

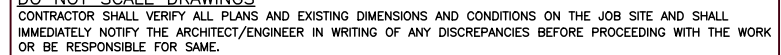
PROJECT TEAM	
<b><u>APPLICANT:</u></b> ADDRESS: CITY, STATE, ZIP: CONTACT: PHONE: EMAIL:	AT&T 7670 S. CHESTER ST. CENTENNIAL, CO 80112 BECKY JOHN-HANEY 720-480-6429 BJ739H@ATT.COM
<b><u>APPLICANT REPRESENTATIVE:</u></b> COMPANY: ADDRESS: CITY, STATE, ZIP: CONTACT:	AT&T 7670 S. CHESTER ST. CENTENNIAL, CO 80112 FRANK DEPERALTA 856.666.7635 FD1733@ATT.COM
<b><u>ZONING/REAL ESTATE SPECIALIST:</u></b> COMPANY: ADDRESS: CITY, STATE, ZIP: CONTACT:	SMARTLINK LLC 1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200 ANNAPOLIS, MD 21401 ERIC POLDEN 562-522-8350 ERIC.POLDEN@SMARTLINKGROUP.COM
<b><u>RF ENGINEER:</u></b> COMPANY: ADDRESS: CITY, STATE, ZIP: CONTACT: EMAIL:	AT&T 7670 S. CHESTER ST. CENTENNIAL, CO 80112 TROY JOHNSON 720.244.1913 TJ184M@ATT.COM
<b><u>CONSTRUCTION MANAGER:</u></b> COMPANY: ADDRESS: CITY, STATE, ZIP: CONTACT:	AT&T 7670 S. CHESTER ST. CENTENNIAL, CO 80112 REID POST 720.838.4228 RP836C@AT&T.COM
<b><u>ARCHITECT &amp; ENGINEER:</u></b> COMPANY: ADDRESS: CITY, STATE, ZIP: CONTACT:	TRYLON TSF 1825 W. WALNUT HILL LANE, SUITE 120 IRVING, TX 75038 CLIFF ABERNATHY 770.548.8268 CLIFF.ABERNATHY@TRYLON.COM

SITE ADDRESS:	17700 E COLFAX AVE AURORA, CO 80011
STRUCTURE TYPE:	60'-0" MONOPINE
SITE TYPE:	RAW LAND IN EXISTING COTTONWOOD STORAGE DEVELOPMENT
LATITUDE (NAD 83):	39.7388417/ 39°44'19.83"N
LONGITUDE (NAD 83):	-104.780069/ 104°46'48.25"W
GROUND ELEVATION:	5443'± (AMSL)
PROPERTY OWNER: ADDRESS:	HR ACQUISITION PARTNERS LLC 17700 E COLFAX AVE AURORA, CO 80011
PARCEL NUMBER (APN):	1975-04-1-08-001
OCCUPANCY GROUP:	UNKNOWN
COUNTY:	ARAPAHOE
JURISDICTION:	CITY OF AURORA
ZONING CLASSIFICATION:	APZ II-N (ACCIDENT POTENTIAL ZONE II-NORTH)
COMPOUND/ LEASE AREA:	2500 SQ. FT.
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.
ELECTRIC:	XCEL ENERGY
TELCO:	LNS

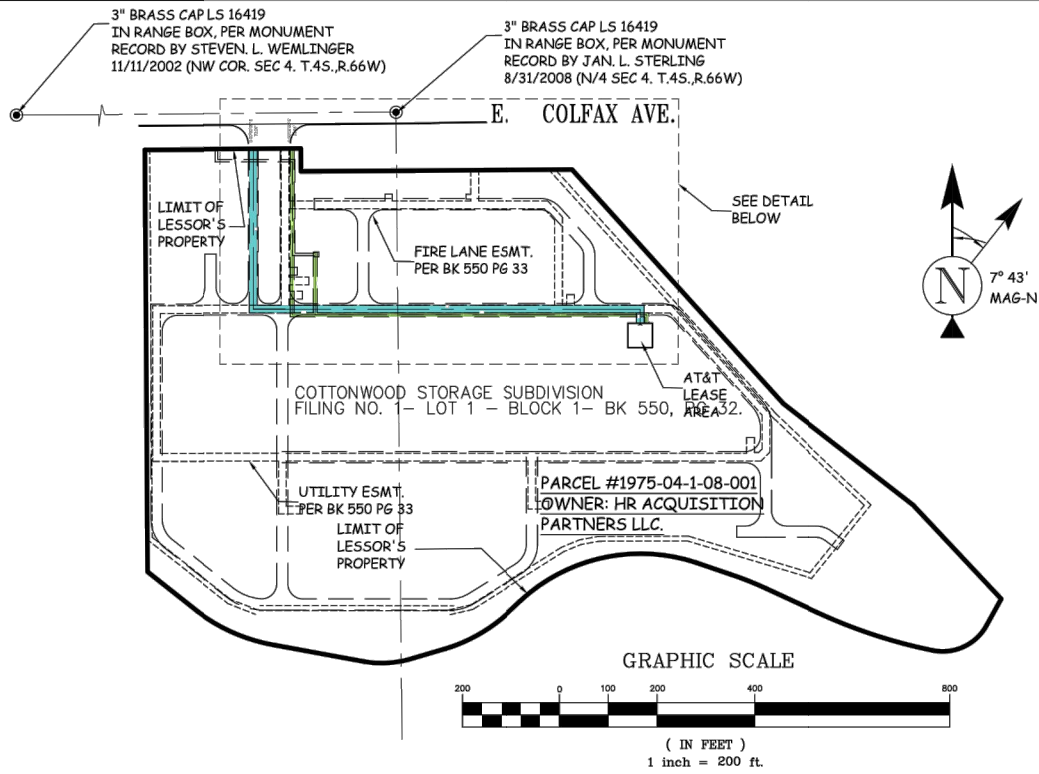
## SEE LS-1 FOR LEGAL DESCRIPTION



TO OBTAIN LOCATION OF PARTICIPANTS  
UNDERGROUND FACILITIES BEFORE  
YOU DIG IN COLORADO, CALL  
COLORADO 811  
TOLL FREE: 1-800-922-1987 OR  
[www.co811.org](http://www.co811.org)  
COLORADO STATUTE  
REQUIRES MIN OF 2  
WORKING DAYS NOTICE  
BEFORE YOU EXCAVATE







**1-A ACCURACY CERTIFICATION**

THE HORIZONTAL ACCURACY OF THE LATITUDE AND LONGITUDE AT THE CENTER OF EACH SECTOR FALLS WITHIN FIFTEEN (15) FEET. THE ELEVATIONS (NAVD88) OF THE GROUND AND FIXTURES FALL WITHIN THREE (3) FEET.

POSITION OF PROPOSED TOWER (NAD83)  
LATITUDE 39°44'19.83" (39.7388417°) NORTH  
LONGITUDE 104°46'48.25" (104.780069°) WEST  
ELEVATION 5443.0' (NAVD88)

LEGEND	
POB	POINT OF BEGINNING
POT	POINT OF TERMINUS
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
DW	DRIVEWAY
SW	SIDEWALK
BCHH	BRASS CAP IN HANDHOLE
BCFL	BRASS CAP FLUSH
MCR	MARICOPA COUNTY RECORDS
SPOT ELEVATION	
POSITION OF GEODETIC COORDINATES	
WATER CONTROL VALVE	
FIRE HYDRANT	
POWER POLE	
LIGHT POLE	
SEWER MANHOLE	
FOUND AS NOTED	
OVERHEAD ELECTRIC	
PROPERTY LINE	
CHAIN LINK FENCE	

**FLOOD INFORMATION**

COMMUNITY NUMBER	PANEL #	SUFFIX	PANEL DATE	FIRM ZONE
080002	182	K	12.17.2010	X

**LESSOR'S LEGAL DESCRIPTION**

LOT 1 OF COTTONWOOD STORAGE SUBDIVISION FILING NO. 1 PER BOOK 550, PAGE 32, SITUATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

**AT&T LEASE AREA LEGAL DESCRIPTION**

LEASE AREA SITUATED IN A PORTION OF LOT 1 OF COTTONWOOD STORAGE SUBDIVISION FILING NO. 1 PER BOOK 550, PAGE 32, SITUATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 4; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, SOUTH 89°36'18" WEST, A DISTANCE OF 290.98 FEET;  
THENCE DEPARTING SAID NORTH LINE, SOUTH 00°00'00" EAST, 73.04 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, ALSO BEING THE SOUTH RIGHT OF WAY OF COLFAX AVE;  
THENCE CONTINUE SOUTH 00°00'00" EAST, 328.38 FEET;  
THENCE SOUTH 90°00'00" EAST, 792.17 FEET;  
THENCE SOUTH 00°00'00" EAST, 28.62 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 90°00'00" EAST, 25.00 FEET;  
THENCE SOUTH 00°00'00" EAST, 50.00 FEET;  
THENCE SOUTH 90°00'00" WEST, 50.00 FEET;  
THENCE NORTH 00°00'00" WEST, 50.00 FEET;  
THENCE SOUTH 90°00'00" EAST, 25.00 FEET TO THE POINT OF BEGINNING.

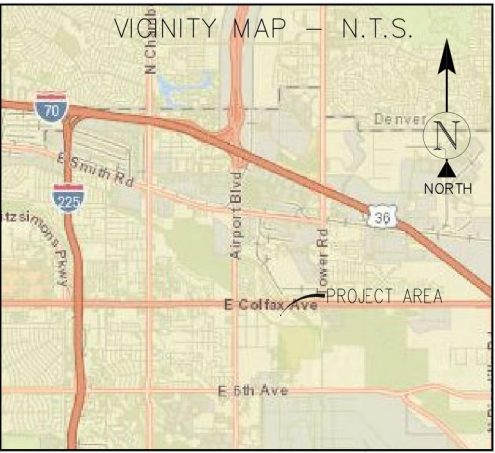
HAVING AN AREA OF 2,500 SQ FT MORE OR LESS

**ACCESS EASEMENT LEGAL DESCRIPTION**

A SIXTEEN FOOT (16) ACCESS EASEMENT SITUATED IN A PORTION OF LOT 1 OF COTTONWOOD STORAGE SUBDIVISION FILING NO. 1 PER BOOK 550, PAGE 32, SITUATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 4; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, SOUTH 89°36'18" WEST, A DISTANCE OF 290.98 FEET;  
THENCE DEPARTING SAID NORTH LINE, SOUTH 00°00'00" EAST, 73.04 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, ALSO BEING THE SOUTH RIGHT OF WAY OF COLFAX AVE AND BEING THE POINT OF BEGINNING OF THE CENTERLINE OF SAID EASEMENT, LYING 8.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:  
THENCE CONTINUE SOUTH 00°00'00" EAST, 328.38 FEET;  
THENCE SOUTH 90°00'00" EAST, 792.17 FEET;  
THENCE SOUTH 00°00'00" EAST, 28.62 FEET TO THE POINT OF TERMINUS.

HAVING A TOTAL LENGTH OF 1149.17 FEET, AND AREA OF 18,387 SQ FT MORE OR LESS



**UTILITY EASEMENT LEGAL DESCRIPTION**

AN EIGHT (8) FOOT WIDE UTILITY EASEMENT SITUATED IN A PORTION OF LOT 1 OF COTTONWOOD STORAGE SUBDIVISION FILING NO. 1 PER BOOK 550, PAGE 32, SITUATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 4; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, SOUTH 89°36'18" WEST, A DISTANCE OF 211.59 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 00°00'00" EAST, 73.04 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF SAID EASEMENT, LYING 4.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:  
THENCE CONTINUING SOUTH 00°00'00" EAST, 340.60 FEET;  
THENCE NORTH 90°00'00" EAST, 46.96 FEET TO A POINT DESIGNATED AS "POINT A";  
THENCE CONTINUE NORTH 90°00'00" EAST, 679.73 FEET;  
THENCE SOUTH 00°00'00" EAST, 16.95 FEET TO THE POINT OF TERMINUS;  
TOGETHER WITH THE FOLLOWING DESCRIBED CENTERLINE:  
COMMENCING AT "POINT A", THENCE NORTH 00°00'00" WEST, 128.41 FEET TO THE POINT OF TERMINUS.

HAVING A TOTAL LENGTH OF 1212.65 FT, CONTAINING AN AREA OF 9,669 SQ FT MORE OR LESS.

**BENCHMARK**

ELEVATIONS WERE ESTABLISHED FROM PROCESSING GPS DATA WITH AND CONSTRAINING TO NGS "CORS" STATIONS AND APPLYING GEOID12b SEPARATIONS AND ARE AT NAVD88 DATUM

**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM COLORADO CENTRAL ZONE, DETERMINED BY GPS OBSERVATIONS.

**UTILITY NOTES**

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.

**SURVEY DATE**

3.23.22

**SURVEYOR'S NOTES**

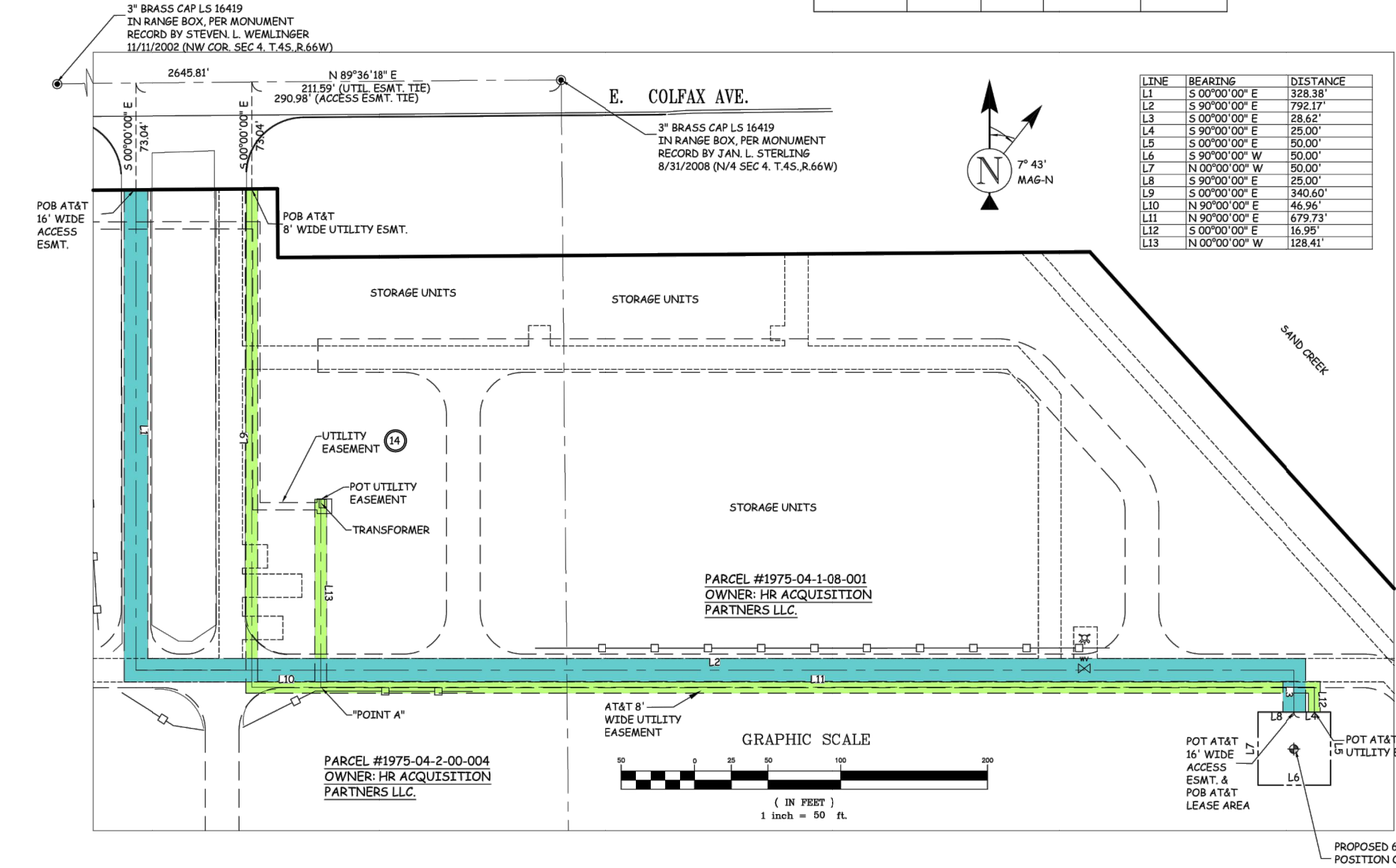
A TITLE REPORT WAS NOT PROVIDED AT THE TIME THIS SURVEY WAS PERFORMED. ANY EASEMENTS OR OTHER ITEMS CONTAINED WITHIN THE TITLE REPORT WHICH MAY AFFECT THE LEASE AREA HAVE NOT BEEN PLOTTED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

**SCHEDULE B EXCEPTIONS:**

TITLE COMMITMENT 2155741-HM, ISSUED BY PRIORITY TITLE & ESCROW, LLC, DATED 4.08.2021. EXCEPTIONS 1-10 ARE GENERAL EXCEPTIONS

11. SLOPE EASEMENT RECORDED 04/29/2015 IN RECEPTION NO. D5042788, IN LAND RECORDS OF ARAPAHOE COUNTY, STATE OF COLORADO. NOT PLOTTED: NO EFFECT ON LEASE AREA OR EASEMENTS
12. STORMWATER MAINTENANCE AGREEMENT BY AND BETWEEN THE CITY OF AURORA AND HR ACQUISITION PARTNERS, LLC 12/20/2018 RECEPTION NO. E8124114 IN LAND RECORDS OF ARAPAHOE COUNTY, STATE OF COLORADO. NOT SURVEY RELATED
13. UTILITY EASEMENT DATED 07/09/2020 RECEPTION NO. E0084209, IN LAND RECORDS OF ARAPAHOE COUNTY, STATE OF COLORADO. NOT PLOTTED: NO EFFECT ON LEASE AREA OR EASEMENTS
14. EASEMENT DATED 08/07/2020 RECORDED IN RECEPTION NO. E0100964, IN LAND RECORDS OF ARAPAHOE COUNTY, STATE OF COLORADO. PLOTTED: NO EFFECT ON LEASE AREA
15. MASTER LICENCE AGREEMENT DATED 06/24/2020 RECORDED IN RECEPTION NO. E0075545, IN LAND RECORDS OF ARAPAHOE COUNTY, STATE OF COLORADO. NOT SURVEY RELATED

# SCHEDULE B EXCEPTION NUMBER PER TITLE REPORT



THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED.



50 116TH AVENUE SE, SUITE 210  
BELLEVUE, WA 98004



2925 E. RIGGS RD  
SUITE 8-191  
CHANDLER, AZ 85249  
(480) 656-7912 OFFICE  
(480) 219-5195 FAX

A	7-1-22	PRELIMINARY
REV.	DATE	REVISION DESCRIPTION



**PROJECT INFORMATION:**

NSB\_BP\_CO.HWY287\_AND\_ TOWER  
COLO1816

17700 E COLFAX AVE  
AURORA, CO 80011  
ARAPAHOE COUNTY

DRAWN BY: CB  
CHECKED BY: JC

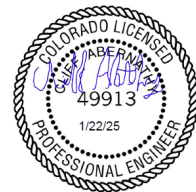
SHEET TITLE:  
SITE SURVEY

SHEET NUMBER: REV.:

LS-1 1

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	04/07/22	90% ZD	PSK
0	04/18/22	100% ZD	VAS
1	01/31/23	100% ZD	MVF
2	09/10/24	100% ZD	PKS
3	10/03/24	100% ZD	PKS
4	10/07/24	100% ZD	DAB
5	01/21/25	100% ZD	PCG



SITE INFORMATION

**SITE NAME:**  
CO.HWY287\_AND\_TOWER

N/A

SITE ID: COL01816

FA#: 15201938

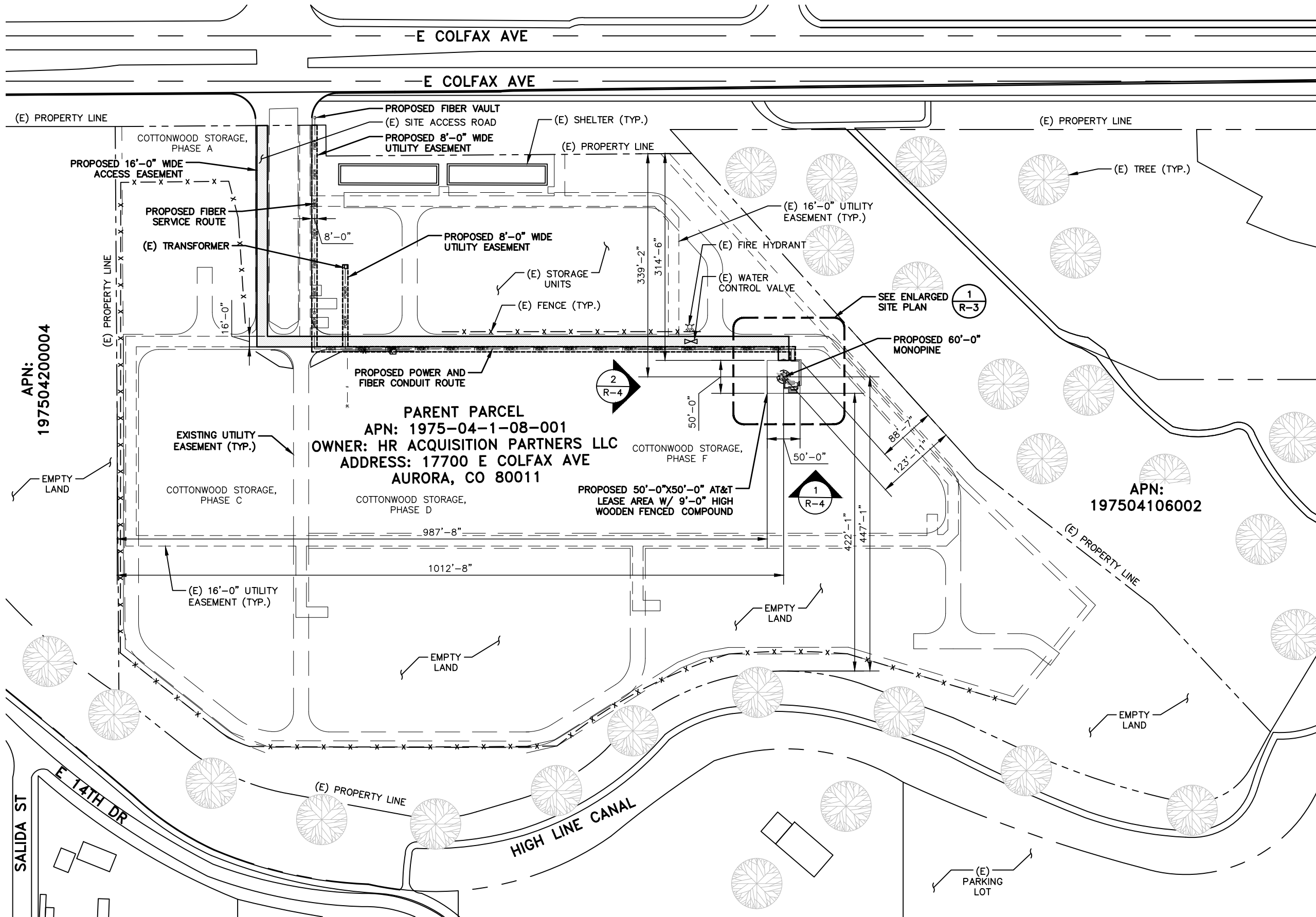
**SITE ADDRESS:**  
17700 E COLFAX AVE  
AURORA, CO 80011  
ARAPAHOE COUNTY

SHEET DESCRIPTION

SITE PLAN

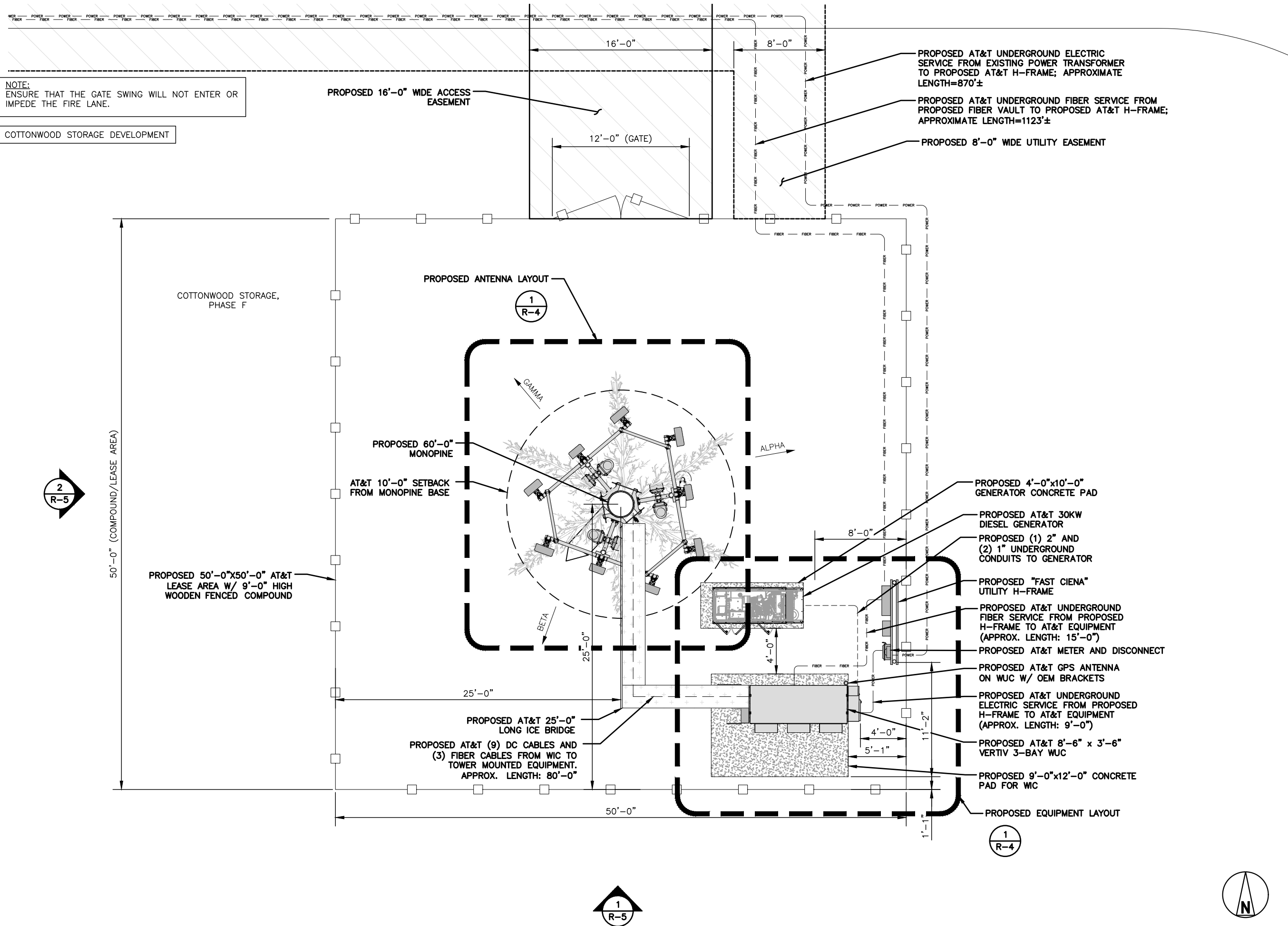
SHEET NO.

R-2



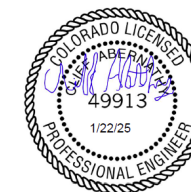
NOTE:  
FIBER VAULT TO BE INSTALLED  
EVERY 300' OF FIBER RUN.





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

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	04/07/22	90% ZD	PSK
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1	01/31/23	100% ZD	MVF
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3	10/03/24	100% ZD	PKS
4	10/07/24	100% ZD	DAB
5	01/21/25	100% ZD	PCG



#### SITE INFORMATION

**SITE NAME:**  
CO.HWY287\_AND\_TOWER

N/A

SITE ID: COL01816

FA#: 15201938

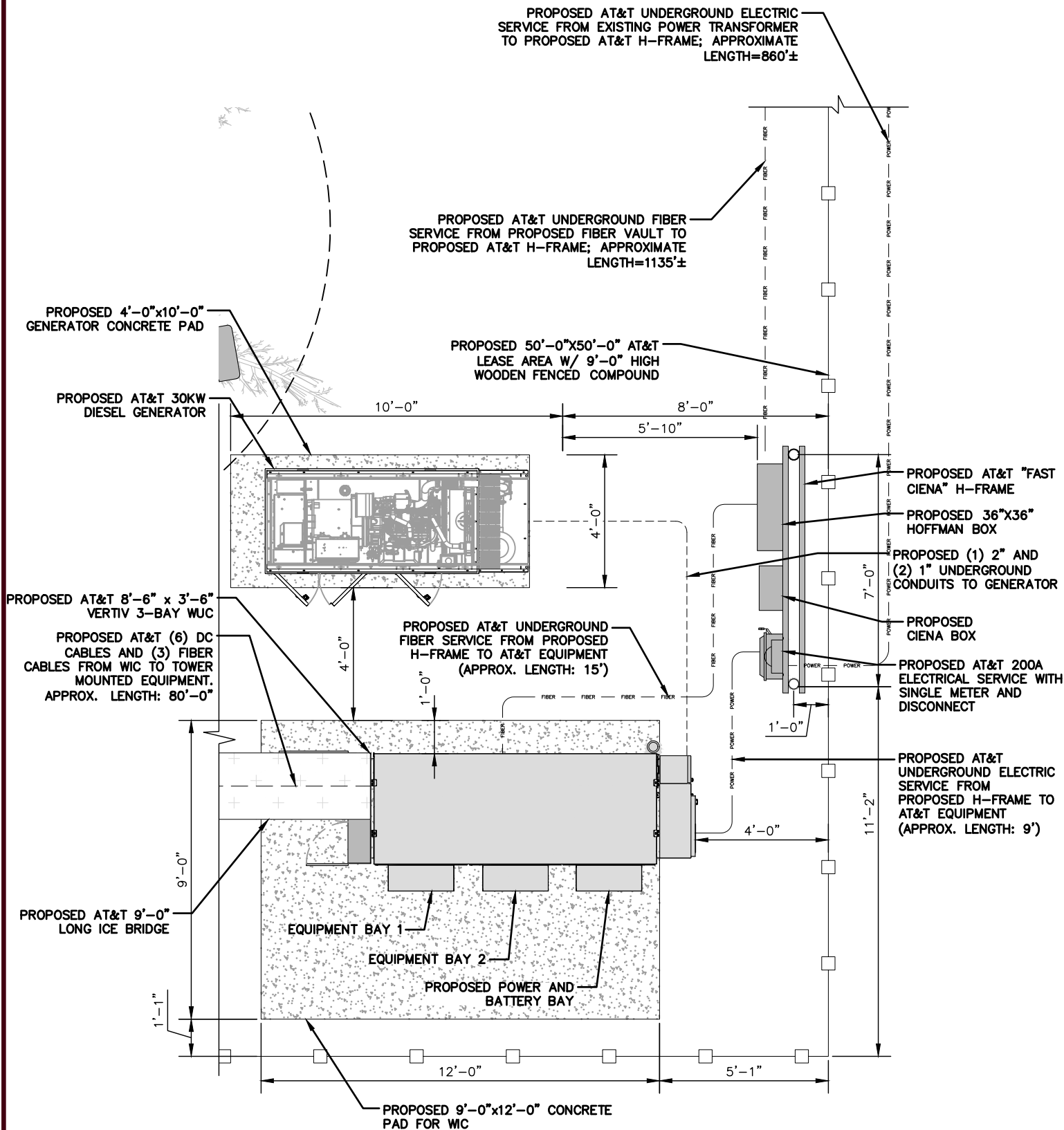
**SITE ADDRESS:**  
17700 E COLFAX AVE  
AURORA, CO 80011  
ARAPAHOE COUNTY

#### SHEET DESCRIPTION

ENLARGED SITE PLAN

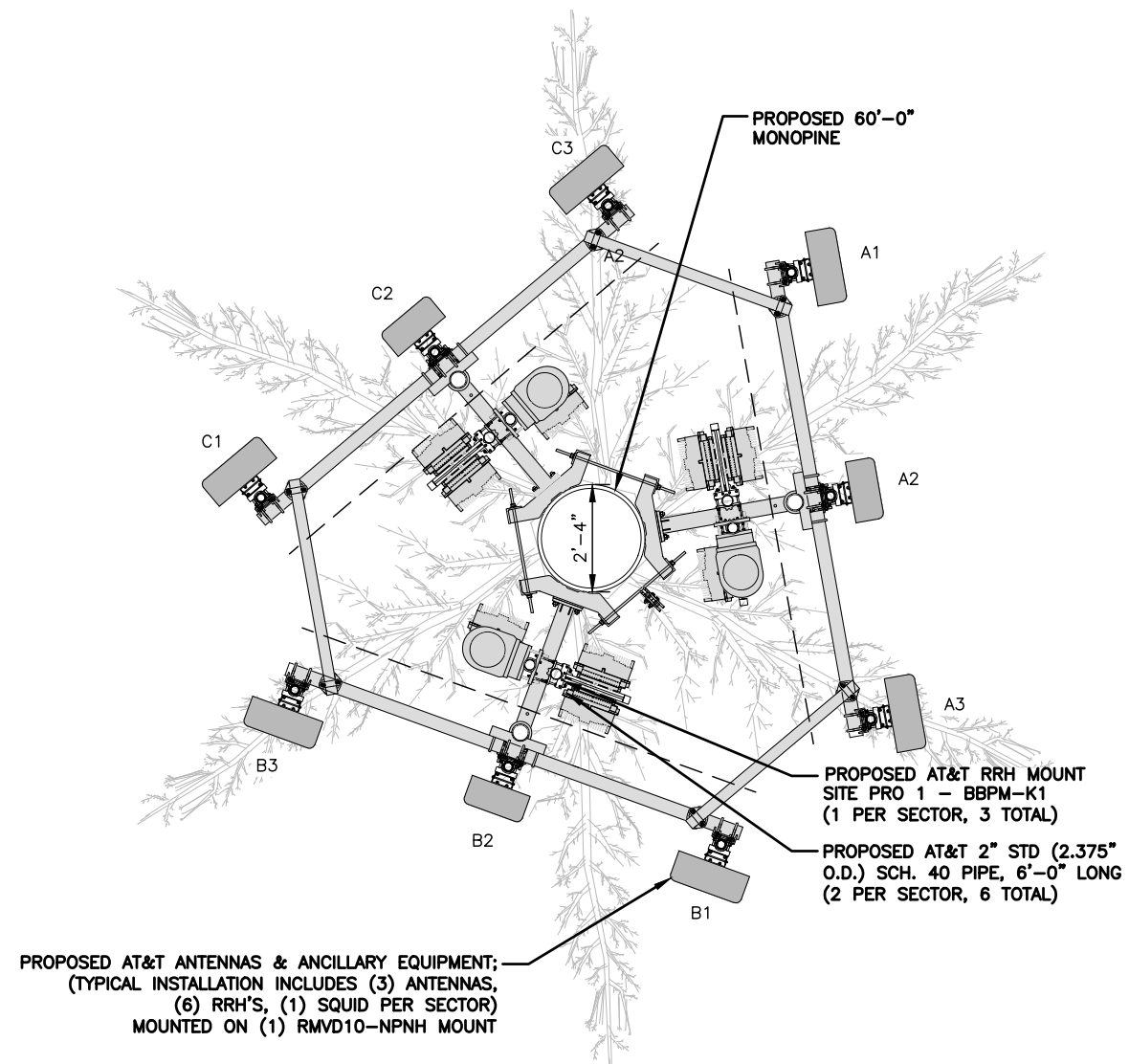
SHEET NO.

R-3



## NOTES:

- ALL ANTENNAS (EXCEPT C-BAND ANTENNAS), MOUNTS, RRHS, SQUIDS TO BE PAINTED TO MATCH MONOPINE AND ALL ANTENNAS TO BE FOLIAGE WRAPPED.
- CONTRACTOR TO FIELD CUT ANTENNA MOUNT AS REQUIRED.
- C-BAND ANTENNAS CANNOT BE PAINTED OR FOILAGE WRAPPED. VINYL WRAP WILL BE REQUIRED.



7670 S. CHESTER ST.  
CENTENNIAL, CO 80112



1997 ANNAPOLIS EXCHANGE PARKWAY,  
SUITE 200  
ANNAPOLIS, MD 21401



1825 W. WALNUT HILL LANE, SUITE 120  
IRVING, TEXAS 75038  
1-855-669-5421

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PRINTED MEDIA ONLY.

## SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	04/07/22	90% ZD	PSK
0	04/18/22	100% ZD	VAS
1	01/31/23	100% ZD	MVF
2	09/10/24	100% ZD	PKS
3	10/03/24	100% ZD	PKS
4	10/07/24	100% ZD	DAB
5	01/21/25	100% ZD	PCG



## SITE INFORMATION

SITE NAME:  
CO.HWY287\_AND\_TOWER

N/A

SITE ID: COL01816

FA#: 15201938

SITE ADDRESS:  
17700 E COLFAX AVE  
AURORA, CO 80011  
ARAPAHOE COUNTY

## SHEET DESCRIPTION

EQUIPMENT AND  
ANTENNA LAYOUT

SHEET NO.

R-4

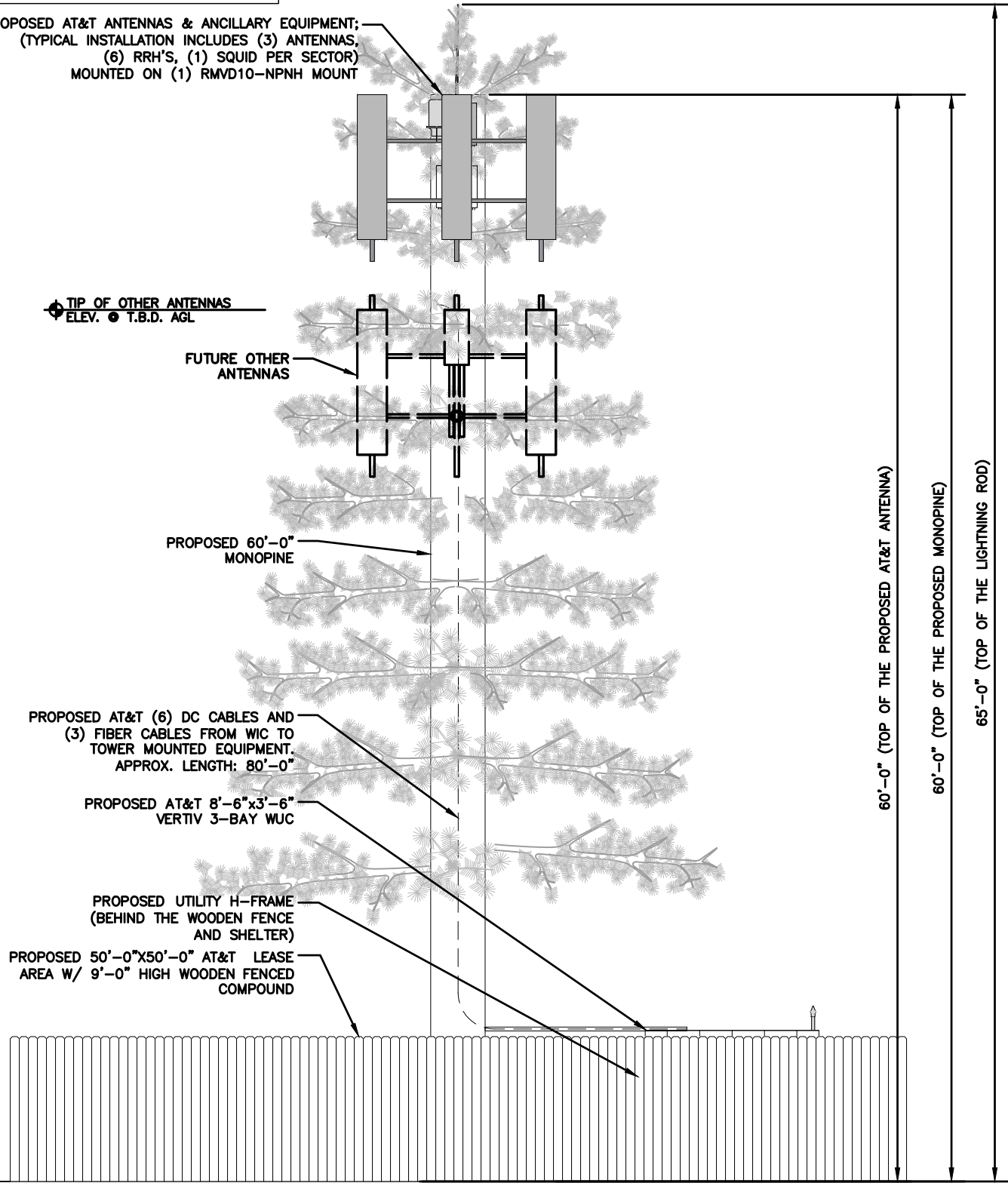


- NOTES:
- ALL ANTENNAS (EXCEPT C-BAND ANTENNAS), MOUNTS, RRHS, SQUIDS TO BE PAINTED TO MATCH MONOPINE AND ALL ANTENNAS TO BE FOLIAGE WRAPPED.
  - CONTRACTOR TO FIELD CUT ANTENNA MOUNT AS REQUIRED.
  - C-BAND ANTENNAS CANNOT BE PAINTED OR FOILAGE WRAPPED. VINYL WRAP WILL BE REQUIRED.

THE PORTION OF ANY EQUIPMENT INSTALLED ON THE GROUND NOT COVERED BY THE WOOD FENCE SHALL HAVE A FINISHED STEEL DECOR.

COTTONWOOD STORAGE DEVELOPMENT

PROPOSED AT&T ANTENNAS & ANCILLARY EQUIPMENT;  
(TYPICAL INSTALLATION INCLUDES (3) ANTENNAS,  
(6) RRH'S, (1) SQUID PER SECTOR)  
MOUNTED ON (1) RMVD10-NPNH MOUNT



PROPOSED SOUTH ELEVATION



SCALE: 3/32"=1'-0" (11x17)  
(OR) 3/16"=1'-0" (22x34)

1

NOTE:  
THE ANTENNA AND EQUIPMENT SHALL BE PAINTED TO MATCH OR BLEND WITH THE MONOPINE BRANCHES AND POLE COLOR.

PENDING MONOPINE DESIGN FOR BRANCH PLACEMENT

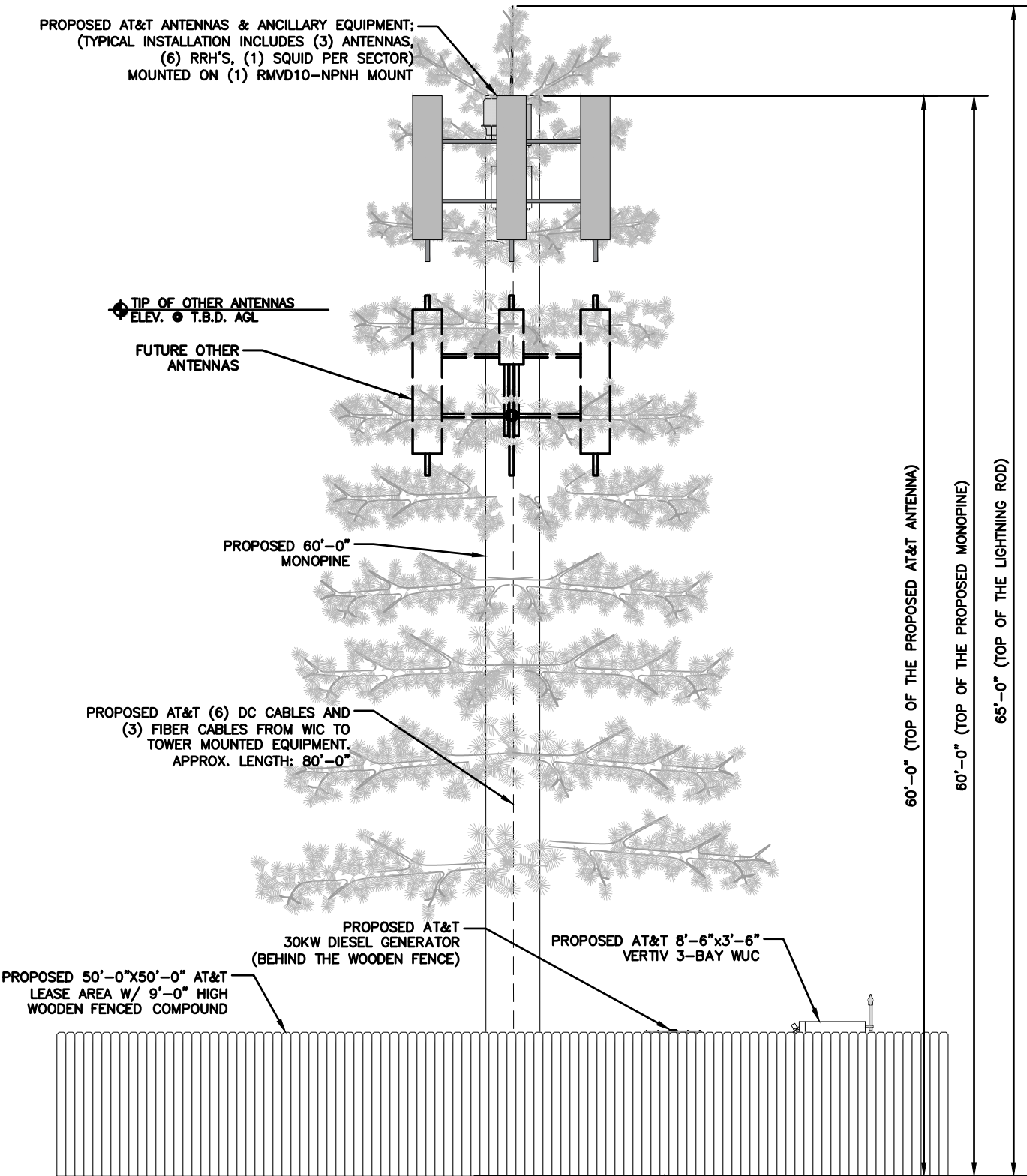
NOTE:  
STRUCTURAL ANALYSIS AND MOUNT ANALYSIS TO BE PERFORMED PRIOR TO EQUIPMENT INSTALLATION IN ORDER TO VERIFY THAT THE STRUCTURE IS ADEQUATE TO SUPPORT THE PROPOSED EQUIPMENT.

- NOTES:
- ALL ANTENNAS (EXCEPT C-BAND ANTENNAS), MOUNTS, RRHS, SQUIDS TO BE PAINTED TO MATCH MONOPINE AND ALL ANTENNAS TO BE FOLIAGE WRAPPED.
  - CONTRACTOR TO FIELD CUT ANTENNA MOUNT AS REQUIRED.
  - C-BAND ANTENNAS CANNOT BE PAINTED OR FOILAGE WRAPPED. VINYL WRAP WILL BE REQUIRED.

PENDING MONOPINE DESIGN FOR BRANCH PLACEMENT

THE PORTION OF ANY EQUIPMENT INSTALLED ON THE GROUND NOT COVERED BY THE WOOD FENCE SHALL HAVE A FINISHED STEEL DECOR.

PROPOSED AT&T ANTENNAS & ANCILLARY EQUIPMENT;  
(TYPICAL INSTALLATION INCLUDES (3) ANTENNAS,  
(6) RRH'S, (1) SQUID PER SECTOR)  
MOUNTED ON (1) RMVD10-NPNH MOUNT



PROPOSED WEST ELEVATION



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

2



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SUBMITTALS			
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A	04/07/22	90% ZD	PSK
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#### SITE INFORMATION

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CO.HWY287\_AND\_TOWER

N/A

SITE ID: COL01816

FA#: 15201938

**SITE ADDRESS:**  
17700 E COLFAX AVE  
AURORA, CO 80011  
ARAPAHOE COUNTY

#### SHEET DESCRIPTION

TOWER ELEVATIONS

SHEET NO.

R-5