



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	

REV DATE DESCRIPTION

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

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.

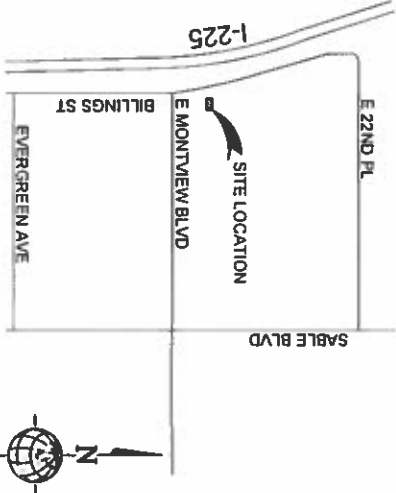
PROJECT DESCRIPTION

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

PROPOSED SITE LOCATION - 1A SURVEY

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

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) 925-2011

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

CLOSSER 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

APPROVALS

VERIZON (RF): _____ DATE: _____

VERIZON (CONST): _____ DATE: _____

VERIZON (RE): _____ DATE: _____

LANDLORD: _____ DATE: _____

DEN ALTURA

14195 E. MONTVIEW BLVD.
AURORA, CO 80011

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T1

LESSOR'S LEGAL DESCRIPTION
PROPERTY LOCATED IN ADAMS CO
PHASE 1 LOT 1 BLOCK 1 SABLE VILLAGE SUBDIVISION PLAT NO. 2, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 13, AT PAGE 102, COUNTY OF ADAMS STATE OF COLORADO.
AND BEING THE SAME PROPERTY CONVEYED TO 14185 MONTVIEW BLVD PARTNERS, LP, A DELAWARE LIMITED PARTNERSHIP BY WARRANTY DEED DATED JUNE 02, 2009 AND RECORDED JUNE 05, 2009 IN INSTRUMENT NO. 200900004472.

SCHEDULE B EXCEPTIONS

1. PLAT RECORDED IN PLAT BOOK 13, PAGE 102.
2. EASEMENT IN FAVOR OF: ALTIIRA SANITATION DISTRICT RECORDED IN DEED BOOK 760, PAGE 278. AMENDMENT OF EASEMENT RECORDED ON: 04/09/1974. RECORDED IN: DEED BOOK 1923, PAGE 338.
3. GAS SYSTEM UTILITY EASEMENT IN FAVOR OF: PUBLIC SERVICE COMPANY OF COLORADO, ITS SUCCESSORS AND ASSIGNS. RECORDED ON: 12/21/1972. RECORDED IN: DEED BOOK 1836, PAGE 368.
4. GAS SYSTEM UTILITY EASEMENT IN FAVOR OF: PUBLIC SERVICE COMPANY OF COLORADO, ITS SUCCESSORS AND ASSIGNS. RECORDED ON: 05/01/1978. RECORDED IN: DEED BOOK 2234, PAGE 656.
5. PUBLIC SERVICE COMPANY OF COLORADO EASEMENT IN FAVOR OF: PUBLIC SERVICE COMPANY OF COLORADO, ITS SUCCESSORS AND ASSIGNS. RECORDED IN: INSTRUMENT NO. 2006000044839.

ITEMS 1, 5 THRU 8, 10 THRU 12, 18 AND 20 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

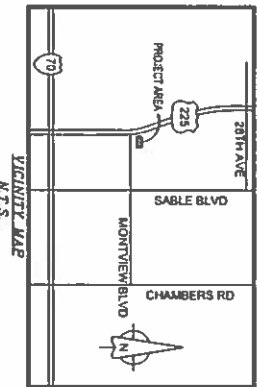
LINE TABLE

LINE	LENGTH	BEARING
L1	52.44	N77° 28' 27"E
L2	14.61	S44° 18' 20"W
L3	5.42	S27° 05' 25"E
L4	29.52	N44° 18' 20"E
L5	4.18	N43° 03' 28"W
L6	64.23	S70° 28' 20"W
L7	5.01	S18° 25' 56"E
L8	10.00	S27° 05' 25"E
L9	10.00	S66° 54' 35"W
L10	10.00	N23° 06' 25"W
L11	10.00	N66° 54' 35"E
L12	6.78	N43° 03' 28"W
L13	20.00	N48° 56' 32"E
L14	14.00	S47° 03' 28"E
L15	20.00	S48° 56' 32"W
L16	7.24	N43° 03' 28"W
L17	50.38	N35° 02' 51"E
L18	28.34	N12° 41' 13"E
L19	111.28	N45° 07' 00"W
L20	24.65	N80° 00' 00"W
L21	73.35	S44° 08' 12"W
L22	8.13	S47° 03' 28"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.
C1	481.86	3143.74	8°45'42"	N11° 58' 50"W
				481.19



GRAPHIC SCALE



- SURVEYOR NOTES
- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 21522861 EFFECTIVE DATE: 09/18/15.
 - DETERMINE ANY DEFECT IN TITLE.
 - THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
 - SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED REMOVAL, RELOCATION AND/OR REPAIR AGREEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

- PROJECT META DATA
- ELISIONS SHOWN HEREON ARE REPRESENTED IN 100% GPS DERIVED ELLIPSOID HEIGHTS. APPLYING GEOID OR SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
 - BOUNDARY SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATES. COORDINATE SYSTEM IS UTM ZONE 18N, DETERMINED BY GPS OBSERVATIONS.
 - FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 10/18/16.

LEGEND

- X CHISELED X
B ACCESS DRIVEWAY
N3 NATURAL GRADE
PV ASPHALT
RW RIGHT OF WAY
SW SIDEWALK
TBC TOP BACK OF CURB
TIC SPOT ELEVATION
E1 ELECTRICAL TRANSFORMER
E2 ELECTRICAL CABINET
E3 FIBER MANHOLE
F1 FIBER CABINET
F2 FIBER VAULT
T1 TELEPHONE VAULT
T2 TELEPHONE POLE BOX
L1 LIGHT POST
V VENT
P ROOF DRAIN
Y FIRE DEPT CONNECTION
F1 FIRE HYDRANT
W1 WATER VALVE
W2 BACKFLOW PREVENTER
W3 WATER MANHOLE
S1 SANITARY SEWER MANHOLE
G GAS METER
I IRRIGATION CONTROL VALVE
S1 STORM MANHOLE
D1 DECIDUOUS TREE
S1 SIGN
B1 BREAKLINE
P1 PROPERTY LINE (OTHER)
M1 MONUMENT LINE
C1 CENTERLINE
W1 WIRE OR BARBED WIRE FENCE



3480 E. ORCHARD RD. STE. 3850
CRAEWOOD VILLAGE, CO. 80111

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

REVISIONS	
10	01/06/17 REVISION
9	12/05/16 REVISION
8	11/20/16 FINAL
7	10/20/16 REVISION-CAS
6	03/09/16 REVISION
5	03/03/16 REVISION
4	12/28/15 FINAL
NO.	DATE DESCRIPTION

RLF CONSULTING
LAND SURVEY • MAPPING SOLUTIONS
3807 RYAN L. RD. STE. 100
WWW.RLFCONSULTING.COM • 303-445-0393

REUSE OF DOCUMENT
THE DEAS & DESIGN PROFESSIONAL HEREON AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

3807 RYAN L. RD. STE. 100
AURORA, CO 80014
SURVEYOR
01/08/17

PROJECT NO.
10008238

SITE NAME
DEN ALTURA

SITE ADDRESS
14195 MONTVIEW BLVD.
AURORA, CO. 80011

BOUNDARY DETAIL

SHEET NO.
LS-1

REVISION:

PREPARED FOR:



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

CONSULTING FIRM



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

PROJECT NO: 20141107018

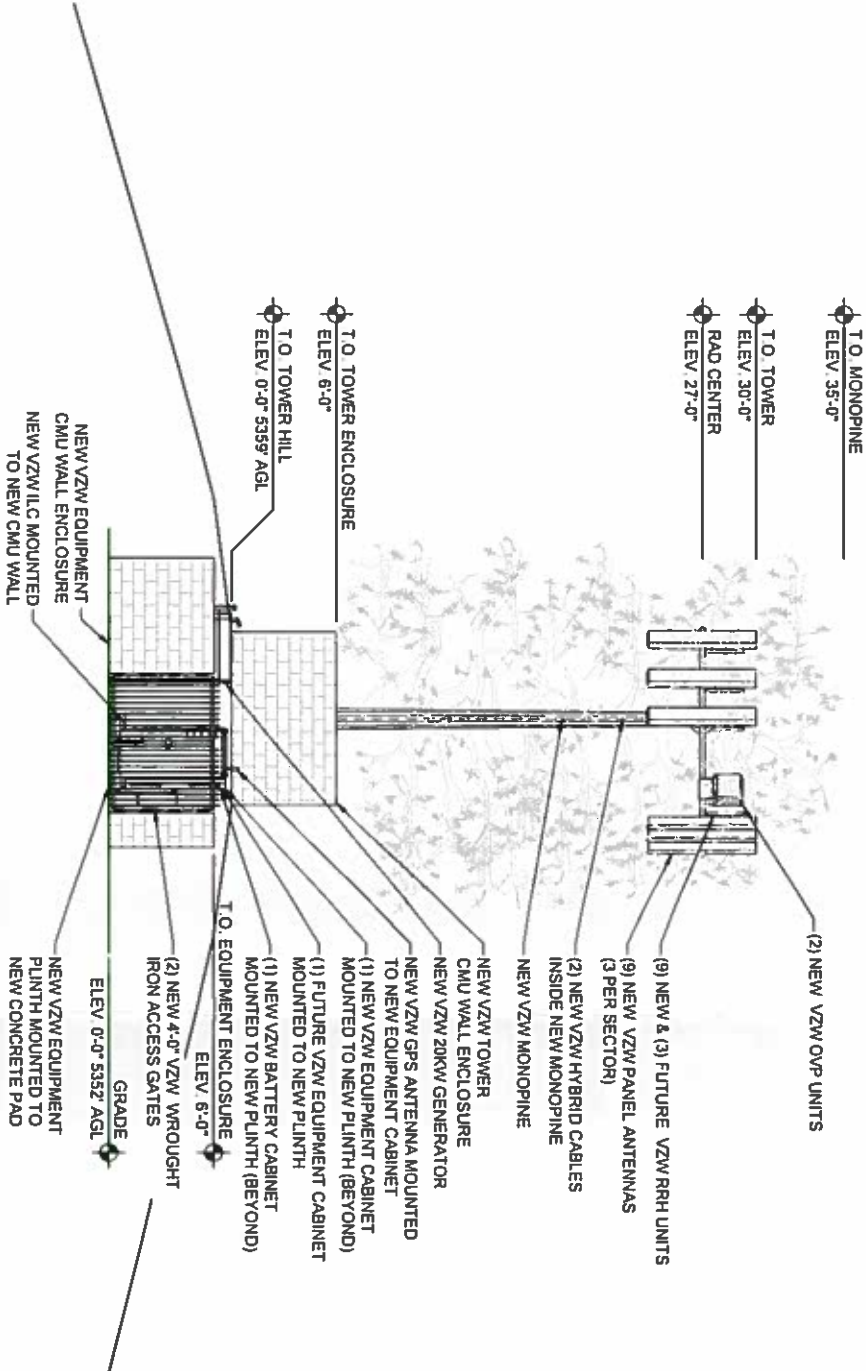
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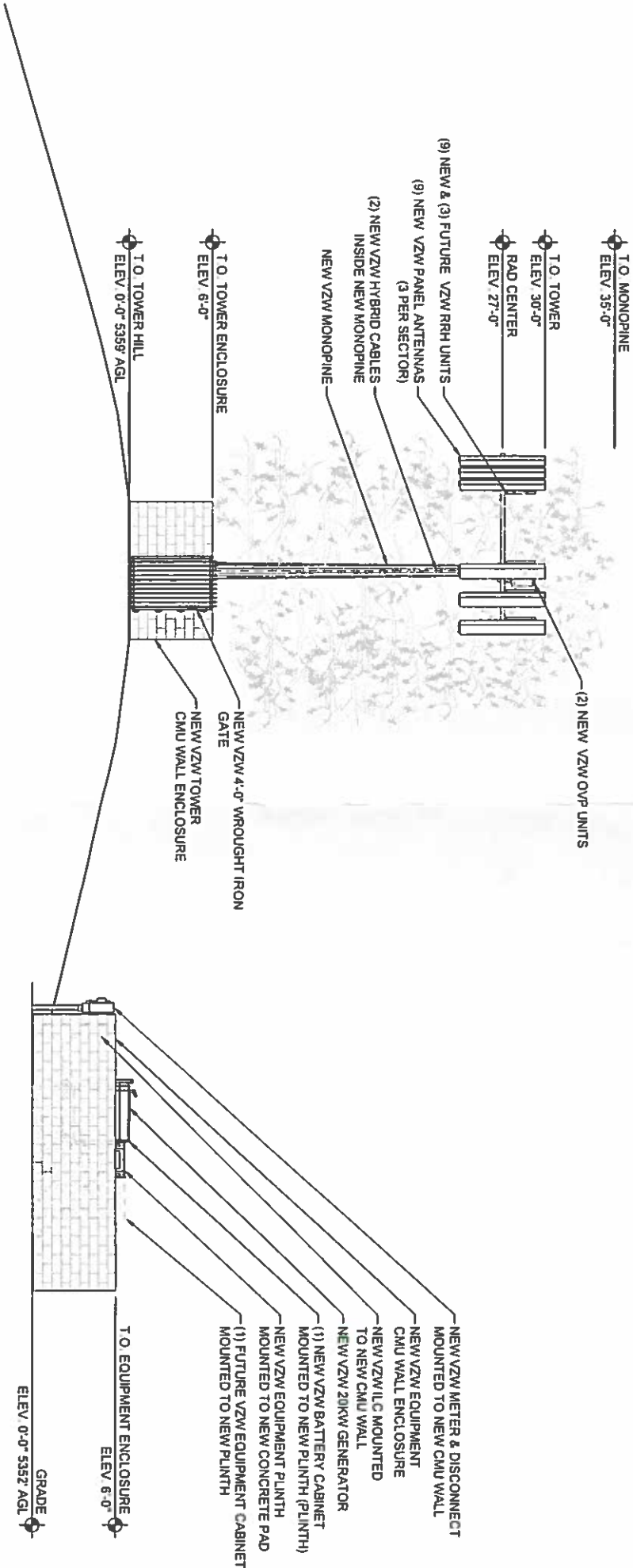
REV	DATE	DESCRIPTION

1 NEW SOUTHWEST ELEVATION



22'-0x30" SCALE 3/16" = 1'-0"
11'-0x17" SCALE 3/32" = 1'-0"

2 NEW NORTHWEST ELEVATION



22'-0x30" SCALE 3/16" = 1'-0"
11'-0x17" SCALE 3/32" = 1'-0"

2 NEW NORTHWEST ELEVATION

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

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A 10/26/16 90% ZDS BR

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PROJECT INFORMATION

DENALTURA
14195 E. MONTVIEW BLVD.
AURORA, CO 80011

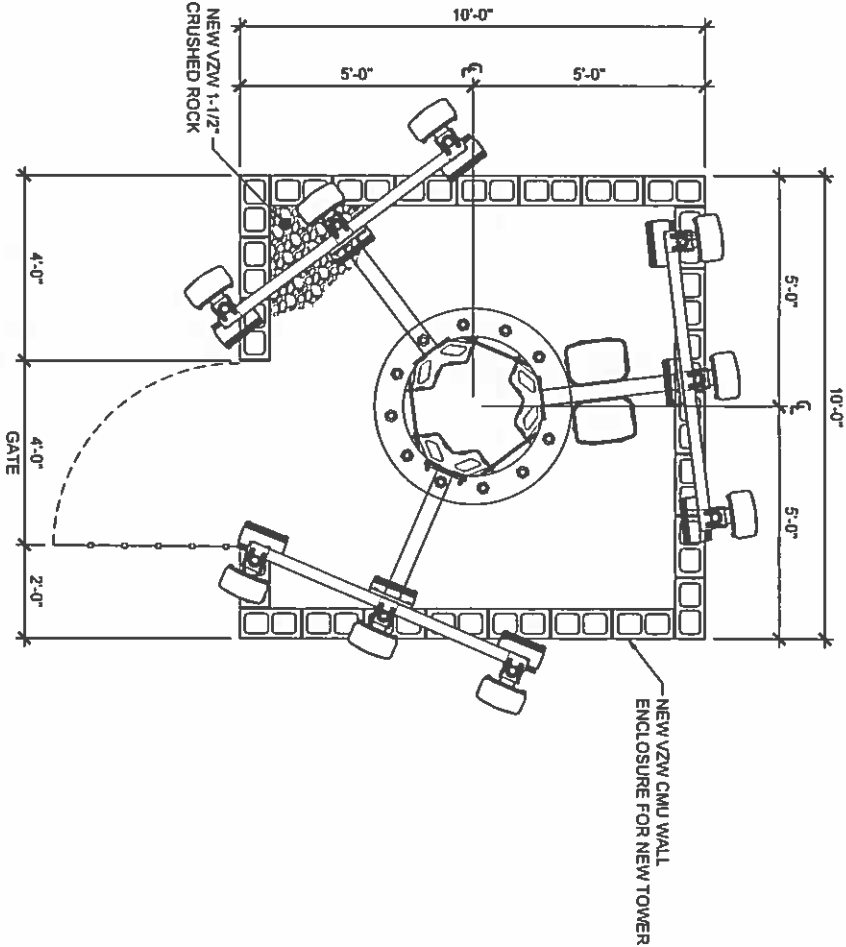
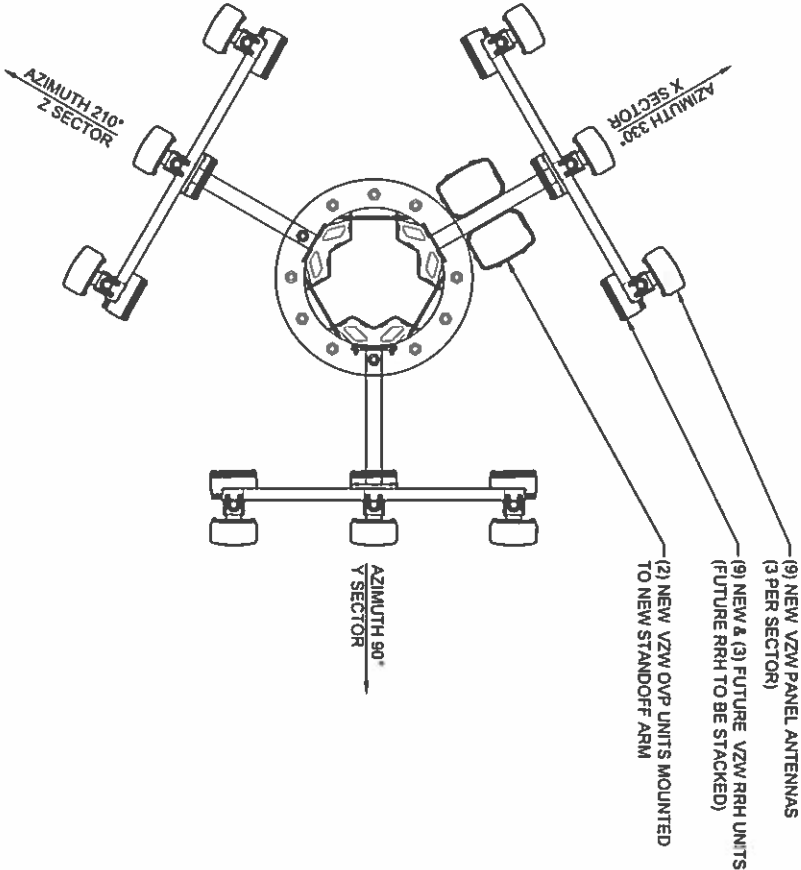
SHEET TITLE

NEW EQUIPMENT &
ANTENNA LAYOUT PLAN

SHEET NUMBER

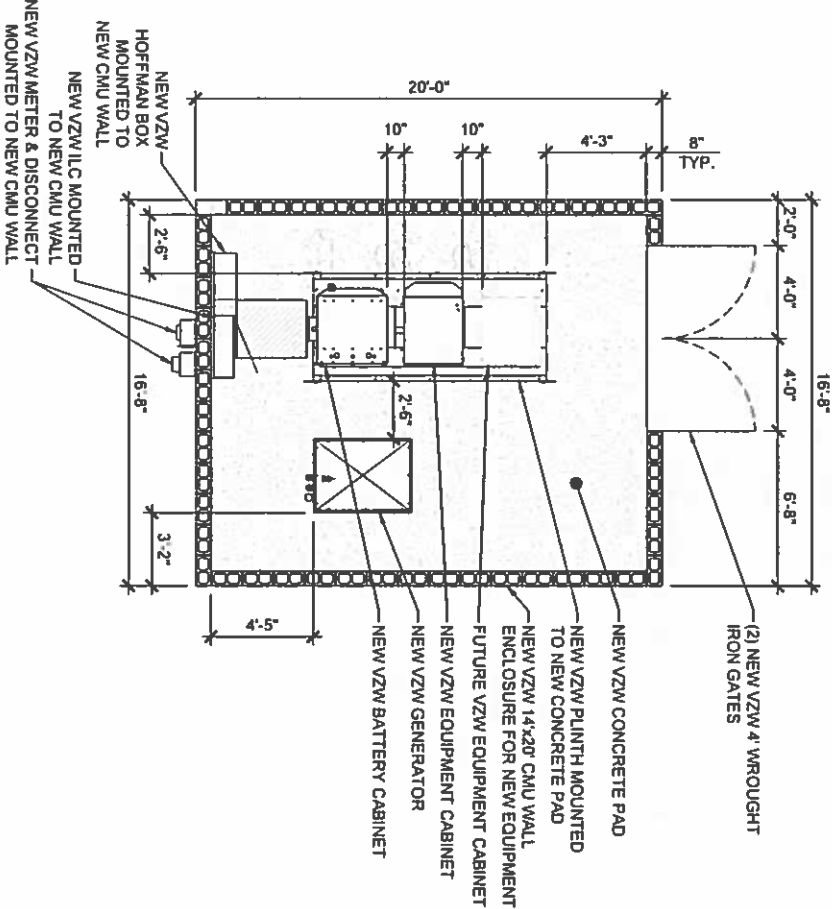
Z5

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



1 CMU WALL @ TOWER

22'-3/4\"/>



2 NEW EQUIPMENT PLAN

22'-3/4\"/>

