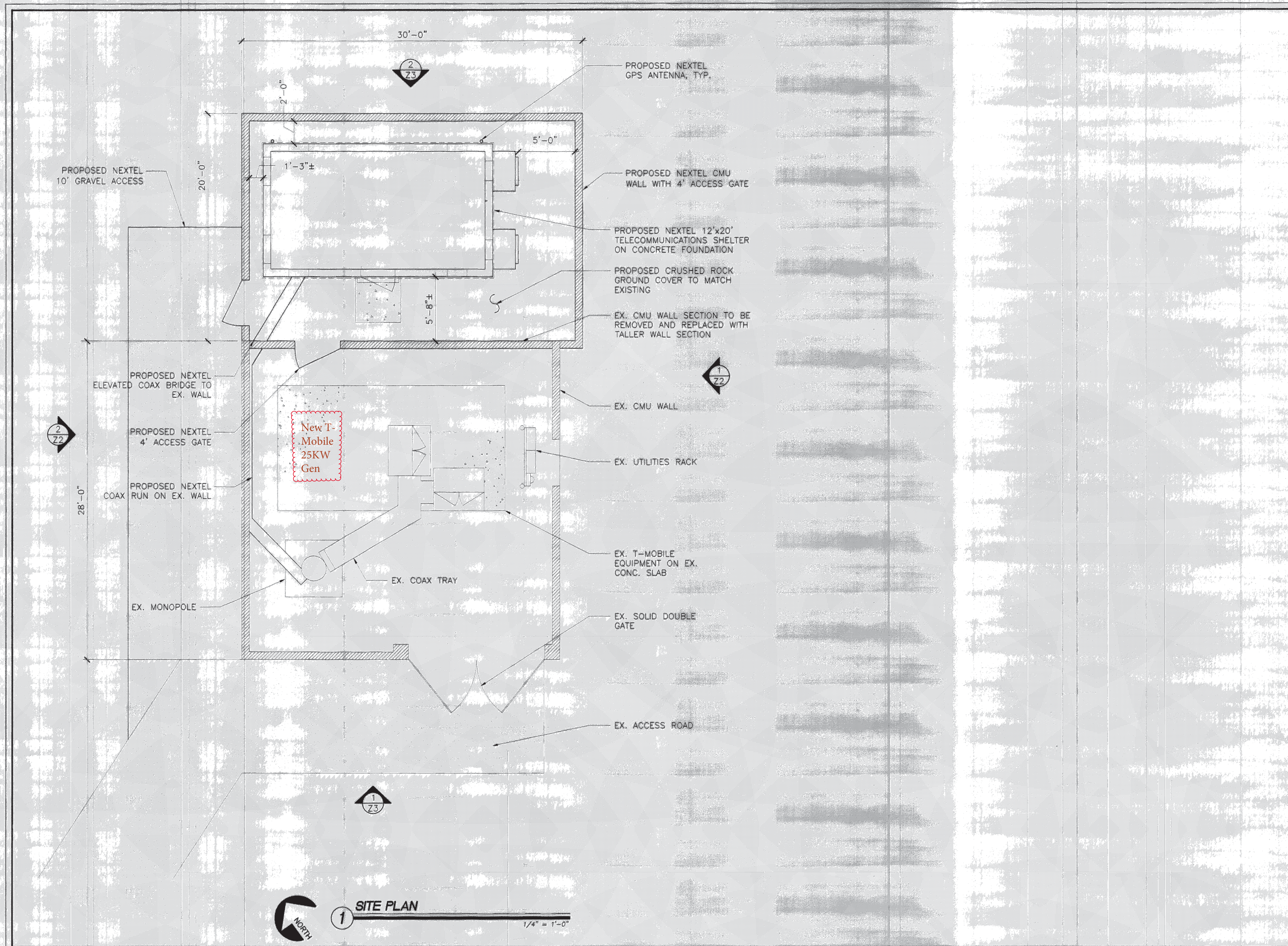
BEGINNING AT POINT "A" DESCRIBED ABOVE; THENCE N71°51'01"W, A DISTANCE OF 20.00 FEET; THENCE S60°14'26"W, A DISTANCE OF 45.73 FEET; THENCE S15°51'17"W, A DISTANCE OF 118.09 FEET TO THE END OF SAID STRIP OF LAND, BEING THE SOUTHERN PROPERTY LINE OF BLOCK 1, LOT 1 OF SECTION 16.

Title Report

PREPARED BY: J. STACEY, INC.
COMMITTEE: 10/1/2004
EFFECTIVE DATE: OCTOBER 13, 2004

Legal Description

LOT 1, BLOCK 1, TOLLGATE VILLAGE SUBDIVISION, PLANS 101-1-1, 101-1-2, 101-1-3, 101-1-4, 101-1-5, 101-1-6, 101-1-7, 101-1-8, 101-1-9, 101-1-10, 101-1-11, 101-1-12, 101-1-13, 101-1-14, 101-1-15, 101-1-16, 101-1-17, 101-1-18, 101-1-19, 101-1-20, 101-1-21, 101-1-22, 101-1-23, 101-1-24, 101-1-25, 101-1-26, 101-1-27, 101-1-28, 101-1-29, 101-1-30, 101-1-31, 101-1-32, 101-1-33, 101-1-34, 101-1-35, 101-1-36, 101-1-37, 101-1-38, 101-1-39, 101-1-40, 101-1-41, 101-1-42, 101-1-43, 101-1-44, 101-1-45, 101-1-46, 101-1-47, 101-1-48, 101-1-49, 101-1-50, 101-1-51, 101-1-52, 101-1-53, 101-1-54, 101-1-55, 101-1-56, 101-1-57, 101-1-58, 101-1-59, 101-1-60, 101-1-61, 101-1-62, 101-1-63, 101-1-64, 101-1-65, 101-1-66, 101-1-67, 101-1-68, 101-1-69, 101-1-70, 101-1-71, 101-1-72, 101-1-73, 101-1-74, 101-1-75, 101-1-76, 101-1-77, 101-1-78, 101-1-79, 101-1-80, 101-1-81, 101-1-82, 101-1-83, 101-1-84, 101-1-85, 101-1-86, 101-1-87, 101-1-88, 101-1-89, 101-1-90, 101-1-91, 101-1-92, 101-1-93, 101-1-94, 101-1-95, 101-1-96, 101-1-97, 101-1-98, 101-1-99, 101-1-100, 101-1-101, 101-1-102, 101-1-103, 101-1-104, 101-1-105, 101-1-106, 101-1-107, 101-1-108, 101-1-109, 101-1-110, 101-1-111, 101-1-112, 101-1-113, 101-1-114, 101-1-115, 101-1-116, 101-1-117, 101-1-118, 101-1-119, 101-1-120, 101-1-121, 101-1-122, 101-1-123, 101-1-124, 101-1-125, 101-1-126, 101-1-127, 101-1-128, 101-1-129, 101-1-130, 101-1-131, 101-1-132, 101-1-133, 101-1-134, 101-1-135, 101-1-136, 101-1-137, 101-1-138, 101-1-139, 101-1-140, 101-1-141, 101-1-142, 101-1-143, 101-1-144, 101-1-145, 101-1-146, 101-1-147, 101-1-148, 101-1-149, 101-1-150, 101-1-151, 101-1-152, 101-1-153, 101-1-154, 101-1-155, 101-1-156, 101-1-157, 101-1-158, 101-1-159, 101-1-160, 101-1-161, 101-1-162, 101-1-163, 101-1-164, 101-1-165, 101-1-166, 101-1-167, 101-1-168, 101-1-169, 101-1-170, 101-1-171, 101-1-172, 101-1-173, 101-1-174, 101-1-175, 101-1-176, 101-1-177, 101-1-178, 101-1-179, 101-1-180, 101-1-181, 101-1-182, 101-1-183, 101-1-184, 101-1-185, 101-1-186, 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NEXTEL
NEXTEL COMMUNICATIONS



TETRA TECH, INC.
333 INVERNESS DRIVE SOUTH
ENGLEWOOD, CO 80112

PROJECT INFORMATION:

AURORA BOULEVARD
CO-0408A
ALAMEDA PARKWAY
AURORA, CO 80017
ARAPAHOE COUNTY

CURRENT ISSUE DATE:

4/22/05

ISSUED FOR:

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REV.: DATE: DESCRIPTION: BY:

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PLANS PREPARED BY:

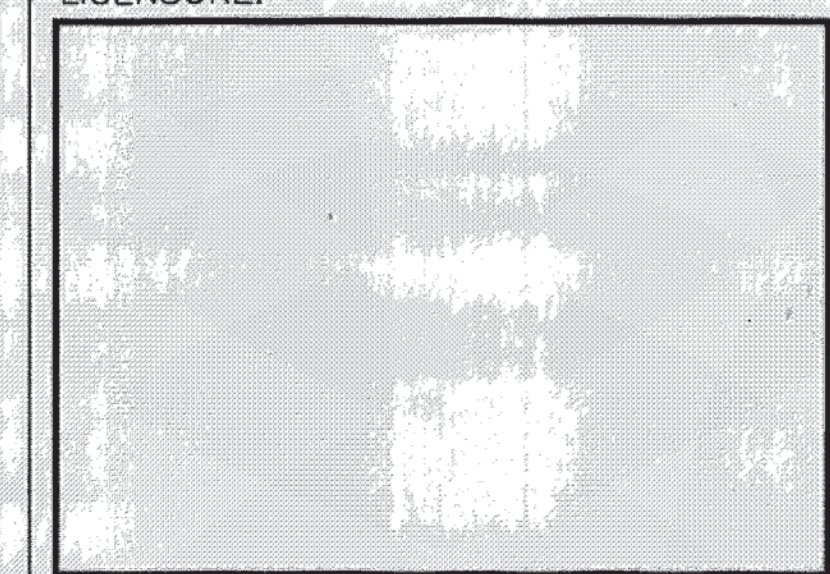
Communication Services, Inc.

7720 E. Belleview, Ste. B-230
Englewood, CO. 80111
Telephone: (303) 740-9585
Fax: (303) 740-9608

DRAWN BY: CHK.: APV.:

DWB TC KJS

LICENSURE:



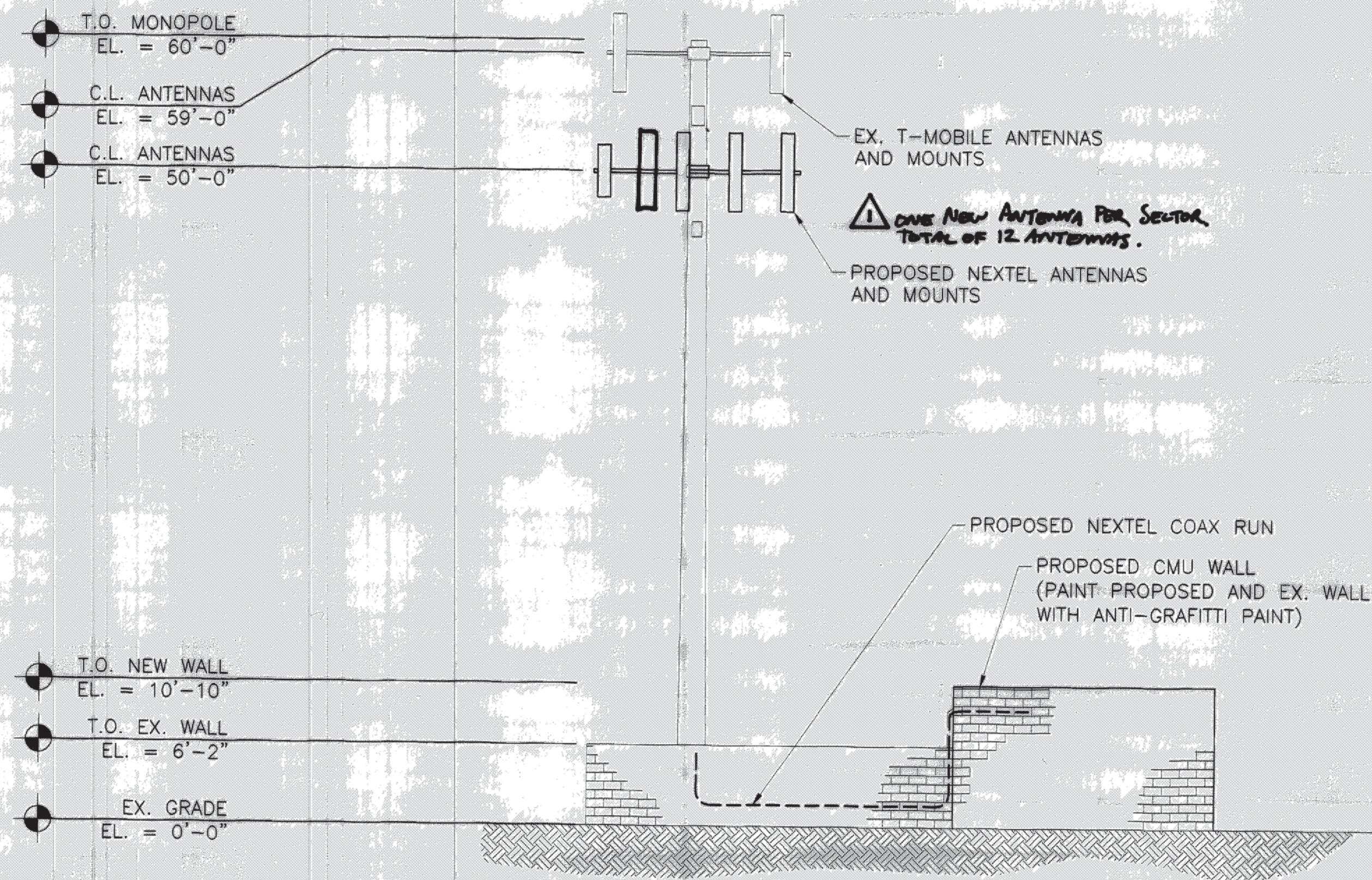
SHEET TITLE:

SITE PLAN

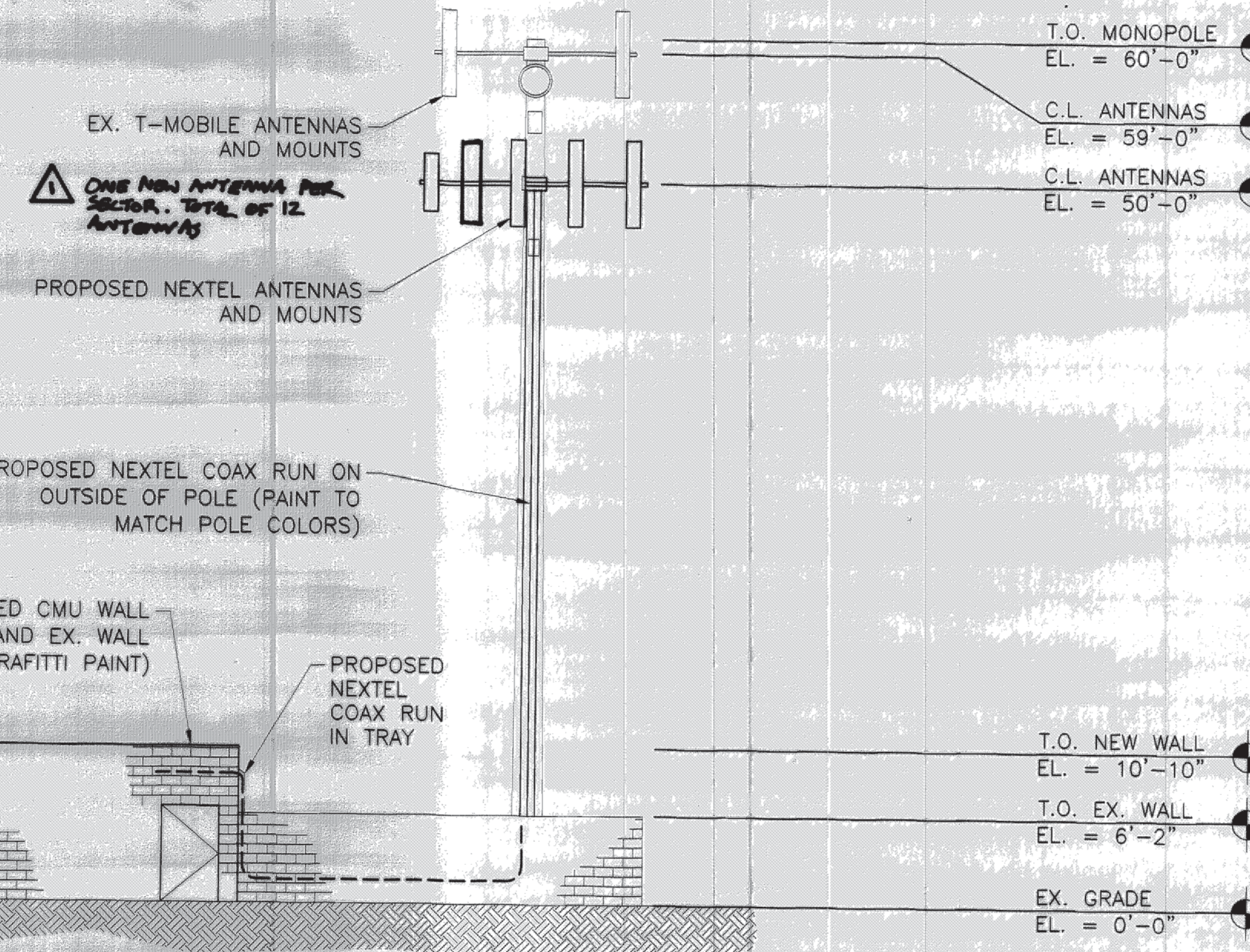
SHEET NUMBER:

Z1

24"x36" "D" SIZE SHEET



1 EAST ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

NEXTEL
NEXTEL COMMUNICATIONS



TETRA TECH, INC.
333 INVERNESS DRIVE SOUTH
ENGLEWOOD, CO 80112

PROJECT INFORMATION:

AURORA BOULEVARD
CO-0408A
ALAMEDA PARKWAY
AURORA, CO 80017
ARAPAHOE COUNTY

CURRENT ISSUE DATE:

4/22/05

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

1	9/23/04	PRELIM. ZONING	KS
2	10/08/04	PRELIM. ZONING	KS
3	10/19/04	ZONING	KS
4	11/01/04	REV ZONING	KS
5	11/30/04	REV ZONING	DB
6	4/22/05	REV ZONING	DB

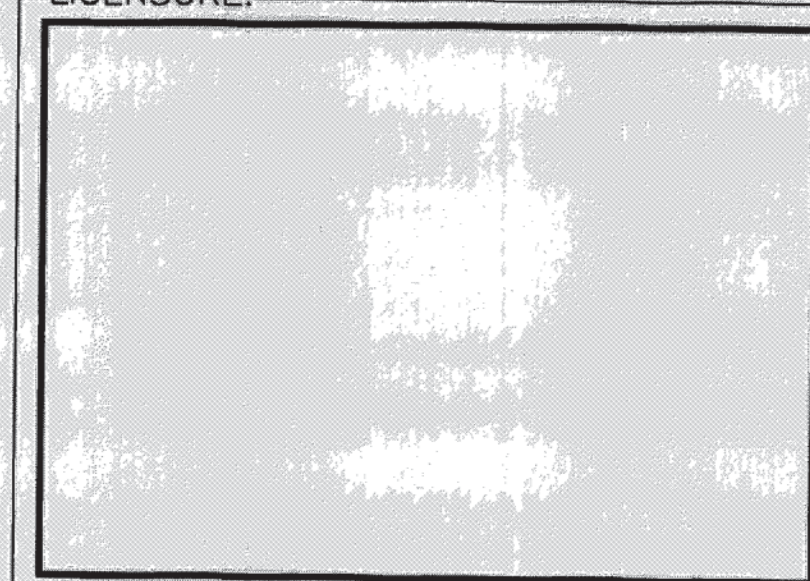
PLANS PREPARED BY:

Communication Services, Inc.
7720 E. Belleview, Ste. B-230
Englewood, CO. 80111
Telephone: (303) 740-9585
Fax: (303) 740-9608

DRAWN BY: CHK.: APV.:

DWB TC KJS

LICENSURE:



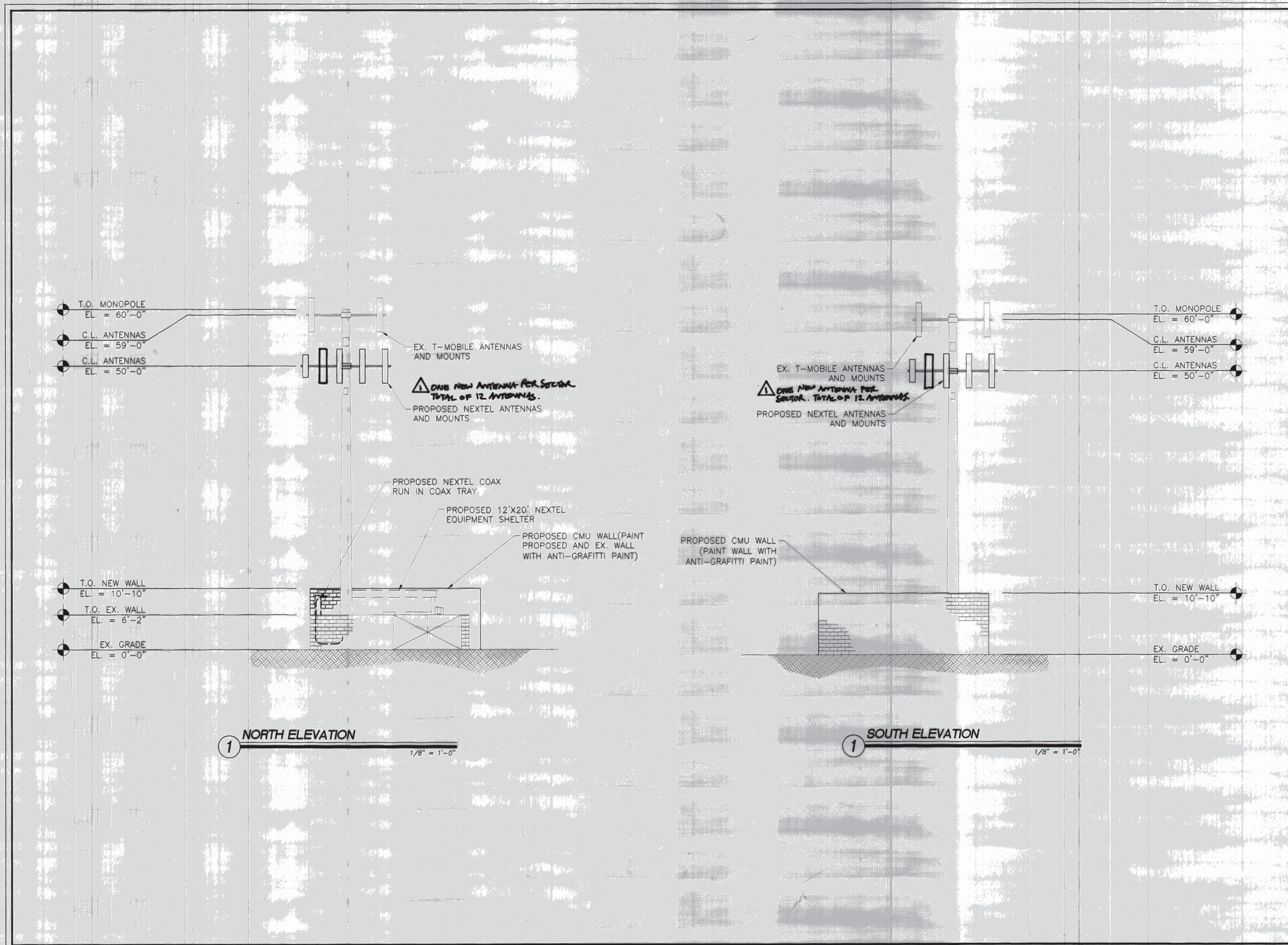
SHEET TITLE:

EAST & WEST
ELEVATIONS

SHEET NUMBER:

Z2

24"x36" "D" SIZE SHEET



NEXTEL
NEXTEL COMMUNICATIONS



TETRA TECH, INC.
333 INVERNESS DRIVE SOUTH
ENGLEWOOD, CO 80112

PROJECT INFORMATION:

AURORA BOULEVARD
CO-0408A
ALAMEDA PARKWAY
AURORA, CO 80017
ARAPAHOE COUNTY

CURRENT ISSUE DATE:

4/22/05

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

△	9/23/04	PRELIM. ZONING	KS
△	10/08/04	PRELIM. ZONING	KS
△	10/19/04	ZONING	KS
△	11/01/04	REV ZONING	KS
△	11/30/04	REV ZONING	DB
△	4/22/05	REV ZONING	DB
△			
△			
△			

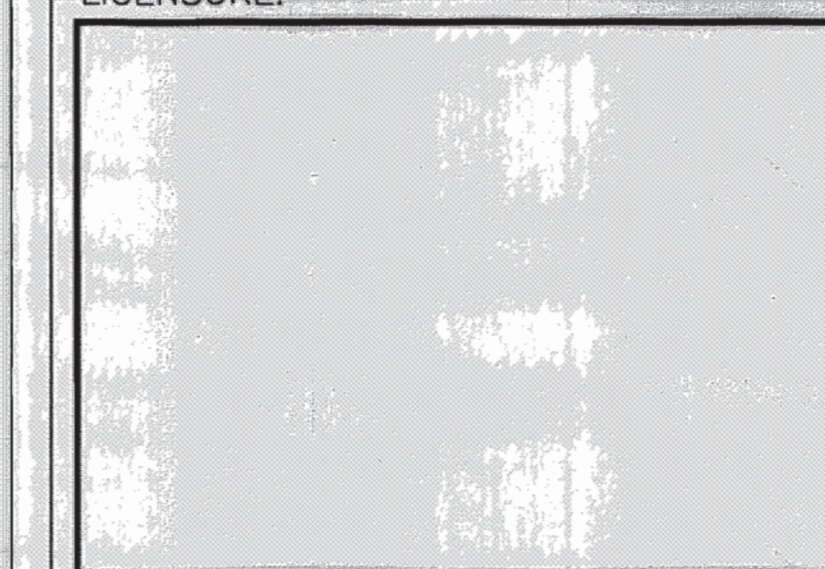
PLANS PREPARED BY:

Communication Services, Inc.
7720 E. Belleview, Ste. B-230
Englewood, CO. 80111
Telephone: (303) 740-9585
Fax: (303) 740-9608

DRAWN BY: CHK.: APV.:

DWB TC KJS

LICENSURE:



SHEET TITLE:

NORTH & SOUTH
ELEVATIONS

SHEET NUMBER:

Z3

24"x36" "D" SIZE SHEET

M.C. 3-7-07

WESTERN WIRELESS AURORA CENTRE TECH CMRS (NEXTEL) 1996-6100-02