

Verizon

DEN ALTURA

SITE # 306814 / PROJECT# 20141107018
 14195 MONTVIEW BLVD., AURORA CO 80011
 ZONING DRAWINGS

SITE PHOTO



PREPARED FOR:



3131 S VAUGHN WAY, SUITE 550
 AURORA, CO 80014

CONSULTING FIRM



3 INVERNESS DRIVE EAST, SUITE 200
 ENGLEWOOD, CO, 80112

PROJECT NO: 20141107018

DRAWN BY: BR

CHECKED BY: RF

A 10/26/16 90% ZD's BR

1 02/13/17 FINAL ZDS CE

REV	DATE	DESCRIPTION

PROJECT INFORMATION

DEN ALTURA
 14195 E. MONTVIEW BLVD.
 AURORA, CO 80011

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T1

GENERAL NOTES

1. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
2. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
3. LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.
4. THIS PROJECT IS AN UNMANNED FACILITY AND WILL HAVE NO IMPACT ON WATER OR SEWER SERVICES.
5. NO PARKING WILL BE EFFECTED BY THIS PROJECT.

PROJECT DESCRIPTION

THIS IS A NEW VERIZON WIRELESS NEW BUILD TELECOMMUNICATIONS SITE WHICH CONSISTS OF THE INSTALLATION OF A NEW MONOPINE TOWER, NEW PANEL, ANTENNAS, RRH UNITS, & OVP UNITS WILL BE MOUNTED ON TOWER. NEW TOWER, OUTDOOR CABINETS, & A GENERATOR WILL BE INSTALLED INSIDE A NEW CMU ENCLOSURE.

SITE DIRECTIONS

FROM THE VERIZON WIRELESS OFFICE LOCATED AT 3131 SOUTH VAUGHN WAY, AURORA, CO. HEAD SOUTH ON VAUGHN WAY TO S PARKER RD. TRAVEL NORTH ON PARKER RD TO NORTH I-225. TRAVEL NORTH ON I-225 TO EXIT 10 BUS. RTE 700 COLFAX AVE. TURN RIGHT ON COLFAX AVE. TRAVEL EAST ON COLFAX TO SABLE BLVD. TURN LEFT ON SABLE BLVD TO GO NORTH TO E MONTVIEW BLVD. TURN LEFT ON MONTVIEW BLVD. TRAVEL WEST ON MONTVIEW BLVD TO FITZSIMON JUNCTION APARTMENTS ON THE NORTH SIDE OF THE ROAD.

VICINITY MAP



SHEET INDEX

- T1 TITLE SHEET
- LS-1 BOUNDARY DETAIL
- LS-2 SURVEY DETAIL
- Z1 SITE SETBACK PLAN
- Z2 OVERALL SITE PLAN
- Z3 ENLARGED SITE PLAN
- Z4 ELEVATIONS
- Z5 NEW EQUIPMENT & ANTENNA LAYOUT PLAN

PROJECT DATA

ZONING: R-2
 APN: 0182131221001
 OCCUPANCY: VB- EXISTING UNMANNED TELECOMMUNICATIONS SITE
 EXISTING LEASE AREA: 380 SQ FT (EQUIPMENT AREAS)
 JURISDICTION: CITY OF AURORA
 GOVERNING CODES: 2015 IBC, 2015 IFC, 2015 IMC, 2015 IECC, 2014 NEC

CLIENT

VERIZON WIRELESS
 3131 S. VAUGHN WAY #550
 AURORA, CO 80014
 CONTACT: DEBBIE ESSERT
 PHONE: (303) 873-2726

RF ENGINEER

VERIZON WIRELESS
 3131 S. VAUGHN WAY #550
 AURORA, CO 80014
 CONTACT: BILL KOWALCHUK
 PHONE: (303) 929-2011

CONSTRUCTION MANAGER

VERIZON WIRELESS
 3131 S. VAUGHN WAY #550
 AURORA, CO 80014
 CONTACT: CHAD WEBER
 PHONE: (303) 503-6700

PROPERTY OWNER

KURTEX MANAGEMENT CO INC.
 14195 MONTVIEW PARTNERS LLC
 CONTACT: KURT LOCHMILLER
 PHONE: (303) 739-0360

SITE ACQUISITION

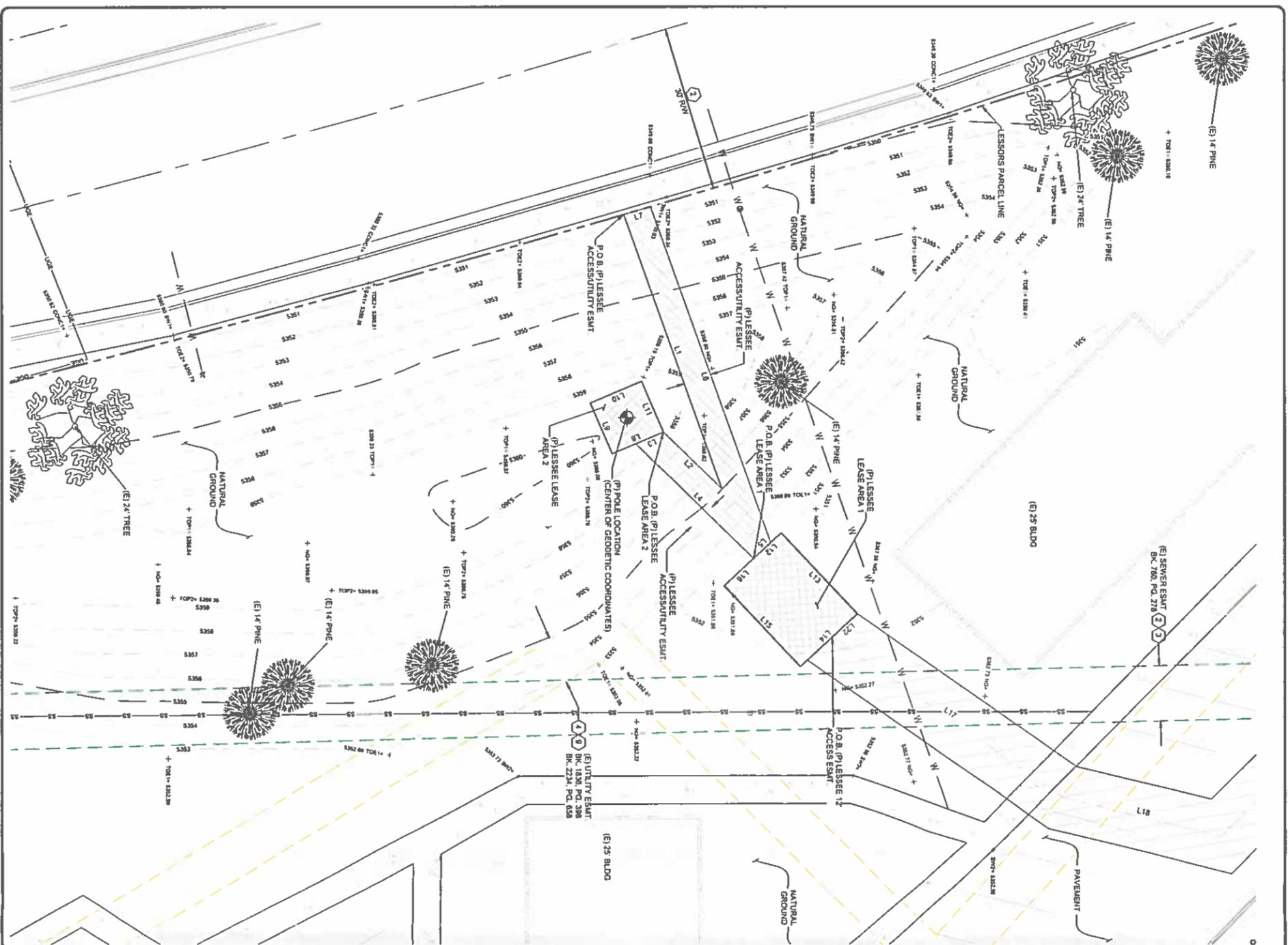
CI OSSER CONSULTING LLC
 1917 LOWELL BLVD
 DENVER, CO 80204
 CONTACT: KELLY HARRISON
 PHONE: (303) 748-0599

DESIGNER

PINNACLE CONSULTING
 3 INVERNESS DRIVE E, STE 200
 ENGLEWOOD, CO 80112
 CONTACT: ROLAND FLATER
 PHONE: (720) 460-2090

PROPOSED SITE LOCATION - 1A SURVEY

LATITUDE: 39° 44' 55.58" NORTH (NAD83)
 LONGITUDE: 104° 49' 29.54" WEST (NAD83)
 GROUND ELEVATION @ 5360' (NAVD88)



LESSEE ACCESSIBILITY EASEMENT LEGAL DESCRIPTION
 A PORTION OF PHASE 1 LOT 1, BLOCK 1, SABLE VILLAGE SUBDIVISION PLUNG NO. 2, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 13, AT PAGE 102, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID PHASE 1 FROM WHICH THE SOUTHWEST CORNER OF SAID PHASE 1 BEARS NORTH 89°32'36" EAST, 288.99 FEET TO THE LEFT WITH A CHORD BEARING OF N11°58'50"W, 481.19 FEET AND HAVING A RADIUS OF 3143.74 FEET THROUGH A CENTRAL ANGLE OF 88°46'42" AN ARC LENGTH OF 481.68 FEET THENCE DEPARTING SAID WEST LINE NORTH 70°28'07" EAST, 52.44 FEET THENCE NORTH 44°18'20" WEST, 14.61 FEET TO THE POINT OF BEGINNING, 5.42 FEET THENCE NORTH 44°18'20" WEST, 28.32 FEET TO THE POINT OF BEGINNING, THENCE NORTH 45°03'38" WEST, 62.76 FEET THENCE NORTH 48°58'32" EAST, 20.00 FEET THENCE SOUTH 45°03'38" EAST, 14.00 FEET THENCE SOUTH 48°58'32" WEST, 20.00 FEET THENCE NORTH 45°03'38" WEST, 7.24 FEET TO THE POINT OF BEGINNING.

LESSEE LEASE AREA 2 LEGAL DESCRIPTION
 A PORTION OF PHASE 1 LOT 1, BLOCK 1, SABLE VILLAGE SUBDIVISION PLUNG NO. 2, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 13, AT PAGE 102, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID PHASE 1 FROM WHICH THE SOUTHWEST CORNER OF SAID PHASE 1 BEARS NORTH 89°32'36" EAST, 288.99 FEET THENCE NORTHERLY ALONG THE WEST LINE OF SAID PHASE 1 ALSO BEING A CURVE TO THE LEFT WITH A CHORD BEARING OF N11°58'50"W, 481.19 FEET AND HAVING A RADIUS OF 3143.74 FEET THROUGH A CENTRAL ANGLE OF 88°46'42" AN ARC LENGTH OF 481.68 FEET THENCE DEPARTING SAID WEST LINE NORTH 70°28'07" EAST, 52.44 FEET THENCE NORTH 44°18'20" WEST, 14.61 FEET TO THE POINT OF BEGINNING, 5.42 FEET THENCE NORTH 44°18'20" WEST, 28.32 FEET TO THE POINT OF BEGINNING, THENCE NORTH 45°03'38" WEST, 62.76 FEET THENCE NORTH 48°58'32" EAST, 20.00 FEET THENCE SOUTH 45°03'38" EAST, 14.00 FEET THENCE SOUTH 48°58'32" WEST, 20.00 FEET THENCE NORTH 45°03'38" WEST, 7.24 FEET TO THE POINT OF BEGINNING.

LESSEE LEASE AREA 1 LEGAL DESCRIPTION
 A PORTION OF PHASE 1 LOT 1, BLOCK 1, SABLE VILLAGE SUBDIVISION PLUNG NO. 2, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 13, AT PAGE 102, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID PHASE 1 FROM WHICH THE SOUTHWEST CORNER OF SAID PHASE 1 BEARS NORTH 89°32'36" EAST, 288.99 FEET THENCE NORTHERLY ALONG THE WEST LINE OF SAID PHASE 1 ALSO BEING A CURVE TO THE LEFT WITH A CHORD BEARING OF N11°58'50"W, 481.19 FEET AND HAVING A RADIUS OF 3143.74 FEET THROUGH A CENTRAL ANGLE OF 88°46'42" AN ARC LENGTH OF 481.68 FEET THENCE DEPARTING SAID WEST LINE NORTH 70°28'07" EAST, 52.44 FEET THENCE NORTH 44°18'20" WEST, 14.61 FEET TO THE POINT OF BEGINNING, 5.42 FEET THENCE NORTH 44°18'20" WEST, 28.32 FEET TO THE POINT OF BEGINNING, THENCE NORTH 45°03'38" WEST, 62.76 FEET THENCE NORTH 48°58'32" EAST, 20.00 FEET THENCE SOUTH 45°03'38" EAST, 14.00 FEET THENCE SOUTH 48°58'32" WEST, 20.00 FEET THENCE NORTH 45°03'38" WEST, 7.24 FEET TO THE POINT OF BEGINNING.

LESSEE ACCESS EASEMENT LEGAL DESCRIPTION
 A PORTION OF PHASE 1 LOT 1, BLOCK 1, SABLE VILLAGE SUBDIVISION PLUNG NO. 2, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 13, AT PAGE 102, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID PHASE 1 FROM WHICH THE SOUTHWEST CORNER OF SAID PHASE 1 BEARS NORTH 89°32'36" EAST, 288.99 FEET THENCE NORTHERLY ALONG THE WEST LINE OF SAID PHASE 1 ALSO BEING A CURVE TO THE LEFT WITH A CHORD BEARING OF N11°58'50"W, 481.19 FEET AND HAVING A RADIUS OF 3143.74 FEET THROUGH A CENTRAL ANGLE OF 88°46'42" AN ARC LENGTH OF 481.68 FEET THENCE DEPARTING SAID WEST LINE NORTH 70°28'07" EAST, 52.44 FEET THENCE NORTH 44°18'20" WEST, 14.61 FEET THENCE SOUTH 70°28'07" EAST, 52.44 FEET THENCE NORTH 44°18'20" WEST, 28.32 FEET THENCE NORTH 45°03'38" WEST, 62.76 FEET THENCE NORTH 48°58'32" EAST, 20.00 FEET THENCE SOUTH 45°03'38" EAST, 14.00 FEET THENCE SOUTH 48°58'32" WEST, 20.00 FEET THENCE NORTH 45°03'38" WEST, 7.24 FEET TO THE POINT OF BEGINNING.

LINE	LENGTH	BEARING
L1	52.44	N70°28'20"E
L2	14.61	S44°18'20"W
L3	5.42	S27°05'23"E
L4	29.32	N44°18'20"E
L5	4.18	N43°03'28"W
L6	64.23	S70°28'20"W
L7	5.01	S16°25'36"E
L8	10.00	S27°05'23"E
L9	10.00	S66°54'35"W
L10	10.00	N27°05'23"W
L11	10.00	N66°54'35"E
L12	6.76	N43°03'28"W
L13	20.00	N46°58'32"E
L14	14.00	S43°03'28"E
L15	20.00	S46°58'32"W
L16	7.24	N43°03'28"W
L17	60.38	N35°02'31"E
L18	20.34	N17°41'13"E
L19	111.28	N45°00'00"W
L20	24.65	N80°00'00"W
L21	73.35	S44°06'12"W
L22	6.13	S43°03'28"E

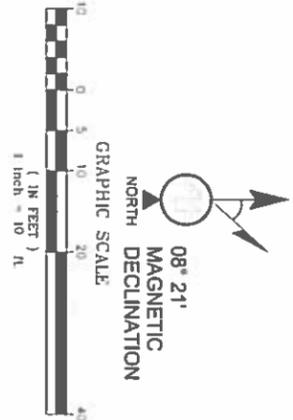


POSITION OF GEODETIC COORDINATES
 LATITUDE: 39°42'56.88" NORTH (NAD83)
 LONGITUDE: 104°47'28.54" WEST (NAD83)
 ELEVATION @ GROUND: 5380' (NAVD83)

LEGEND

- BLDG TOP OF BUILDING
- EL. ELEVATION
- F3 FINISHED SURFACE
- FG NATURAL GROUND
- PRPT TOP OF PARAPET
- SW SIDEWALK
- TBC TOP BACK OF CURB
- SPOT ELEVATION
- E3 ELECTRICAL TRANSFORMER
- E2 ELECTRICAL CABINET
- E1 ELECTRICAL VAULT
- TV TELEVISION VAULT
- LP LIGHT POST
- RD ROOF DRAIN
- Y FINE DEPT CONNECTION
- W WATER VALVE
- M WATER METER
- WATERLINE PREVENTER
- WATER MASHOLE
- TELEPHONE PULL BOX
- SANITARY SEWER MASHOLE
- GAS METER
- IRRIGATION CONTROL VALVE
- DECIDUOUS TREE
- BUSH
- CONIFEROUS TREE
- SPR
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- MONUMENT LINE
- CENTRILINE
- WIRE OR BARBED WIRE FENCE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
C1	481.68	3143.74	88°46'42"	N11°58'50"W	481.19



FIELD BY:	JMS
DRAWN BY:	BAB
CHECKED BY:	RLF

REVISIONS		
10	01/08/17	REVISION
9	12/05/16	REVISION
8	11/30/16	FINAL
7	10/20/16	REVISION-CAS
6	03/09/16	REVISION
5	03/03/16	REVISION
4	12/29/15	FINAL
NO.	DATE	DESCRIPTION

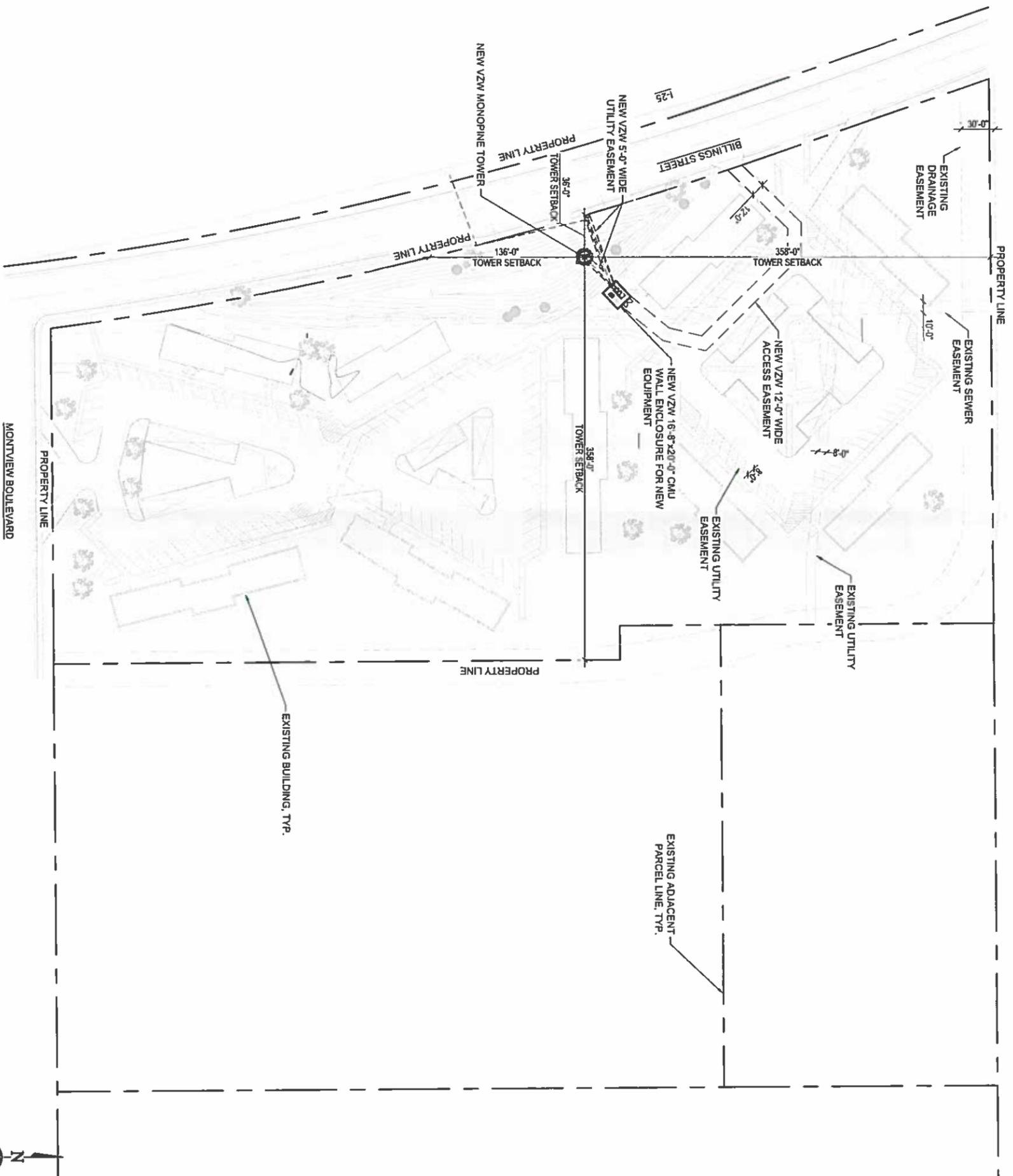
REUSE OF DOCUMENT
 THE DATA & DESIGN INCORPORATED HEREON, AS AN
 PROPERTY OF RLE CONSULTING, LLC ARE NOT TO BE
 USED FOR ANY OTHER PROJECT WITHOUT WRITTEN
 AUTHORIZATION OF RLE CONSULTING, LLC

PROJECT NO.
10008238
 SITE NAME:
 DEN ALTURA
 SITE ADDRESS:
 14195 MONTVIEW BLVD.
 AURORA, CO. 80011

SHEET TITLE
SURVEY DETAIL

SHEET NO.
LS-2
 REVISION:

SETBACK TABLE	
NORTH	±155'-0"
SOUTH	±135'-0"
WEST	±136'-0"
EAST	±155'-0"



PREPARED FOR:



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

CONSULTING FIRM



3 INVERNESS DRIVE EAST, SUITE 200
ENGLEWOOD, CO. 80112

PROJECT NO: 20141197018

DRAWN BY: BR

CHECKED BY: RF

A 10/25/16 90% ZD'S BR

1 02/13/17 FINAL ZD'S CE

REV	DATE	DESCRIPTION

PROJECT INFORMATION

DEN ALTURA
14195 E. MONTVIEW BLVD.
AURORA, CO 80011

SHEET TITLE

SITE SETBACK PLAN

SHEET NUMBER

Z1

PREPARED FOR:



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

CONSULTING FIRM



3 INVERNESS DRIVE EAST, SUITE 200
ENGLEWOOD, CO 80112

PROJECT NO. 20141107018

DRAWN BY: BR

CHECKED BY: RF

A 10/26/16 90% ZD's BR

I 02/13/17 FINAL ZD'S CE

REV	DATE	DESCRIPTION

PROJECT INFORMATION

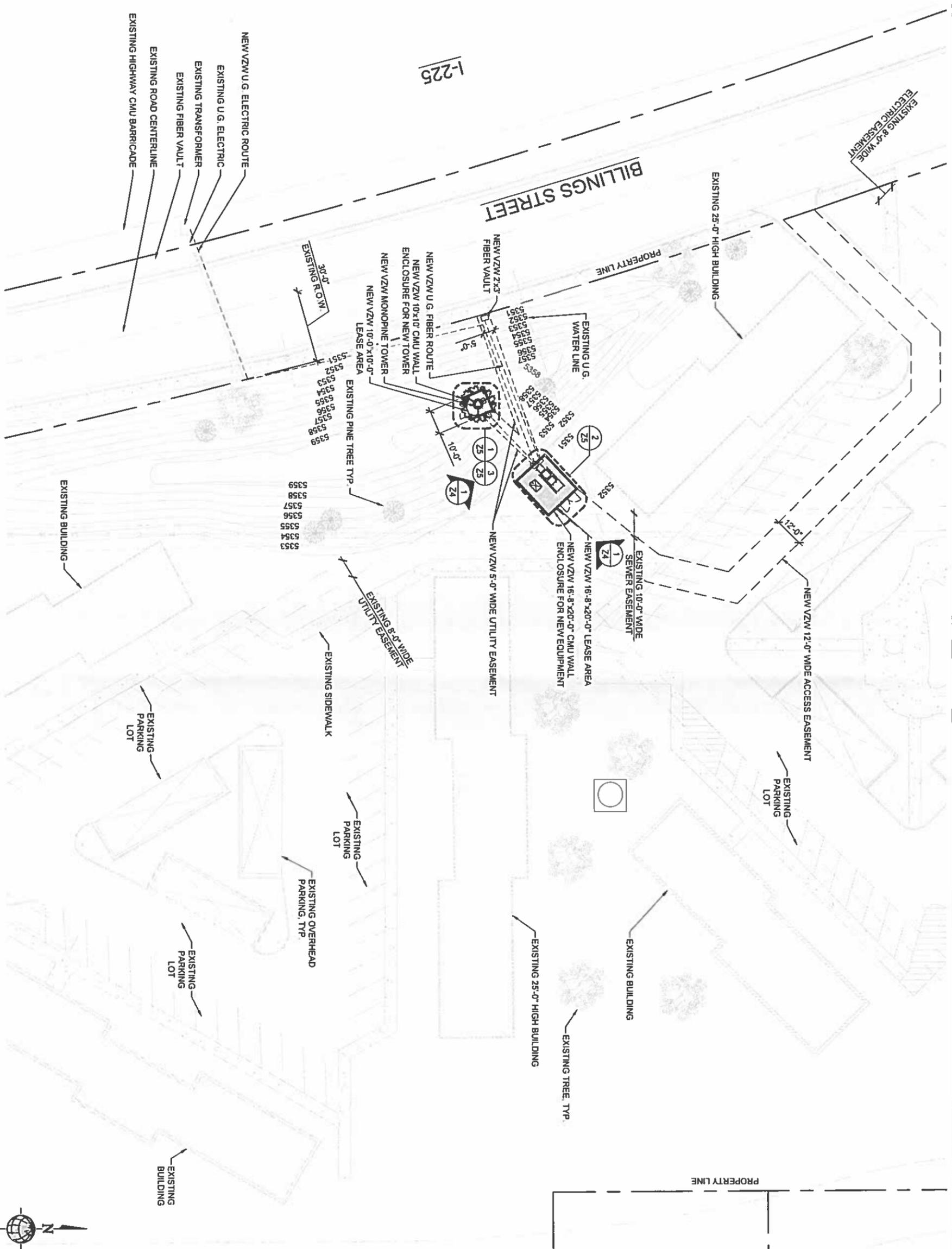
DEN ALTURA
14195 E. MONTVIEW BLVD.
AURORA, CO 80011

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

22



PREPARED FOR:



3131 S VAUGHN WAY, SUITE 550
AURORA, CO 80014

CONSULTING FIRM



3 INVERNESS DRIVE EAST, SUITE 200
ENGLEWOOD, CO 80112

PROJECT NO: 20141107018

DRAWN BY: BR

CHECKED BY: RF

A 10/26/18 90% ZD's BR

1 02/13/17 FINAL ZD'S CE

REV	DATE	DESCRIPTION

PROJECT INFORMATION

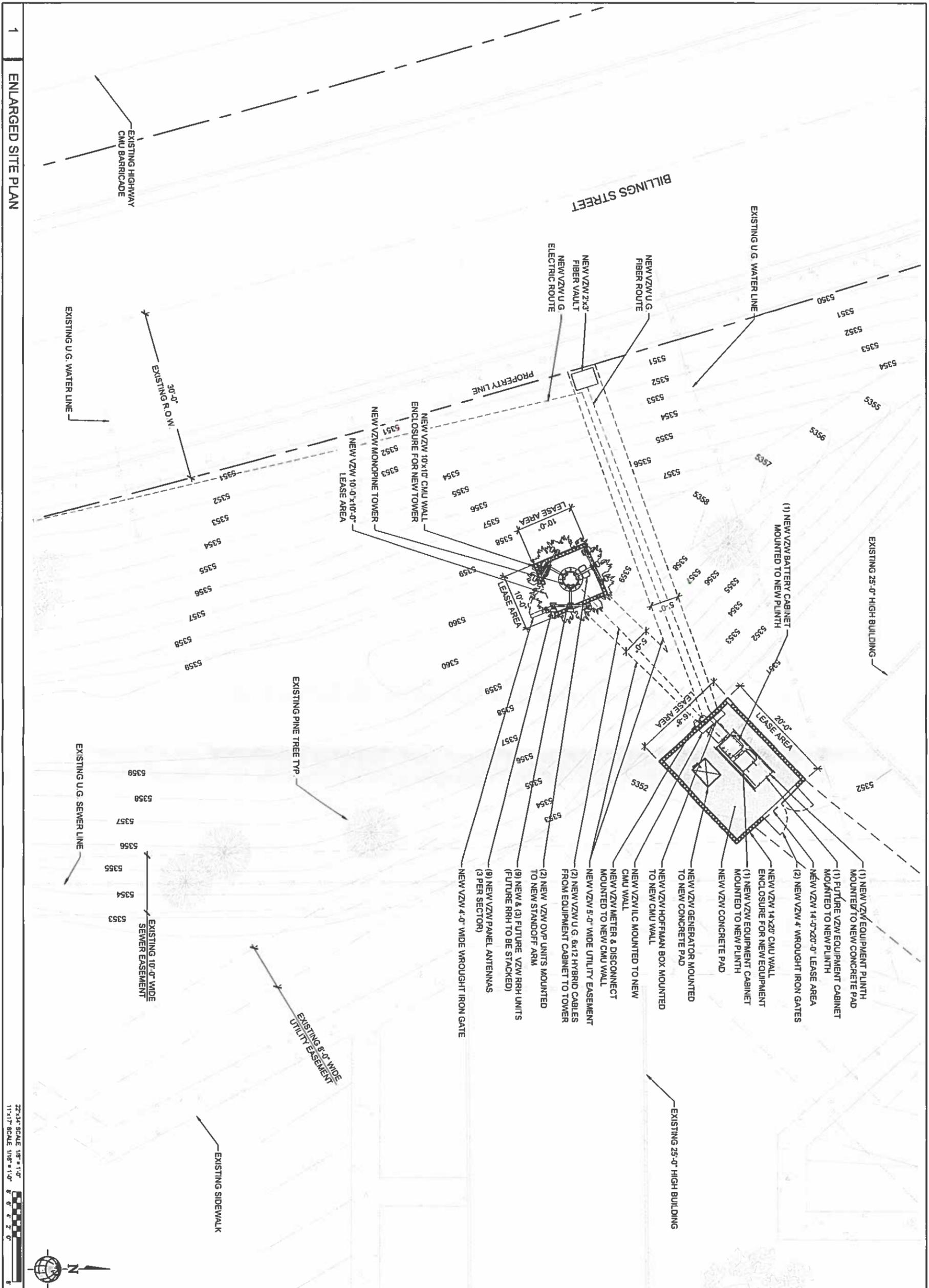
DEN ALTURA
14195 E. MONTVIEW BLVD.
AURORA, CO 80011

SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

Z3



PREPARED FOR:



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

CONSULTING FIRM



Construction - Project Management - Site Development

3 INVERNESS DRIVE EAST, SUITE 200
ENGLEWOOD, CO. 80112

PROJECT NO: 20141107018

DRAWN BY: BR

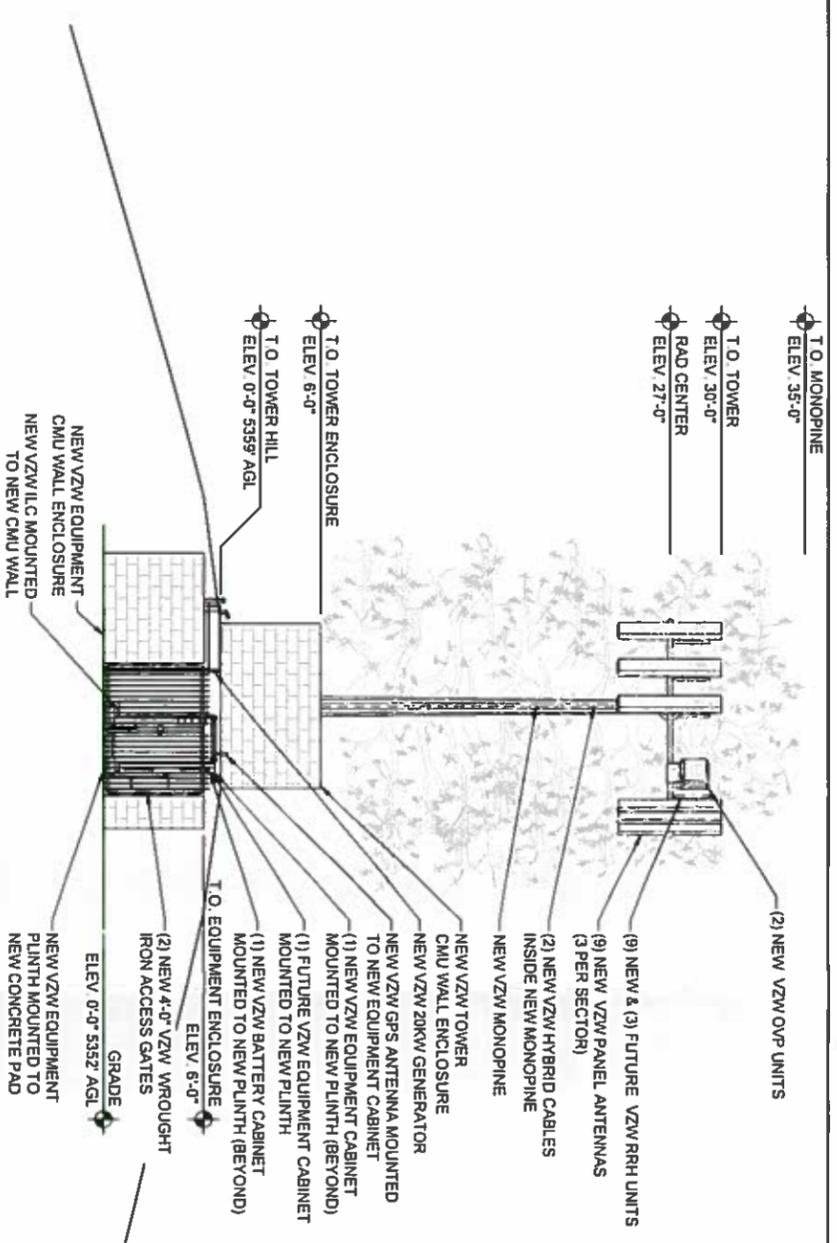
CHECKED BY: RF

A 10/26/16 90% ZD's BR

1 02/13/17 FINAL ZD's CE

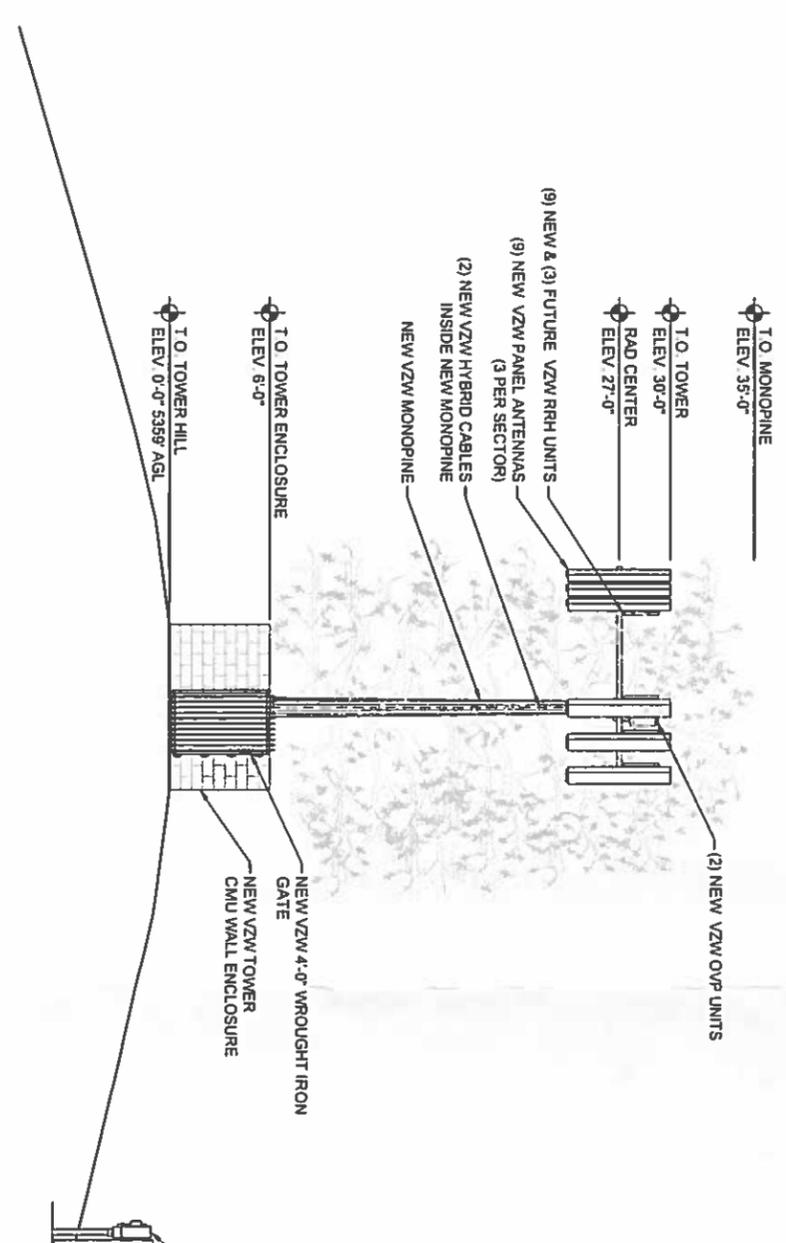
REV	DATE	DESCRIPTION

1 NEW SOUTHWEST ELEVATION



27'-0" SCALE 3/16" = 1'-0"
11'-0" SCALE 3/32" = 1'-0"

2 NEW NORTHWEST ELEVATION



27'-0" SCALE 3/16" = 1'-0"
11'-0" SCALE 3/32" = 1'-0"

PROJECT INFORMATION

DEN ALTURA
14195 E MONTVIEW BLVD.
AURORA, CO 80011

SHEET TITLE

ELEVATIONS

SHEET NUMBER

Z4

PREPARED FOR:



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

CONSULTING FIRM



3 INVERNESS DRIVE EAST, SUITE 200
ENGLEWOOD, CO 80112

PROJECT NO. 20141107018

DRAWN BY: BR

CHECKED BY: RF

A 10/26/16 50% ZDS BR

1 02/13/17 FINAL ZDS CE

REV	DATE	DESCRIPTION

PROJECT INFORMATION

DENALTURA
14195 E. MONTVIEW BLVD.
AURORA, CO 80011

SHEET TITLE

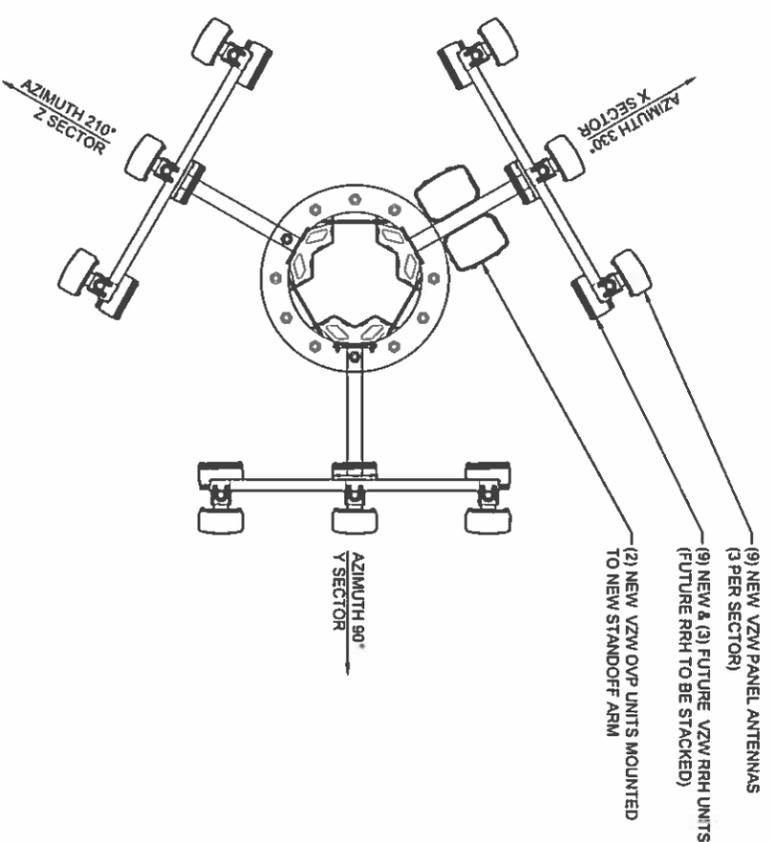
NEW EQUIPMENT &
ANTENNA LAYOUT PLAN

SHEET NUMBER

25

NEW ANTENNA SCHEDULE:

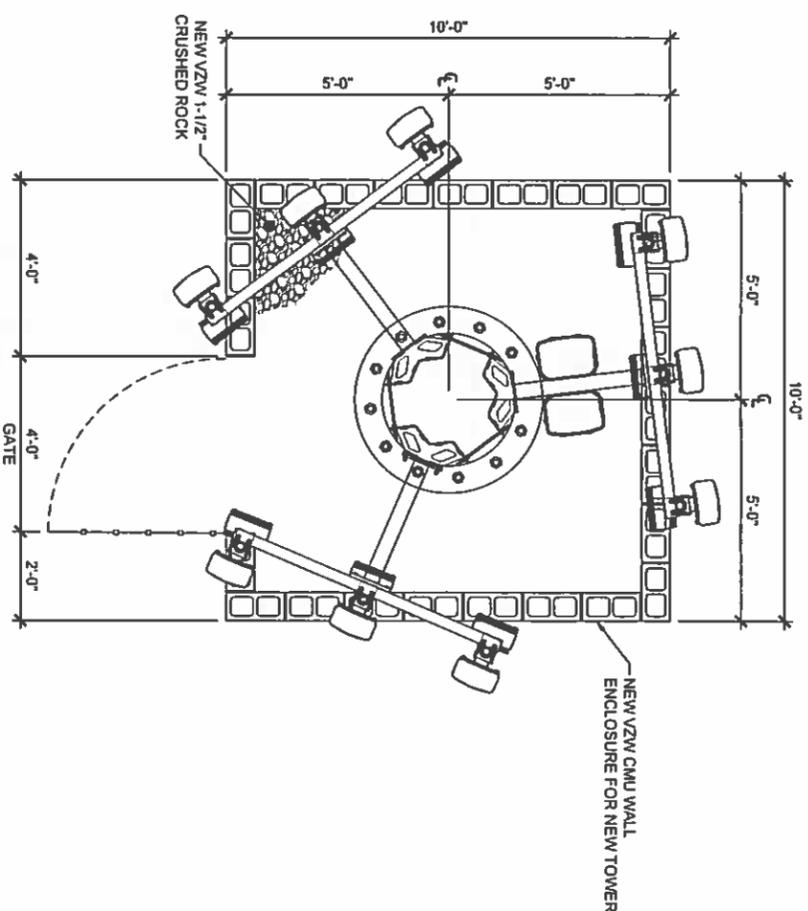
SECTOR	RAD CENTER	AZIMUTH	RRH UNITS	ANTENNA TYPE	QUANTITY	MOUNT TYPE
X	27'-0"	330°	(3) NEW & (1) FUTURE	6 PANEL ANTENNA	3	FLUSH PIPE MOUNT
Y	27'-0"	90°	(3) NEW & (1) FUTURE	6 PANEL ANTENNA	3	
Z	27'-0"	210°	(3) NEW & (1) FUTURE	6 PANEL ANTENNA	3	



3 NEW ANTENNA LAYOUT PLAN

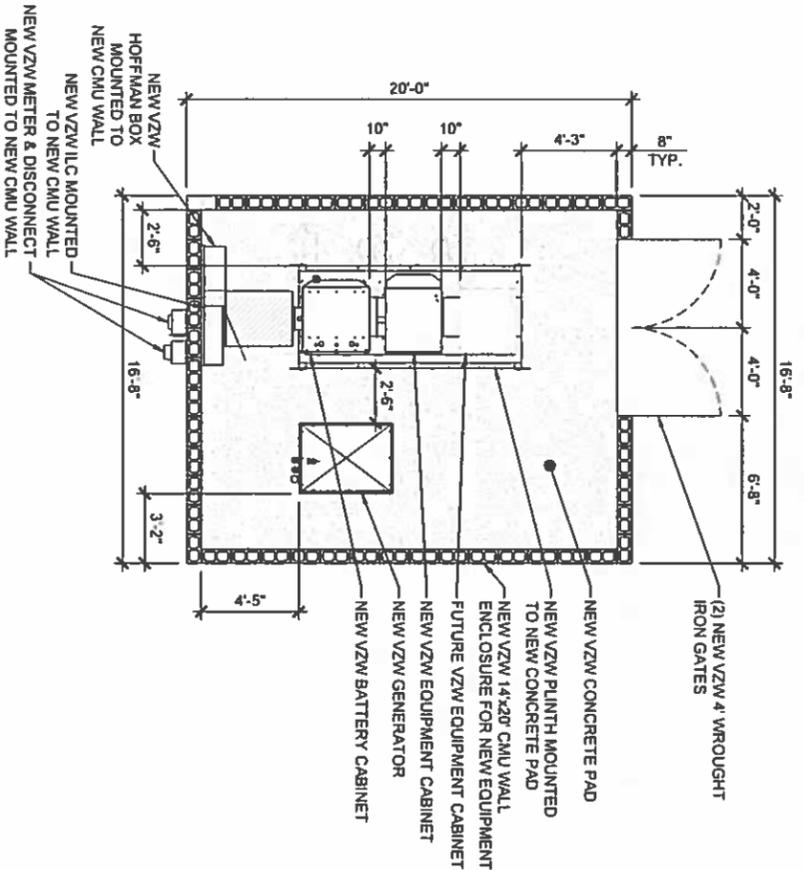
27'-0" SCALE 1/8" = 1'-0"
11'-0" SCALE 1/8" = 1'-0"

1 CMU WALL @ TOWER



27'-0" SCALE 1/8" = 1'-0"
11'-0" SCALE 1/8" = 1'-0"

2 NEW EQUIPMENT PLAN



27'-0" SCALE 1/8" = 1'-0"
11'-0" SCALE 1/8" = 1'-0"