



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

**APPLICANT:**

**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:**

**SITE NAME:**  
**DEN JAMAICA**

**SITE ADDRESS:**  
**1030 HAVANA ST**  
**AURORA, CO 80010**  
**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
D	12/17/19	95% ZONING DOCUMENTS ZONING REVIEW COMMENTS	WSG

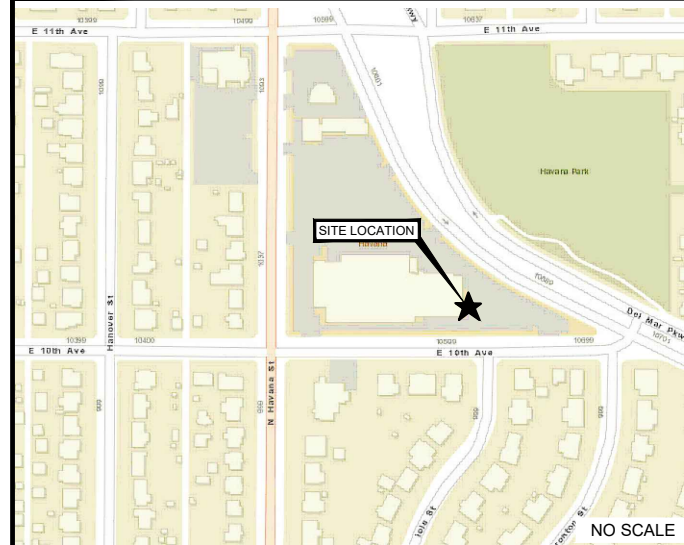
**LICENSURE INFO:**

<p>SHEET TITLE:</p> <p>TITLE SHEET</p>
<p>SHEET NUMBER:</p> <p>T1</p>

### 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.

## 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

RFDS DATA SHEET: BY VERIZON WIRELESS DATED 03/29/2019

PRE-INSTALLATION EME REPORT: BY VERIZON WIRELESS DATED 03/29/2019

## PROJECT TEAM

<u>APPLICANT/CLIENT:</u>	<u>PROPERTY OWNER:</u>	<u>RF ENGINEER:</u>	<u>CONSTRUCTION MGR:</u>	<u>SITE ACQUISITION:</u>	<u>A&amp;E FIRM:</u>	<u>ENGINEER OF RECORD:</u>	<u>SURVEYOR:</u>	<u>ELECTRIC PROVIDER:</u>	<u>TELCO PROVIDER:</u>
VERIZON WIRELESS 3131 S. VAUGHN WAY SUITE 550 AURORA, CO 80014	EXCELL DEL MAR PLAZA GROUP, LLC 1490 N LAFAYETTE ST, UNIT 206 DENVER, CO 80218 CONTACT: VIRGIL SHOUSE PHONE: 303-321-5372	VERIZON WIRELESS LORENA OBLITAS 3131 S. VAUGHN WAY SUITE 550 AURORA, CO 80014 PHONE: 817-301-6367	MARK WILSON 3131 S. VAUGHN WAY SUITE 550 AURORA, CO 80014 PHONE: 303-905-9324	RETHERCORD ENTERPRISES CONTACT: PAM GOSS PHONE: 303-884-1179	RELIENT LAND SERVICES 8170 N. 86TH PLACE, SUITE 103 SCOTTSDALE, AZ 85258 CONTACT: KEVIN RATIGAN OFFICE: 303-518-6807	CHRIS LEE, P.E. RELIENT LAND SERVICES 1745 W. ORANGEWOOD AVE. SUITE 103 ORANGE, CA 92868 OFFICE: 714-685-0123	DALEY LAND SURVEYING, INC 17011 LINCOLN AVE, STE. 361 PARKER, CO 80134 CONTACT: ROB DALEY, PLS PHONE: 303-953-9841	XCEL ENERGY CONTACT: TBD	TBD CONTACT: TBD

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

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:*

2. Rights-of-way, easements and encumbrances recorded or unrecorded affecting this tract of land.
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 is:  
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, 1986, 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 Assessment 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 \$4,300,000.00 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.

**BOUNDARY DETAIL**

WEST QUARTER CORNER  
SECTION 2, T.4S., R.67W.  
FND 3" BRASS CAP  
CITY OF AURORA IN RANGE BOX

BASIS OF BEARING  
N89°16'49"E 2630.83'

N LINE SOUTHWEST QUARTER SECTION 2

CENTER QUARTER CORNER  
SECTION 2, T.4S., R.67W.  
FND 3" BRASS CAP  
CITY OF AURORA IN RANGE BOX

11TH AVENUE (60' R.O.W.)

DEL MAR PARKWAY (R.O.W. VARIES)

35' RANGE LINE

LOT 1  
BLOCK 7  
HAVANA PARK

FND AXLE  
N89°53'13"E 157.73'

FND 1 1/2" YELLOW  
PLASTIC CAP PLS 16401

FND 1 1/2" YELLOW  
PLASTIC CAP PLS 16401

S44°47'17"E 55.91'

A=446.42'  
R=639.44'  
D=40°00'00"  
CH. BRG.=S44°24'47"E  
CH. D.=437.41'

PARENT TRACT  
PART OF LOT 1 AND ALL OF LOT 2  
BLOCK 7  
HAVANA PARK  
RECEPTION NO. 601837  
1030 HAVANA STREET  
PARCEL ID. 1973-02-3-09-002  
RECEPTION NO. D8021190  
OWNER: EXCELL DEL MAR PLAZA GROUP LLC  
1490 N. LAFAYETTE STREET UNIT 206  
DENVER, CO 80218-2392

16' WIDE PERMANENT UTILITY EASEMENT  
BOOK 4933 PAGE 422  
ITEM 8

FND #4 REBAR

30' RANGE LINE

10TH AVENUE (60' R.O.W.)

LOT 1  
BLOCK 6  
HAVANA PARK

LOT 18  
BLOCK 6  
HAVANA PARK

10A STREET (60' R.O.W.)

LOT 1  
BLOCK 5  
HAVANA PARK

LOT 20  
BLOCK 5  
HAVANA PARK

IRONTON STREET (60' R.O.W.)

DEL MAR PARKWAY (R.O.W. VARIES)

35' RANGE LINE

FND 1 1/2" YELLOW  
PLASTIC CAP PLS 16401

S64°24'47"E 171.08'

16' WIDE PERMANENT UTILITY EASEMENT  
BOOK 2353 PAGE 265  
ITEM 4

S89°35'13"W 640.44'

S07°24'47"E 8.65'

30' RANGE LINE

LEGEND

- Right of Way Line
- Lot Line
- Easement Line

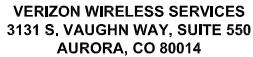
0 50' 100'

SCALE: 1" = 50'

1	OVERALL SITE PLAN & EXISTING CONDITIONS
---	---

SCALE: 1"=50'


 1" = 30'-0" (FULL SIZE)  
 1" = 60'-0" (11x17)



**PLANS PREPARED BY:**

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

**SITE INFORMATION:**

SITE NAME:  
DEN JAMAICA

1030 HAVANA STREET  
AURORA, CO 80010

ARAPAHOE COUNTY

## ISSUED FOR:

[illegible]**LICENSURE INFO:**

**DALEY LAND  
SURVEYING, INC.**  
17011 LINCOLN AVE #361  
PARKER, CO 80134

**SHEET TITLE:**

## SURVEY

**SHEET NUMBER:**

# LS1



**verizon** ✓  
VERIZON WIRELESS SERVICES  
3131 S. VAUGHN WAY, SUITE 550  
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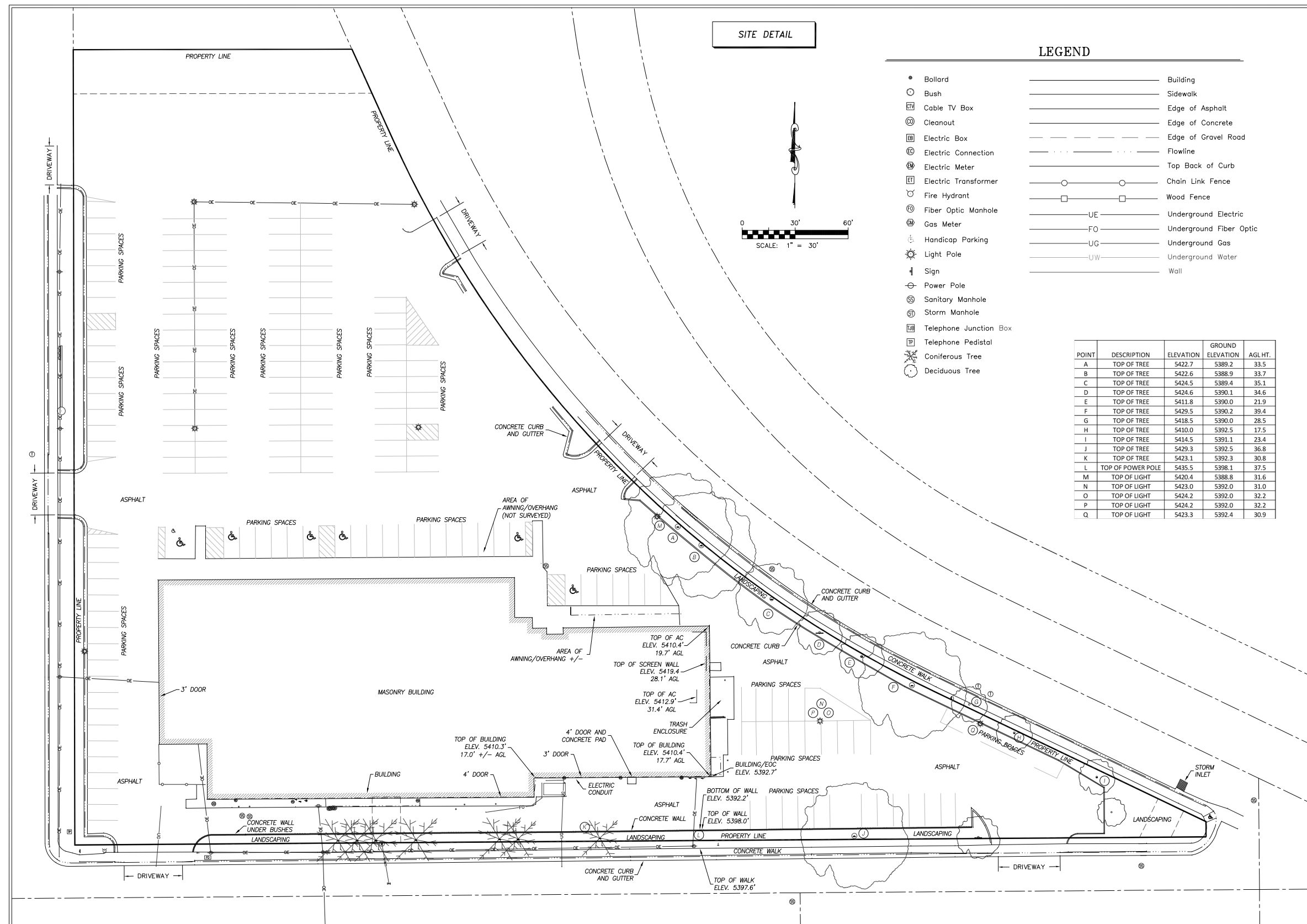
ARAPAHOE COUNTY

[illegible]

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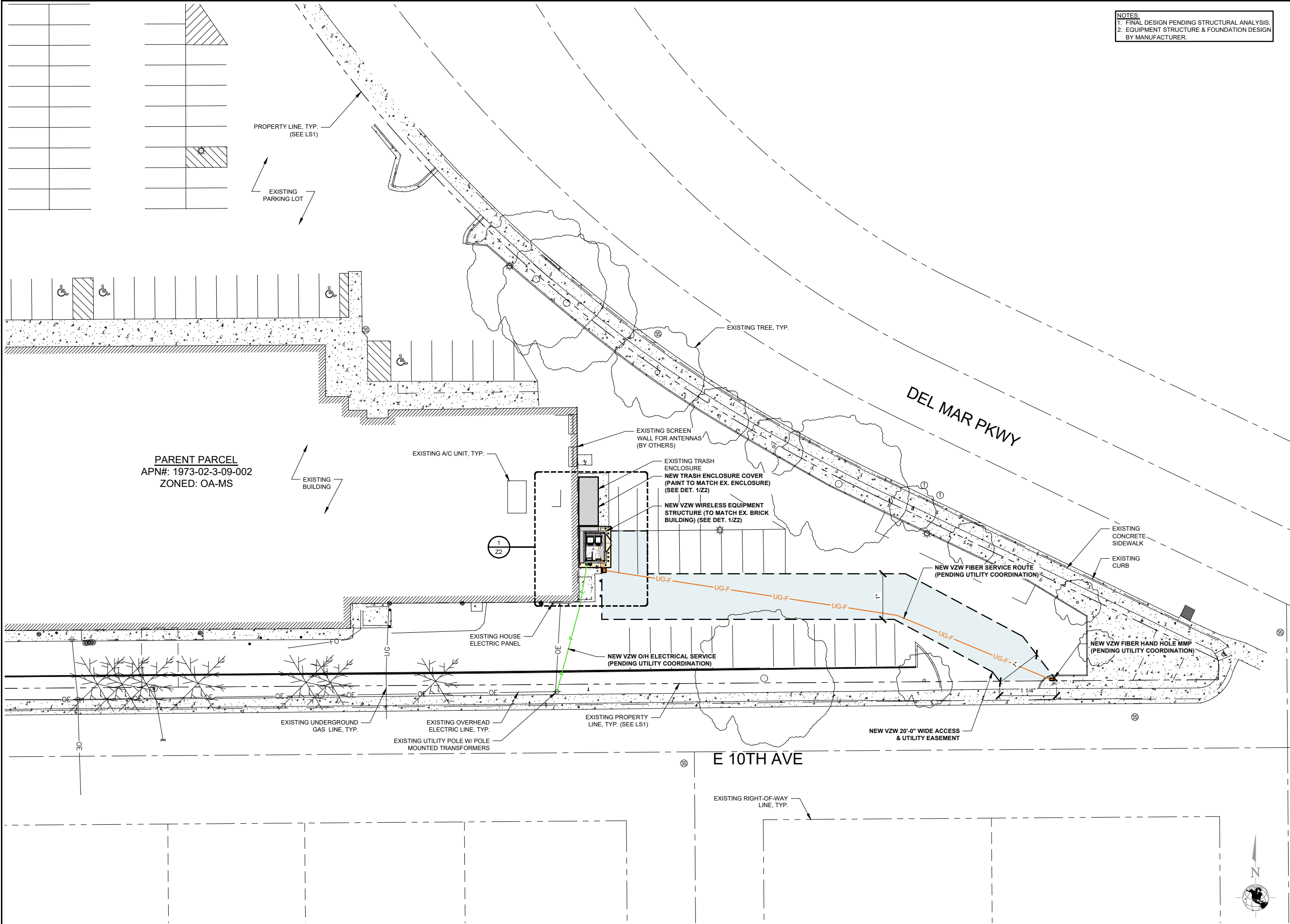
## SURVEY

LS2



SCALE: 1"=30'





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

APPLICANT:

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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
D	12/17/19	95% ZONING DOCUMENTS ZONING REVIEW COMMENTS	WSG

LICENSURE INFO:

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

**Z1**







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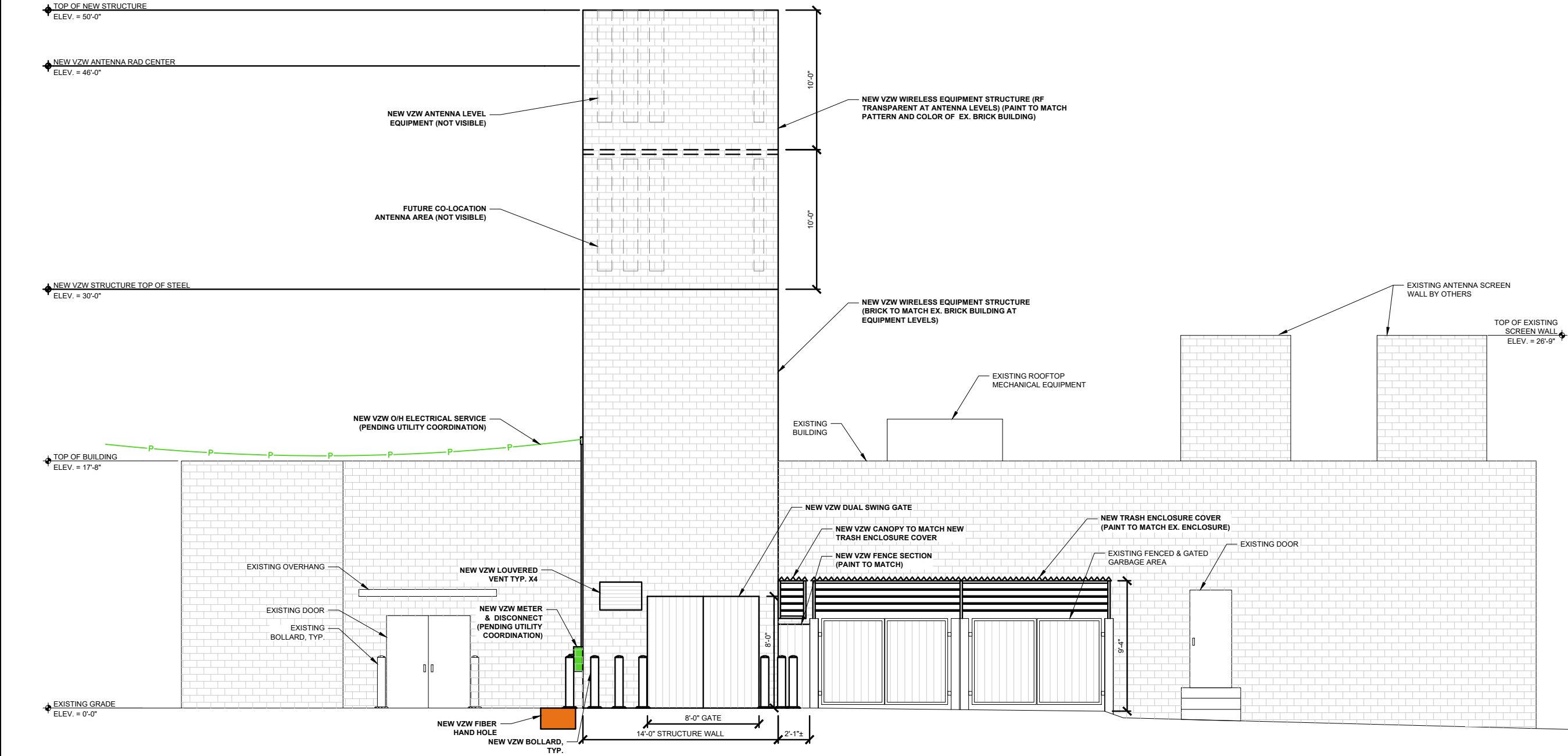
LICENSURE INFO:

SHEET TITLE:

**EAST ELEVATION**

SHEET NUMBER:

**Z4**

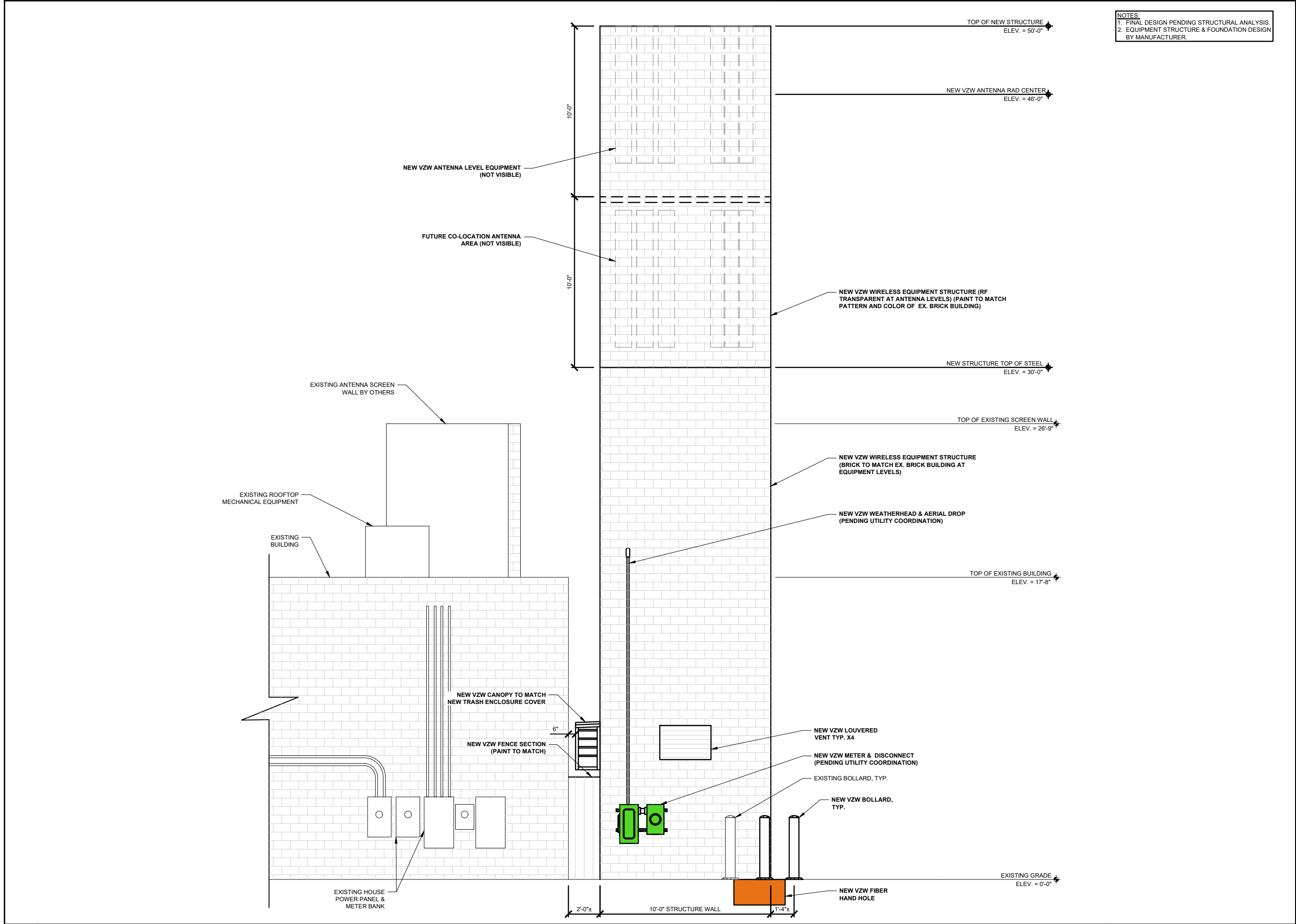


1 EAST ELEVATION

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

COLOR LEGEND: HYBRID CABLES & COAX CABLES, RRH/BBU, POWER/GROUNDING, FIBER, ANTENNAS, PENETRATIONS, LEASE AREA, ACCESS/UTILITY EASEMENT, UTILITY EASEMENT





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

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LICENSURE INFO:

SHEET TITLE:

**SOUTH ELEVATION**

SHEET NUMBER:

**Z5**

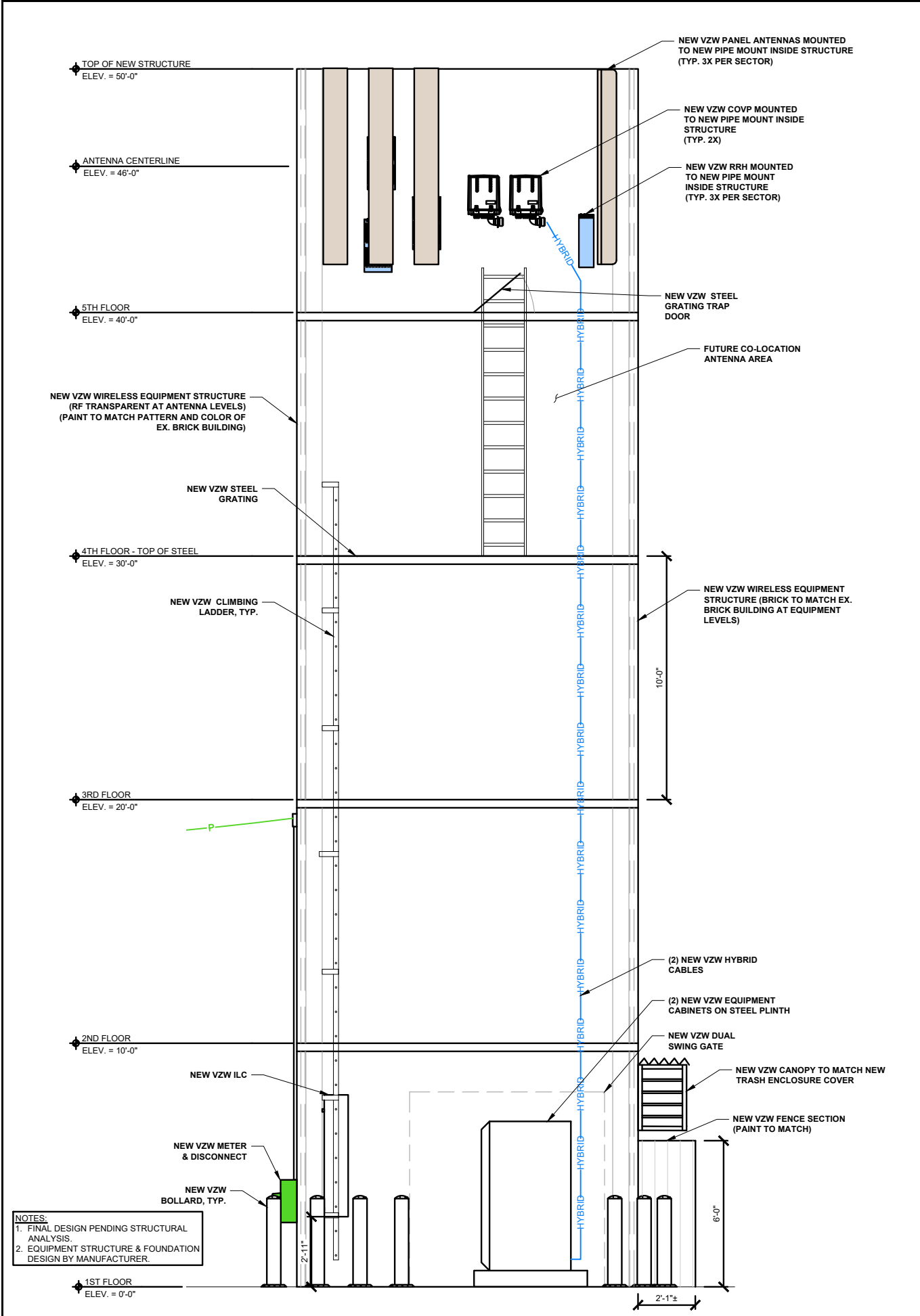
1 | SOUTH ELEVATION

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

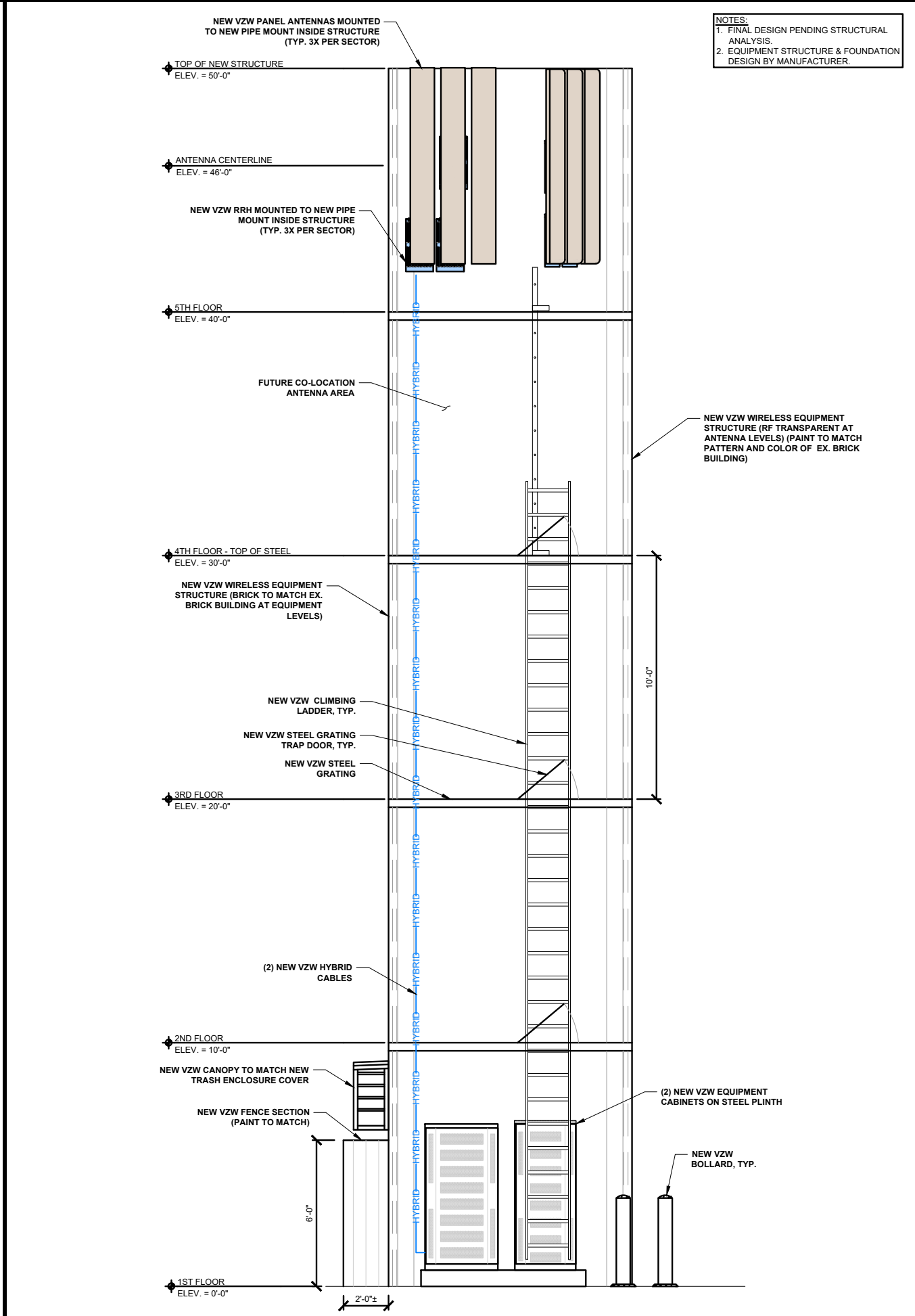
COLOR LEGEND: HYBRID CABLES & COAX CABLES RRH/BBU POWER/GROUNDING FIBER ANTENNAS PENETRATIONS LEASE AREA ACCESS/UTILITY EASEMENT UTILITY EASEMENT

3/8"=1'-0" (FULL SIZE)  
3/16"=1'-0" (11x17)





1 EAST ELEVATION - INTERIOR SECTION  
SCALE: 3/8" = 1'-0"  
3/8"=1'-0" (FULL SIZE)  
3/16"=1'-0" (11x17)  
COLOR LEGEND: HYBRID CABLES & COAX CABLES, RRH/BBU, POWER/GROUNDING, FIBER, ANTENNAS, PENETRATIONS, LEASE AREA, ACCESS/UTILITY EASEMENT, UTILITY EASEMENT



2 SOUTH ELVATION - INTERIOR SECTION  
SCALE: 3/8" = 1'-0"  
3/8"=1'-0" (FULL SIZE)  
3/16"=1'-0" (11x17)  
COLOR LEGEND: HYBRID CABLES & COAX CABLES, RRH/BBU, POWER/GROUNDING, FIBER, ANTENNAS, PENETRATIONS, LEASE AREA, ACCESS/UTILITY EASEMENT, UTILITY EASEMENT

NOTES:  
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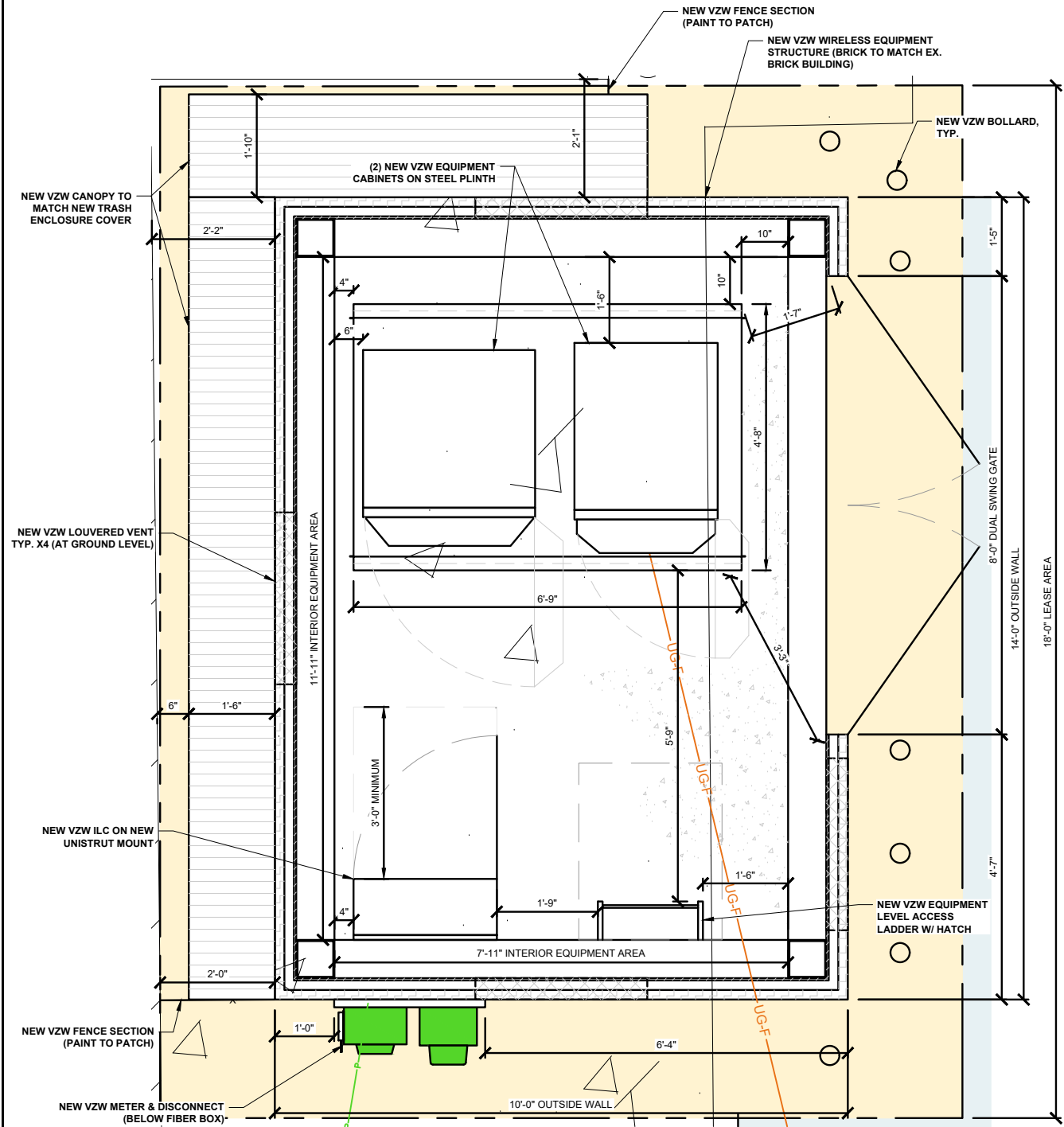
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LICENSURE INFO:

SHEET TITLE:  
**EAST & SOUTH  
ELEVATIONS - INTERIOR  
SECTIONS**

SHEET NUMBER:  
**Z6**

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



1 NEW EQUIPMENT DIMENSION PLAN

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

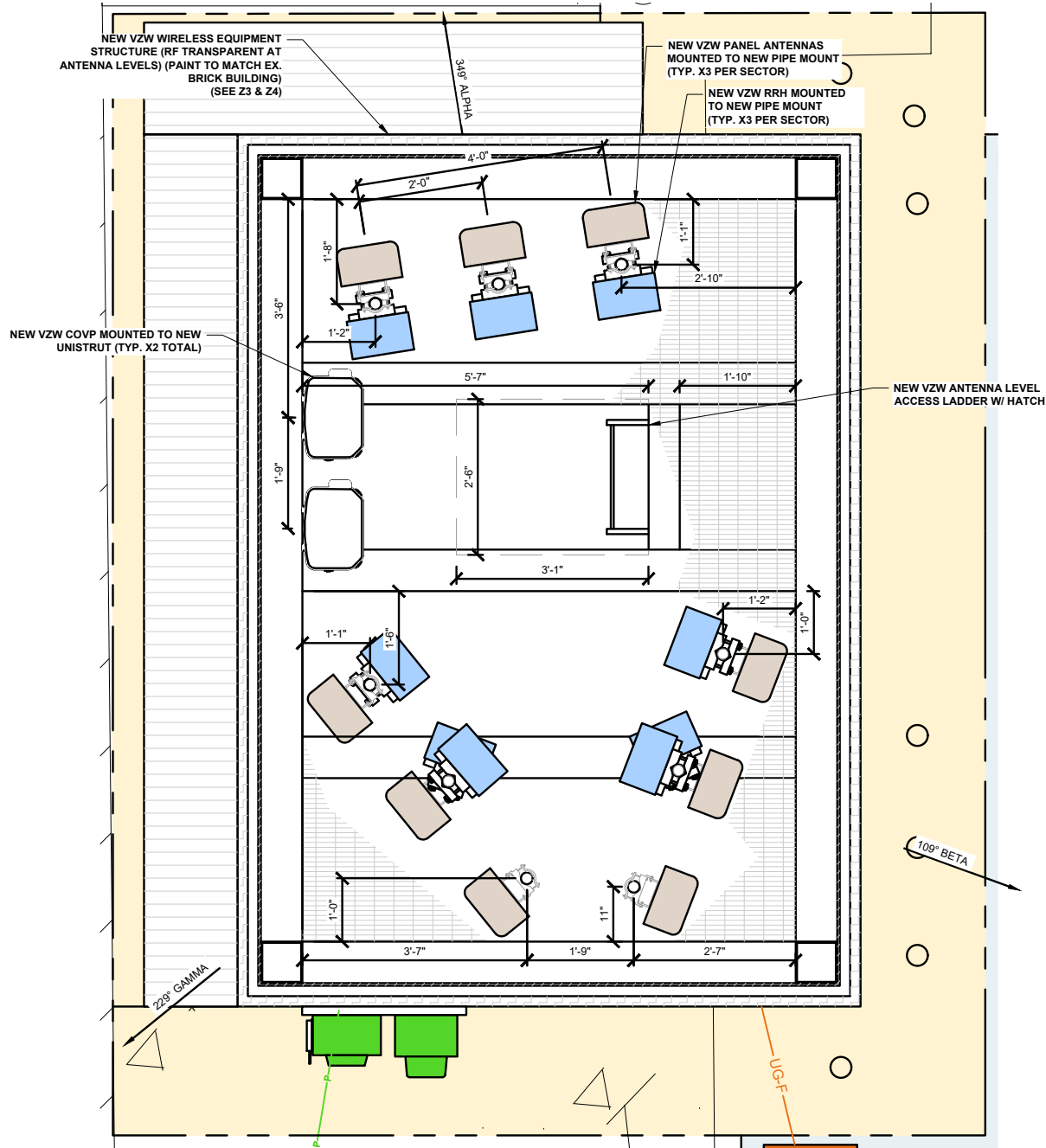
COLOR LEGEND: HYBRID CABLES & COAX CABLES RRH/BBU POWER/GROUNDING FIBER ANTENNAS PENETRATIONS LEASE AREA ACCESS/UTILITY EASEMENT UTILITY EASEMENT

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

2 NEW ANTENNA DIMENSION PLAN

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

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

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LICENSURE INFO:

SHEET TITLE:

**DIMENSION PLANS**

SHEET NUMBER:

**27**