



SITE NAME: DEN JAMAICA  
PROJECT: NEW SITE BUILD  
SITE ADDRESS: 1030 HAVANA ST  
AURORA, CO 80010  
COUNTY: ARAPAHOE COUNTY  
JURISDICTION: CITY OF AURORA

CARRIER:

**verizon**  
VERIZON WIRELESS SERVICES  
3131 S. VAUGHN WAY, SUITE 550  
AURORA, CO 80014

PLANS PREPARED BY:

**RLS**  
RELIANT LAND SERVICES  
8170 N. 86TH PLACE, STE 103  
SCOTTSDALE, AZ 85258

**SITE INFORMATION:**

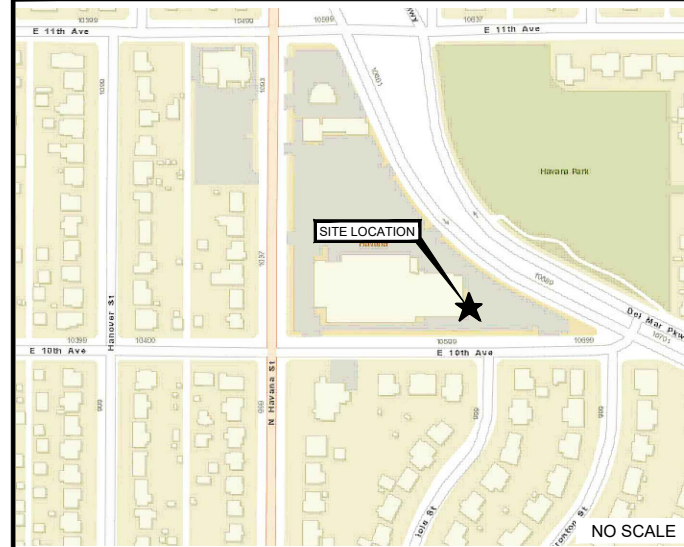
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1030 HAVANA ST  
AURORA, CO 80010  
ARAPAHOE COUNTY

## SITE LOCATION PHOTO



## VICINITY MAP



### DIRECTIONS

**FROM THE VERIZON WIRELESS OFFICE LOCATED AT 3131 SOUTH VAUGHN WAY, AURORA, CO:** HEAD WEST ON S VAUGHN WAY, TURN LEFT ONTO I-225/S PARKER RD RAMP AND MERGE ONTO CO-83 N/S PARKER RD. USE RIGHT 3 LANES TO MERGE ONTO I-225 N EXIT. EXIT 9 FOR CO-30/6TH AVE AND TURN LEFT ONTO CO-30 W. TURN RIGHT ONTO DEL MAR PKWY THEN LEFT ONTO E 10TH AVE. TURN RIGHT TO STAY ON E 10TH AVE THEN RIGHT AND SLIGHT LEFT, SITE IS ON LEFT.

ISSUED FOR: ZONING REVIEW

## DRAWING INDEX

[illegible]

## PROJECT DESCRIPTION

**PROJECT SCOPE OF WORK:**  
NEW WIRELESS EQUIPMENT STRUCTURE. CO-LOCATABLE WITH (2) RF  
TRANSPARENT ANTENNA LEVELS AND EQUIPMENT AREA IN THE BASE.  
STRUCTURE FINISH TO MATCH EXISTING BRICK BUILDING.

## SITE INFORMATION

JURISDICTION: CITY OF AURORA  
APN: 1973-02-3-09-002  
ZONING DESIGNATION: OA-MS

EQUIPMENT:

OCCUPANCY CLASSIFICATION: U  
TYPE OF CONSTRUCTION: V-B

A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION

## APPLICABLE CODES

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

<u>CODE TYPE</u>	<u>CODE</u>
BUILDING	2015 IBC
MECHANICAL	2015 IMC
ELECTRICAL	2017 NEC



## REFERENCE DOCUMENTS

SURVEY BY DALEY LAND SURVEYING, INC. DATED 01/17/19

## PROJECT TEAM

APPLICANT/CLIENT  
VERIZON WIRELESS  
3131 S. VAUGHN WAY  
SUITE 550  
AURORA, CO 80014

**PROPERTY OWNER:**  
EXCELL DEL MAR PLAZA  
GROUP, LLC  
1490 N LAFAYETTE ST, UNIT 206  
DENVER, CO 80218

RF ENGINEER  
VERIZON WIRELESS  
LORENA OBLITAS  
3131 S. VAUGHN WAY  
SUITE 550  
AURORA, CO 80014  
PHONE: 817-301-6367

**CONSTRUCTION MGR:**  
MARK WILSON  
3131 S. VAUGHN WAY  
SUITE 550  
AURORA, CO 80014  
PHONE: 303-905-9324

**SITE ACQUISITION:**  
**RETHETFORD ENTERPRISES**  
**CONTACT: PAM GOSS**  
**PHONE: 303-884-1179**

**A&E FIRM:**  
**RELIANT LAND SERVICES**  
**8170 N. 86TH PLACE, SUITE 103**  
**SCOTTSDALE, AZ 85258**  
**CONTACT: KEVIN RATIGAN**  
**OFFICE: 303-518-6807**

**ENGINEER OF RECORD:**  
CHRIS LEE, P.E.  
RELIANT LAND SERVICES  
1745 W. ORANGEWOOD AVE.  
SUITE 103  
ORANGE, CA 92868  
OFFICE: 714-685-0123

**SURVEYOR:**  
DALEY LAND SURVEYING, INC  
17011 LINCOLN AVE, STE. 361  
PARKER, CO 80134  
CONTACT: ROB DALEY, PLS  
PHONE: 303-953-9841

ELECTRIC PROVIDER:  
XCEL ENERGY  
CONTACT: TBD

TELCO PROVIDER:  
TBD  
CONTACT: TBD

**SHEET TITLE:**

# TITLE SHEET

**SHEET NUMBER:**

# T1

I, Robert Daley, do hereby certify only to Reliant Land Services, that on January 14, 2019, a topographic survey was conducted under my supervision using the normal standard of care of Professional Land Surveyors and the map hereon accurately represents said survey, to the best of my knowledge.

This drawing does not represent a Land Survey, Land Survey Plat, Improvement Land Survey Plat or Improvement Location Certificate and any monuments or boundary lines shown are for information only and are not to be relied on.

This survey relied upon Land Title Guarantee Company Order No.: RND70604942, Policy No. WFB70604942.937540 for legal descriptions and easements.

*This survey does not constitute a title search by this surveyor or Daley Land Surveying, Inc. of the property shown and described hereon to determine:*

3. Compatibility of this description with those of adjacent tracts of land.

Job No. 1811-004  
For and on behalf of  
Daley Land Surveying, Inc  
17011 Lincoln Ave., #361  
Parker CO. 80134  
303 953 9841  
Robert Daley, PLS 35597

**BASIS OF BEARINGS:**

The bearings shown on this survey are referenced to the North line of the Southwest Quarter of Section 2, Township 4 South, Range 67 West of the 6th P.M., assumed to bear North 89°16'49" East, 2630.83 feet (North 89°16'49" East, 2630.83 feet per the Arapahoe County Control Network), monumented as shown hereon.

COORDINATE SYSTEM AND DATUM:

Horizontal coordinates are referenced to NAD83, Vertical datum is NAVD88 and originates from the local C.O.R.S. network, utilizing the Geoid12A model.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

**UTILITIES:**

The utilities which are readily visible upon the ground, such as manholes, power and light poles, inlets, etc. were located by field surveys and shown hereon. Sub-surface utilities, if shown, are the result of field surveys of utility location marks provided by others.

LEGAL DESCRIPTION PARENT TRACT:

1. Title to said estate or interest at the date hereof is vested in:  
Excell Del Mar Plaza Group, LLC, a Colorado Limited Liability Company

2. The estate or interest in the land hereinafter described or referred to covered by this Binder :  
A Fee Simple

3. The Land referred to in this Binder is described as follows:

*All of Lot 2, Block 7, Havana Park, and part of Lot 1, Block 7, Havana Park, described as follows:*

Beginning at the southwest corner of said Lot 1;  
Thence north along the west line of said lot, 25 feet;  
Thence east and parallel with the south line of said lot to the easterly boundary line of said lot;  
Thence southeasterly along the easterly boundary line to the southeast corner of said lot;  
Thence west along the south line of said lot to the point of Beginning,  
County of Arapahoe, State of Colorado.

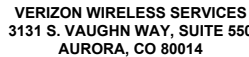
PROPERTY INFORMATION BINDER:

The following documents affect the land:

1. Existing leases and tenancies, if any. (Does affect Lease Area or associated easements) Not survey related
2. Terms, conditions and provisions of protective and restrictive covenants recorded December 17, 1956 in Book 997 AT Page 36. (Does affect Lease Area or associated easements) Blanket in nature
3. Terms, conditions and provisions of covenant recorded January 13, 1977 in Book 2539 at Page 782. (Does affect Lease Area or associated easements) Blanket in nature
4. Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in easement recorded July 14, 1975 in Book 2353 at Page 262. (Does affect Lease Area or associated easements) Shown hereon
5. Terms, conditions and provisions of assignment and termination of leasehold interests recorded December 01, 1976 in Book 2523 at Page 691. (Does affect Lease Area or associated easements) Blanket in nature  
Assignment of Sublease recorded December 1, 1976 in Book 2523 at Page 682.
6. Lease between John W. Lusche, Eugene D. Werner and Charles R. Herbison, Lessor, and Albertson's, Inc., a Delaware Corporation, Lessee, as shown by Memorandum of Shopping Center Lease recorded December 01, 1976, in Book 2523 at Page 696. (Does affect Lease Area and Associated easements) Blanket in nature  
First Amendment recorded January 14, 1977 in Book 2560 at Page 748.  
Assignment of Shopping Center Lease recorded March 11, 1998 under Reception No. A8033931.
7. Lease between Del Mar Parkway, a Joint Venture, Lessor, and Eckerd's Arvada Plaza, Inc., a Colorado Corporation, Lessee, as shown by Short Form Lease recorded December 22, 1976, in Book 2531 at Page 12. (Does affect Lease Area or associated easements) Blanket in nature
8. Easement granted to the City of Aurora, for water, sewer and storm drainage, transmission lines and facilities, and incidental purposes, by Instrument recorded October 27, 1966, in Book 4933 at Page 422. (Does affect Lease Area or associated easements) Shown hereon
9. The effect of Official Development Plan for Del Mar Parkway Shopping, recorded November 10, 1986 under Reception No. 2750941. (Does affect Lease Area or associated easements) Blanket in nature
10. Terms, Conditions and Provisions of Revocable License recorded December 12, 1986 in Book 4983 at Page 600. (Does affect Lease Area or associated easements) Not plottable per document
11. Lease between Del Mar Plaza Group, LLC a Colorado Limited Liability Company, Lessor, and Family Dollar Stores of Colorado, Inc. a Colorado Corporation, Lessee, as shown by Lease Agreement recorded May 19, 2005, under Reception No. B5072813. (Does affect Lease Area or associated easements) Blanket in nature
12. Lease between Excell Del Mar Plaza Group, LLC, a Colorado Limited Liability Company, Lessor, and T-Mobile West LLC, a Delaware Limited Liability Company, Lessee, as shown by Memorandum of Lease recorded August 23, 2017, under Reception No. D7096145. (Does affect Lease Area or associated easements) Blanket in nature  
Subordination, Non-disturbance and Assignment Agreement in connection with said Deed of Trust was recorded August 23, 2017, under Reception No. D7096138.
13. Notice of Assignment and Lien in the amount of \$253.26 claimed by the City of Aurora recorded May 20, 2016 under Reception No. D6052456 (Does affect Lease Area or associated easements) Not survey related
14. Statement of Lien in the amount of \$2,855.16 claimed by Blueline Rental recorded June 28, 2018 under Reception No. D8063168 (Does affect Lease Area or associated easements) Blanket in nature
15. Deed of Trust dated December 27, 2017, from Excell Del Mar Plaza Group, LLC, a Colorado Limited Liability Company to the Public Trustee of Arapahoe County, Colorado for the use of Guaranty Bank and Trust Company to secure the sum of \$4,500,000.00 recorded January 02, 2018, under Reception No. D8000070. (Does affect Lease Area or associated easements) Blanket in nature  
Said Deed of Trust was further secured in assignment of rents recorded January 02, 2018, under Reception No. D8000071.

1	OVERALL SITE PLAN & EXISTING CONDITIONS
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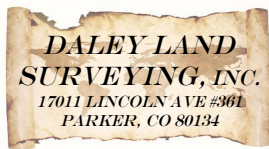
SCALE: 1"=50'

**PLANS PREPARED BY:****SITE INFORMATION:**

SITE NAME:  
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SITE ADDRESS:  
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AURORA, CO 80010  
ARAPAHOE COUNTY

ISSUED FOR:

[illegible]**LICENSURE INFO:**

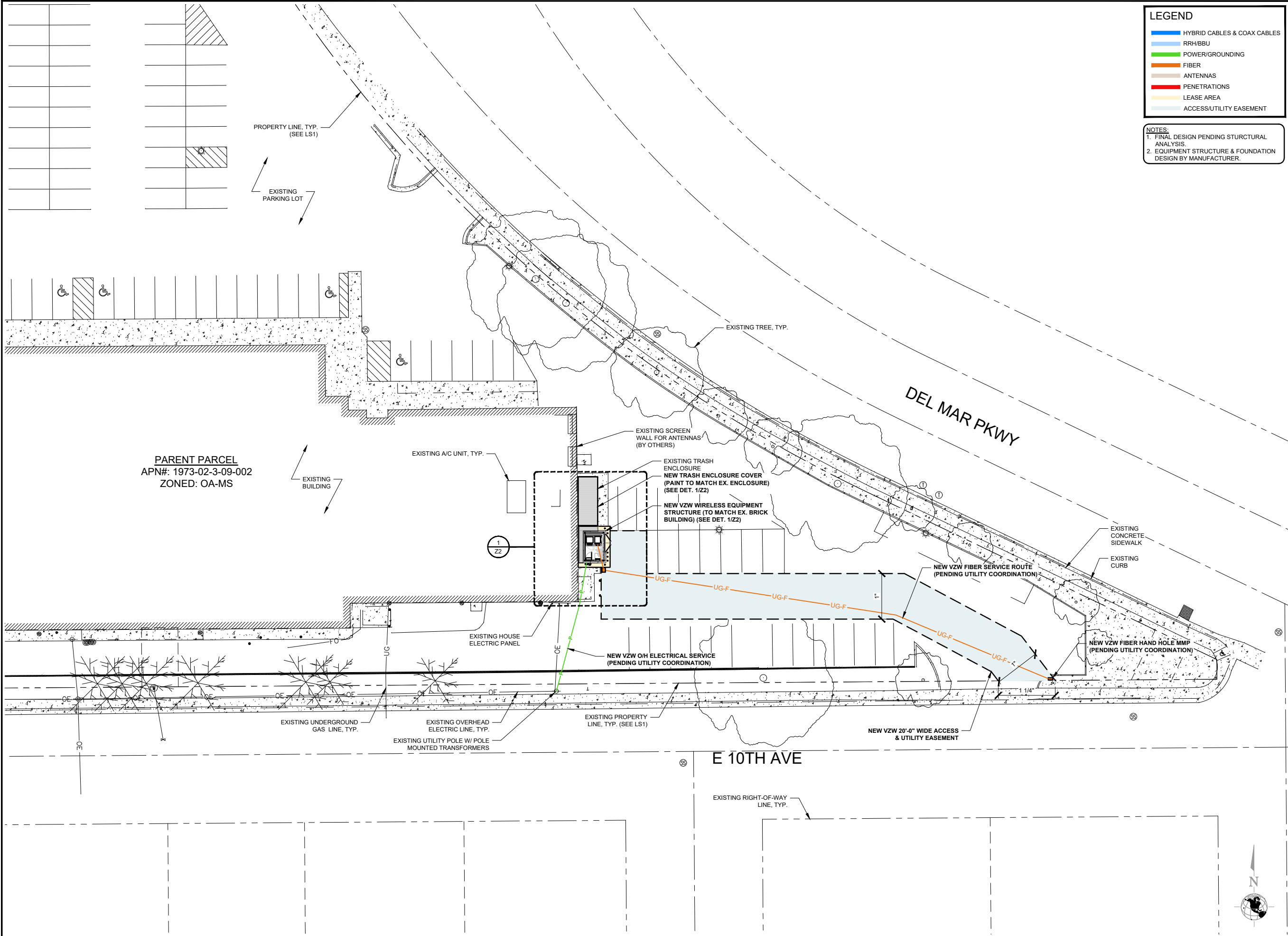
**SHEET TITLE:**

## SURVEY

## SHEET NUMBER:

# LS1





**LEGEND**

- HYBRID CABLES & COAX CABLES
- RRH/BBU
- POWER/GROUNDING
- FIBER
- ANTENNAS
- PENETRATIONS
- LEASE AREA
- ACCESS/UTILITY EASEMENT

**NOTES:**  
1. FINAL DESIGN PENDING STURCTURAL ANALYSIS.  
2. EQUIPMENT STRUCTURE & FOUNDATION DESIGN BY MANUFACTURER.

**CARRIER:**

**verizon**

VERIZON WIRELESS SERVICES  
3131 S. VAUGHN WAY, SUITE 550  
AURORA, CO 80014

**PLANS PREPARED BY:**

**RLS**  
RÉLIANT LAND SERVICES

8170 N. 86TH PLACE, STE 103  
SCOTTSDALE, AZ 85258

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**ARAPAHOE COUNTY**

ISSUED FOR:			
REV	DATE	DESCRIPTION	BY:
---	02/19/19	90% ZONING DESIGN REVIEW	WSG
A	05/21/19	90% ZONING REV A LL COMMENTS	WSG
B	05/29/19	90% ZONING REV B LL COMMENTS	WSG
C	08/20/19	90% ZONING REV C PRE-APP COMMENTS	WSG

**LICENSURE INFO:**

**SHEET TITLE:**

**OVERALL SITE PLAN**

**SHEET NUMBER:**

**Z1**



NOTES:  
1. FINAL DESIGN PENDING STURCTURAL ANALYSIS.  
2. EQUIPMENT STRUCTURE & FOUNDATION DESIGN BY MANUFACTURER.

- LEGEND
- HYBRID CABLES & COAX CABLES
  - RRH/BBU
  - POWER/GROUNDING
  - FIBER
  - ANTENNAS
  - PENETRATIONS
  - LEASE AREA
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LICENSURE INFO:

SHEET TITLE:

**ENLARGED  
EQUIPMENT &  
ANTENNA PLAN**

SHEET NUMBER:

**Z3**

1 ENLARGED EQUIPMENT PLAN - GROUND FLOOR

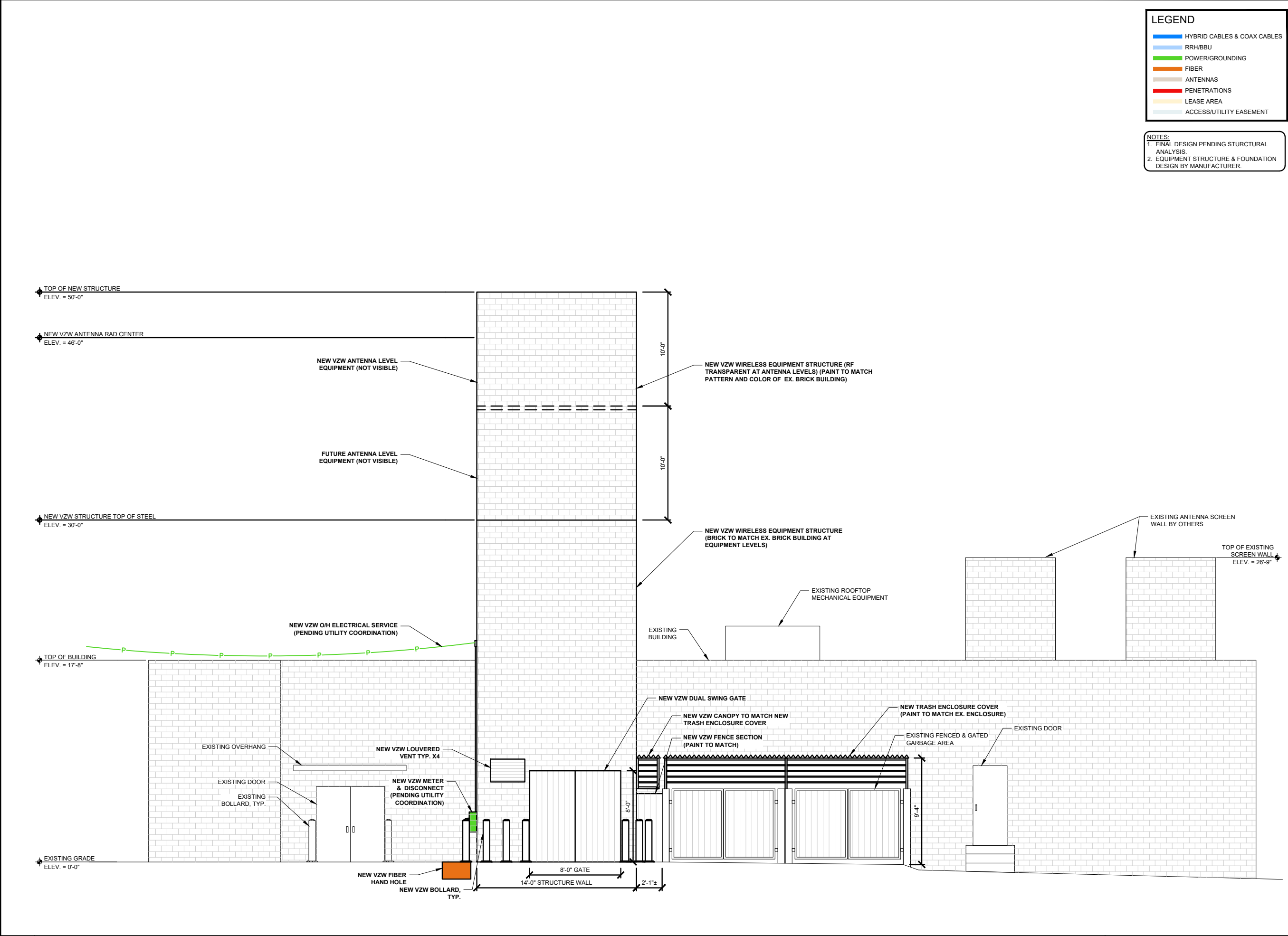
SCALE: 1/2" = 1'-0"

1/2"=1'-0" (FULL SIZE)  
1/4"=1'-0" (11x17)

2 ENLARGED ANTENNA EQUIPMENT PLAN - 5TH FLOOR

SCALE: 1/2" = 1'-0"

1/2"=1'-0" (FULL SIZE)  
1/4"=1'-0" (11x17)



LEGEND

HYBRID CABLES & COAX CABLES

RRH/BBU

POWER/GROUNDING

FIBER

ANTENNAS

PENETRATIONS

LEASE AREA

ACCESS/UTILITY EASEMENT

NOTES:

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2. EQUIPMENT STRUCTURE & FOUNDATION DESIGN BY MANUFACTURER.

CARRIER:

verizon

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B	05/29/19	90% ZONING REV B LL COMMENTS	WSG
C	08/20/19	90% ZONING REV C PRE-APP COMMENTS	WSG

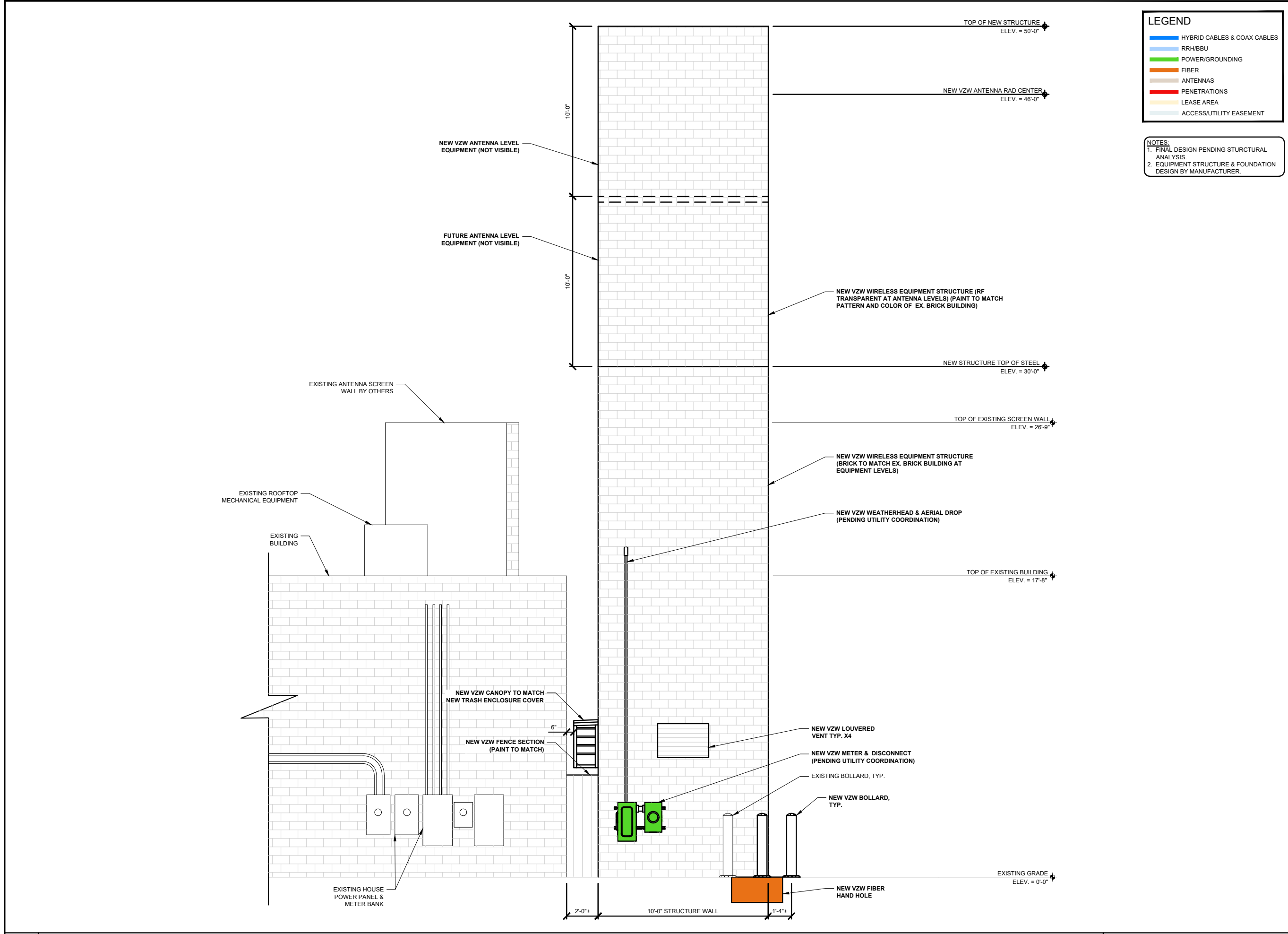
LICENSURE INFO:

SHEET TITLE:

EAST ELEVATION

SHEET NUMBER:

Z4



**LEGEND**

- HYBRID CABLES & COAX CABLES
- RRH/BBU
- POWER/GROUNDING
- FIBER
- ANTENNAS
- PENETRATIONS
- LEASE AREA
- ACCESS/UTILITY EASEMENT

**NOTES:**  
1. FINAL DESIGN PENDING STURCTURAL ANALYSIS.  
2. EQUIPMENT STRUCTURE & FOUNDATION DESIGN BY MANUFACTURER.

**CARRIER:**

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C	08/20/19	90% ZONING REV C PRE-APP COMMENTS	WSG

**LICENSURE INFO:**

**SHEET TITLE:**

**SOUTH ELEVATION**

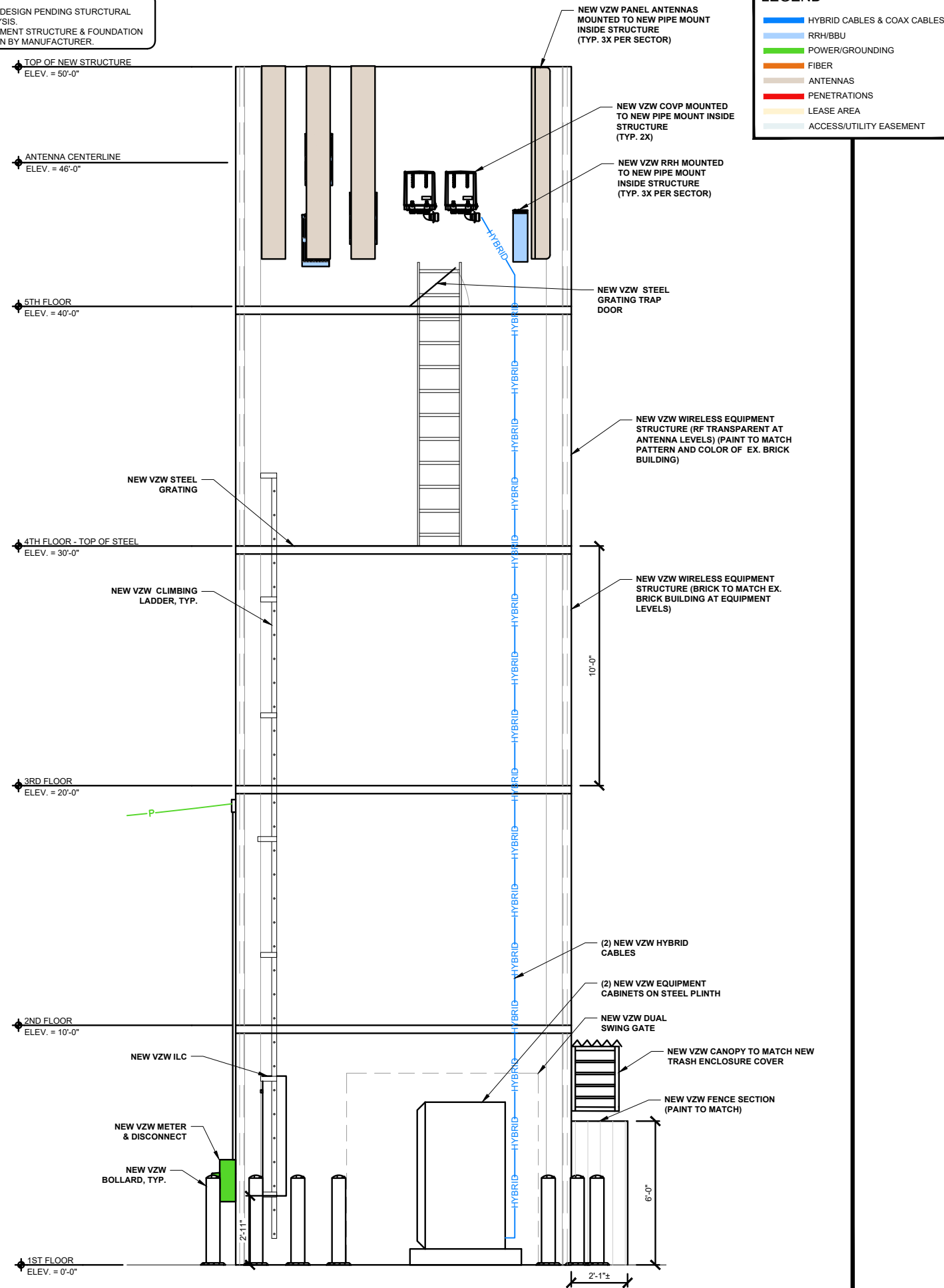
**SHEET NUMBER:**

**Z5**



**NOTES:**

1. FINAL DESIGN PENDING STURCTURAL ANALYSIS.
2. EQUIPMENT STRUCTURE & FOUNDATION DESIGN BY MANUFACTURER.



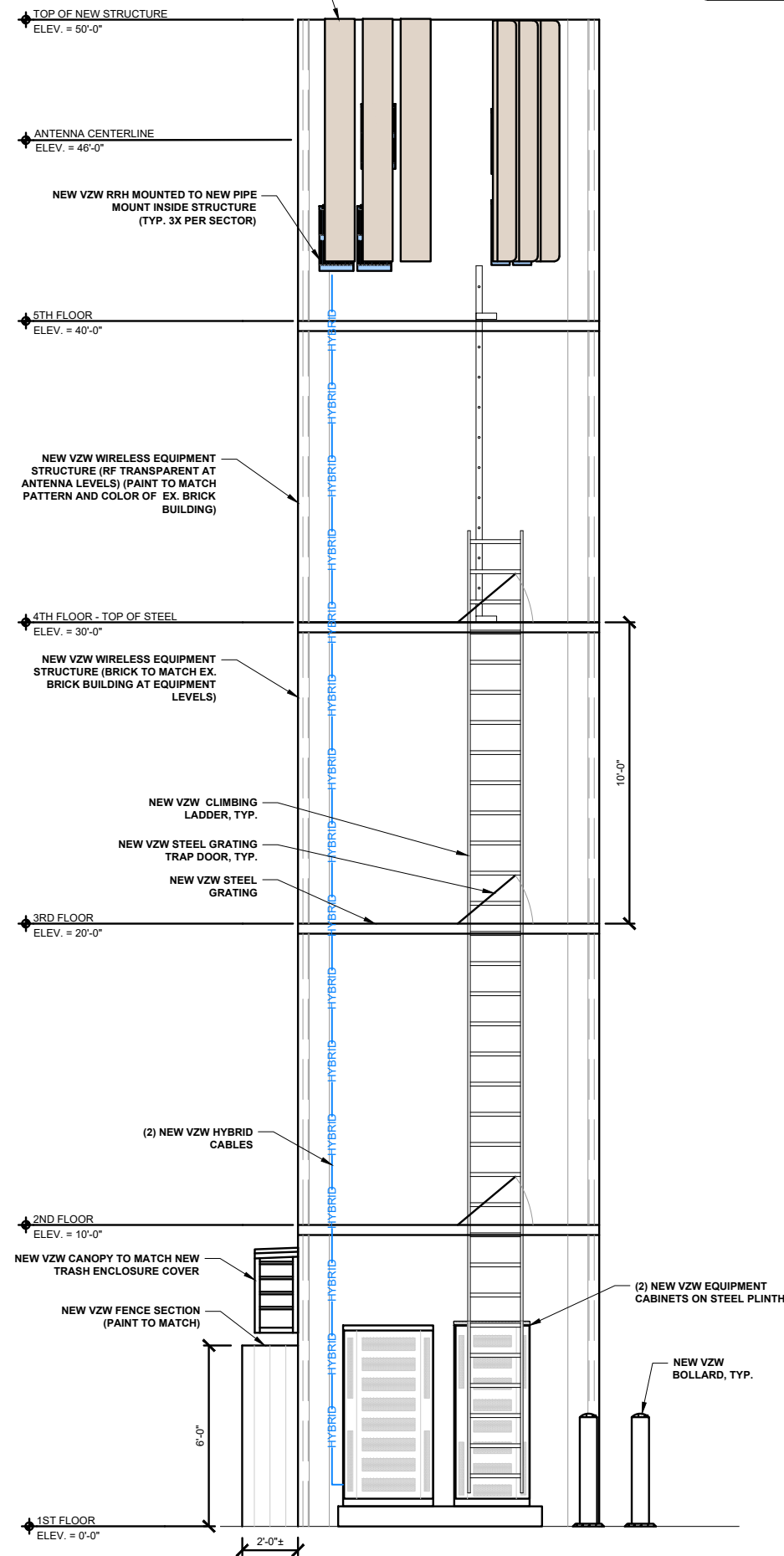
1	EAST ELEVATION - INTERIOR SECTION
---	-----------------------------------

SCALE: 3/8" = 1'-0"

## LEGEND

- HYBRID CABLES & COAX CABLES
- RRH/BBU
- POWER/GROUNDING
- FIBER
- ANTENNAS
- PENETRATIONS
- LEASE AREA
- ACCESS/UTILITY EASEMENT

**NEW VZW PANEL ANTENNAS MOUNTED  
TO NEW PIPE MOUNT INSIDE STRUCTURE  
(TYP. 3X PER SECTOR)**



2	SOUTH ELVATION - INTERIOR SECTION
---	-----------------------------------

SCALE: 3/8" = 1'-0"

**NOTES:**

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[illegible]**LICENSURE INFO:**

**SHEET TITLE:**

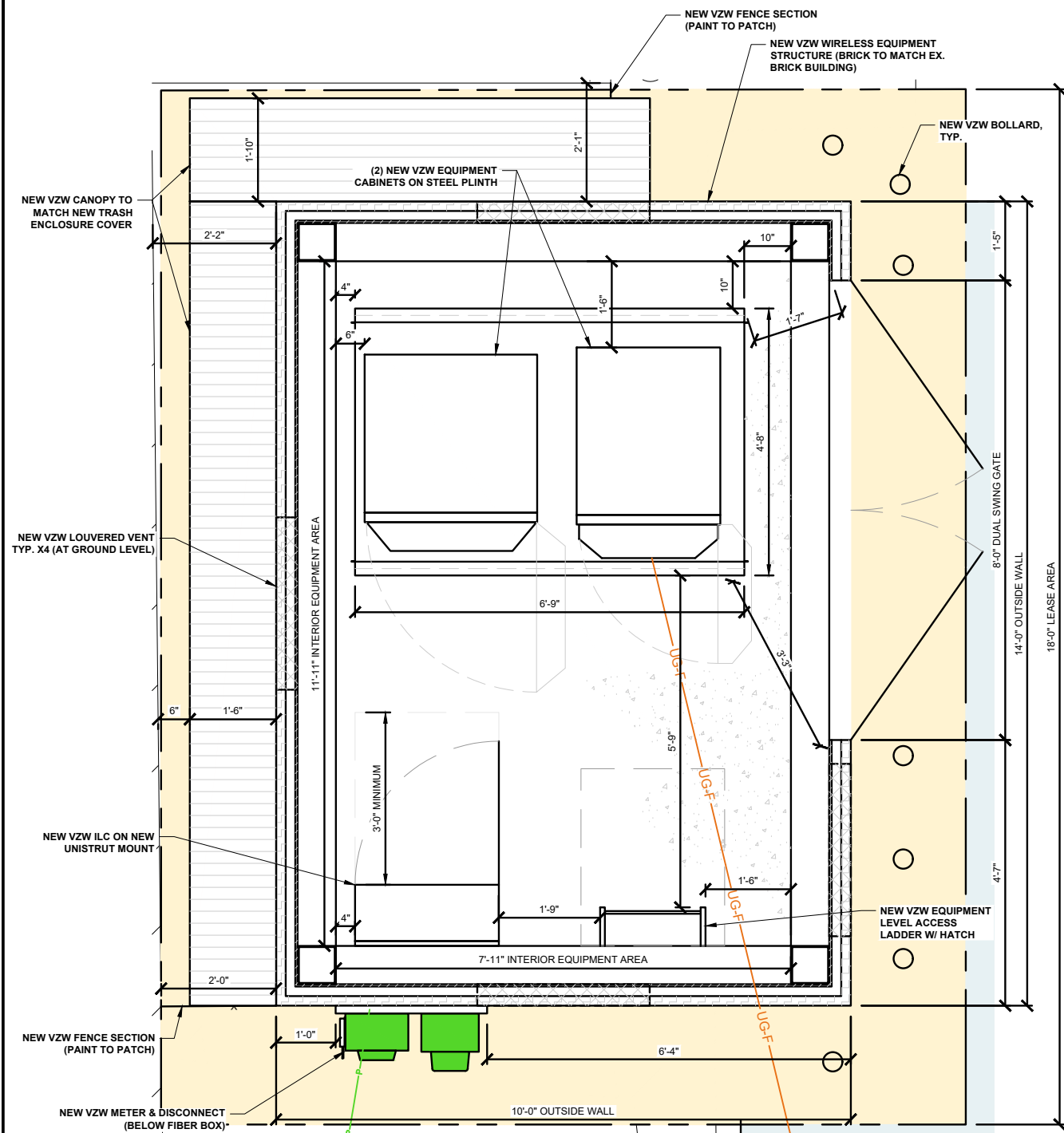
EAST & SOUTH  
ELEVATIONS - INTERIOR  
SECTIONS

SHEET NUMBER:

Z6



**NOTES:**  
1. FINAL DESIGN PENDING STURCTURAL ANALYSIS.  
2. EQUIPMENT STRUCTURE & FOUNDATION DESIGN BY MANUFACTURER.



1	NEW EQUIPMENT DIMENSION PLAN
---	------------------------------

SCALE: 3/4" = 1'-0"

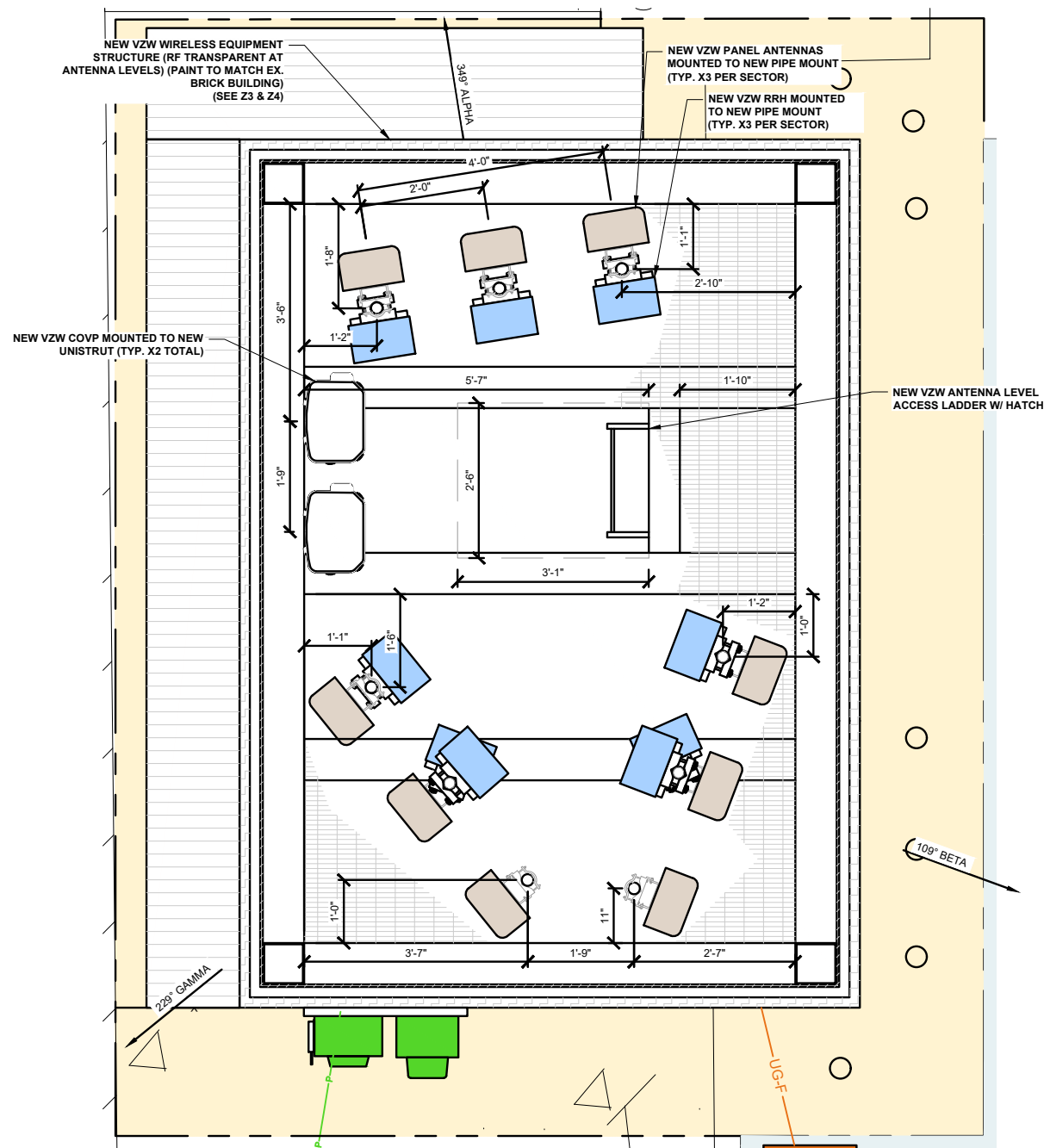


3/4"=1'-0" (FULL SIZE)  
3/8"=1'-0" (11x17)

3/8"=1'-0" (11x17)

2	NEW ANTENNA DIMENSION PLAN
---	----------------------------

SCALE: 3/4" = 1'-0"



**NOTES:**

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ARAPAHOE COUNTY

ISSUED FOR:

[illegible]**LICENSURE INFO:**

**SHEET TITLE:**

## DIMENSION PLANS

SHEET NUMBER:

Z



3/4"=1'-0" (FULL SIZE)  
3/8"=1'-0" (11x11)