

PROJECT DATA

SITE NAME: DEN-HAILEN
ADDRESS: 1871 S HELENA STREET, AURORA, CO 80017
JURISDICTION: CITY OF AURORA
VERIZON PROJECT #: 15206847
PROJ. SUMMARY: INSTALLATION A WIRELESS FACILITY FOR VERIZON WIRELESS, KNOWN AS "DEN-HAILEN". ALL WORK INCLUDES INSTALLING 8 (PROPOSED) ANTENNAS (2 PER SECTOR), INSTALLING EQUIPMENT CABINETS AND RUNNING ALL REQUIRED POWER AND SIGNAL CABLE FROM THE EQUIPMENT CABINETS TO THE ANTENNAS.

RF ENGINEER'S
NOTE:

CODE/LOCATION INFORMATION:

CONSTRUCTION TYPE: **V-B**
OCCUPANCY: **B-UNMANNED**
OCCUPANT LOAD: **2 / UNMANNED**
TOWER HEIGHT: **114'-0" A.G.L.**
ANTENNA HEIGHT: **50'-0" A.G.L.**
NO. STORIES: **ONE (1)**
GROSS LEASE AREA: **308 S.F.**
BUILDING CODE: **2015 IBC**
ELEVATION: **5540' = 0'-0"**

PROJECT CONTACTS

ARCHITECT:
T-REX ARCHITEX
146 MADISON ST.
SUITE 200
DENVER, CO 80206
OWNER:
XCEL PUBLIC SERVICE
...
LISA MILLER
303-571-3549

**VERIZON WIRELESS
CONSTRUCTION MANAGER:**
3131 SOUTH VAUGHN WAY
AURORA, CO 80014
ZONING:
KAPPA CONSULTING, LLC
1917 LOWELL BLVD.
DENVER, CO 80204

MARK WILSON
303-501-2348
BECKY SISKOWSKI
858-243-2900

**VERIZON WIRELESS
RF ENGINEER:**
3131 SOUTH VAUGHN WAY
AURORA, CO 80014
STRUCTURAL

LORENA OBLITAS
817-301-6367

MECHANICAL
CIVIL
ALTURA LAND CONSULTING, LLC
6551 S. REVERE PKWY., SUITE 165
CENTENNIAL, CO 80111
JESSE LUGO
720-488-1303

ELECTRICAL
DAVID KAZIN & ASSOCIATES
9364 TEDDY LANE, SUITE 101
LONETREE, CO 80124

DAVID KAZIN
720-489-1609 x101

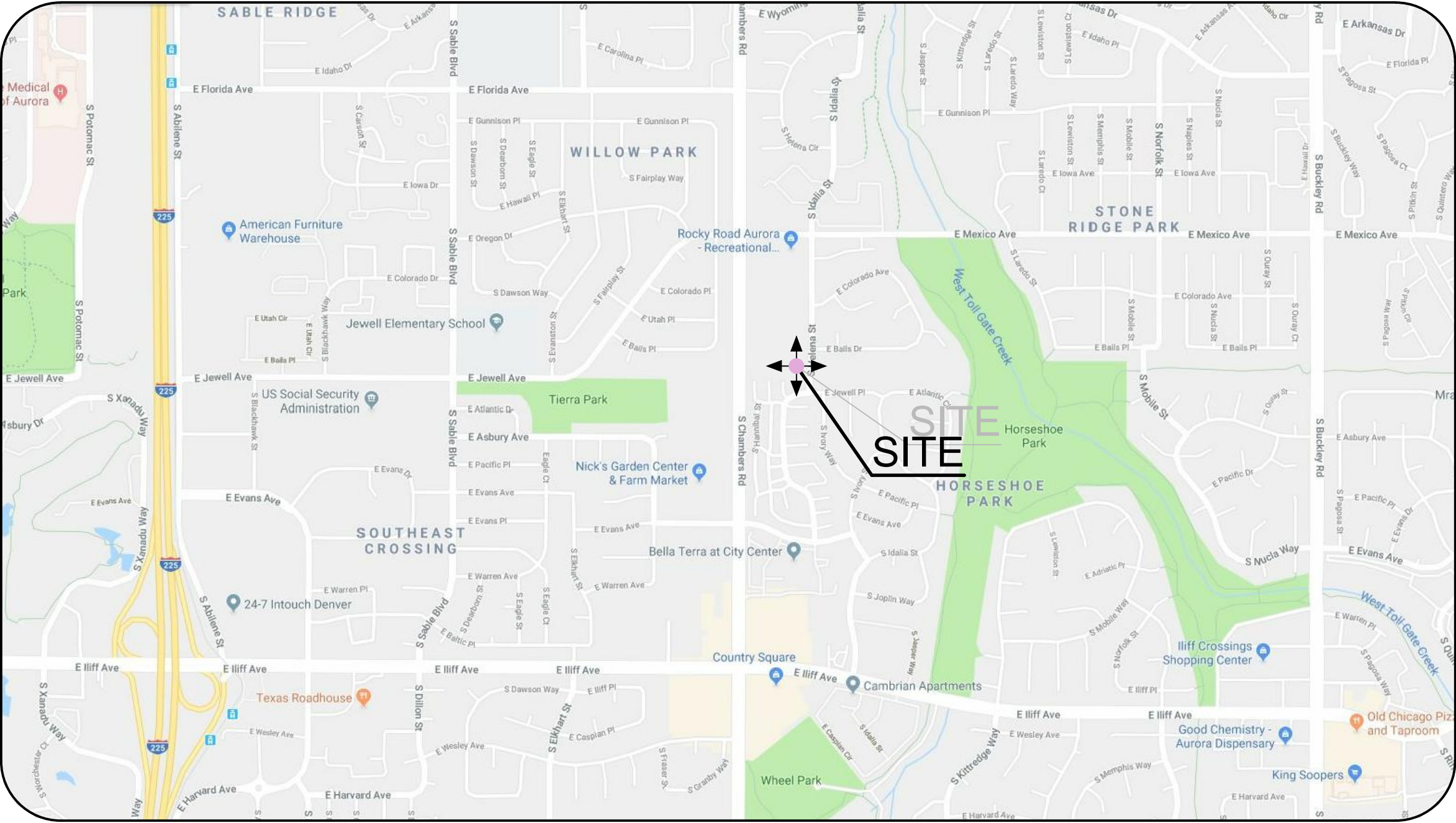
DEN-HAILEN ALT#2

(PROPOSED) WIRELESS FACILITY

ZONING DOCUMENTS



3131 S. VAUGHN WAY, SUITE 550
AURORA, CO 80014 303-694-3234



VICINITY MAP
SCALE: NTS

GENERAL NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS RELATED TO THIS WORK PRIOR TO COMMENCING CONSTRUCTION AND VISIT THE SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DOCUMENTS AND ACTUAL CONDITIONS. THE CONTRACTOR SHALL OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK.
2. THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE.
3. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES OF ALL GOVERNING JURISDICTIONS. CONTRACTOR SHALL POST ALL NOTICES, SECURE ALL PERMITS, AND COMPLY WITH ALL LAWS, RULES, REGULATIONS AND LAWFUL ORDERS BEARING ON THE PERFORMANCE OF THE WORK.
4. THE CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION AND SHALL SUPERVISE AND DIRECT THE PROJECT ACCORDINGLY. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
5. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION, PATCH AND REPAIR ALL DAMAGED ITEMS. RESTORE EACH DISTURBED AREA TO PRE-CONSTRUCTION CONDITION.
6. THE WORK DESCRIBED BY THE DRAWINGS OF ANY ONE DISCIPLINE MAY BE AFFECTED AND REQUIRE REFERENCE TO THE WORK DESCRIBED ON DRAWINGS OF ANOTHER DISCIPLINE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW AND COORDINATE THE WORK OF ALL SUB-CONTRACTORS, TRADES, AND / OR SUPPLIERS PRIOR TO COMMENCING CONSTRUCTION TO INSURE THAT ALL PARTIES ARE AWARE OF OVERLAPPING REQUIREMENTS.
7. ALL INTERRUPTED SYSTEMS SHALL BE COORDINATED WITH APPROPRIATE AUTHORITIES AND RESTORED TO ORIGINAL CONDITION AND OPERATION.
8. ALL DEMOLISHED ITEMS ARE TO BE REMOVED COMPLETELY FROM THE SITE.
9. CALL 3-DAYS BEFORE YOU DIG ! NOTIFICATION HOTLINE: 1-800-922-1977 or 811

INDEX OF DRAWINGS: (5 SHEETS)

T1	TITLE SHEET
LS1	SURVEY
LS2	SURVEY
Z1	SITE PLAN / ELEVATION
Z2	SHELTER PLANS / CABLE LENGTHS
Z3	ANTENNA DETAILS
S1	STRUCTURAL <i>(To Be Determined)</i>
E0.1	ELECTRICAL <i>(To Be Determined)</i>
E1.1	ELECTRICAL <i>(To Be Determined)</i>
E1.2	ELECTRICAL <i>(To Be Determined)</i>

SYMBOL & MATERIAL LEGEND

--- --	PROPERTY LINE	HYBRID / COAX	WOOD CONT.	MASONRY	CHAIN LINK FENCE	BBU	BASE BAND UNIT
-----	SETBACK OR EASEMENT	FIBEROPTIC	WOOD BLOCKING	CONCRETE	EXISTING EASEMENT	OVP	OVER-VOLTAGE PROTECTION
W	WATER LINE	DC POWER	REVISION	EARTH	PROPOSED UTILITY EASEMENT	PDF	POWER DISTRIBUTION FRAME
G	GAS LINE	POWER POLE	PROPERTY CORNER	GRAVEL	PROPOSED ACCESS / UTILITY EASEMENT	RRH	REMOTE RADIO HEAD
E	ELECTRICAL	BENCHMARK	ELEVATION TAG	PLYWOOD OR O.S.B.	LEASE AREA	C.V.	CONTRACTOR VERIFY
T	TELCO	WINDOW TAG	HEIGHT CALLOUT	SAND	PROPOSED ANTENNAS	±	PLUS OR MINUS
X	FENCE	WALL TYPE	SPOT ELEVATION	STEEL	PROPOSED RRHS / OVPS	CL	CENTER-LINE
				CMU	PROPOSED PENETRATIONS	PL	PLATE
				RIGID INSULATION			
				ARCHITECTURAL WOODWORK			

PRELIMINARY
FOR REVIEW ONLY

T*REX
ARCHITEX
146 Madison Street
Denver, CO 80206
303.388.2918

DRAWINGS

Drawings and Specifications as instruments of service are and shall remain the property of the Architect whether the Project for which they are made is executed or not. The Owner shall be permitted to retain copies, including reproducible copies, of Drawings and Specifications for information and reference in connection with the Owner's use and occupancy of the Project. The Drawings and Specifications shall not be used by the Owner on other projects, for additions to this Project or for the completion of this Project by others provided the Architect is not in default under this Agreement, except by agreement in writing and with appropriate compensation to the Architect.

PROJECT FOR

verizon
3131 S. VAUGHN WAY, SUITE 550
AURORA, CO 80014 303-694-3234

DATE ISSUED

JULY 6, 2018

DATE	ISSUED AS
-----	ZD APPROVAL
-----	PRELIMINARY CD SET
-----	FINAL CD SET
-----	PERMIT SUBMITTED

DATE	REVISIONS
07/06/18	ADDRESS & CABLES
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PROJECT NAME
DEN-HAILEN ALT#2

(PROPOSED)
CELL SITE
1871 S HELENA ST
AURORA, CO 80017

CITY OF AUORA
STATE OF COLORADO
T1
TITLE PAGE

BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISABLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH ALTRIA LAND CONSULTANTS, LLC. OR MARKINGS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. ALTRIA LAND CONSULTANTS, LLC AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.

South 1/16 Cor. Sec. 20
Found 2 1/2" Aluminum Cap
Stamped LS 23515

1224.39'

1020'02"W

25' EASEMENT FOR
ADDITIONAL ROADWAY

18

Southwest Cor. Sec. 20
Found 3" Aluminum Cap
Stamped LS 5239

S. CHAMBERS RD.

16' PSCD EASEMENT

155' PSCD TRANSMISSION PROPERTY

17

589'24'21"W

S. HELENA ST.

16

10' PSCD EASEMENT

12

2660.98'

South 1/4 Cor. Sec. 20
Found 3" Brass Cap
Stamped LS 16419



LINE LEGEND	
	= SUBJECT PARCEL BOUNDARY LINES
	= SECTION LINES
	= ADJOINING PARCEL BOUNDARY LINES
	= EASEMENT LINES
	= RIGHT OF WAY LINES
	= FLOOD PLANE LINES
	= BARBED WIRE FENCE
	= CHAINLINK FENCE
	= UNDERGROUND ELECTRIC LINES
	= UNDERGROUND GAS LINES
	= OVERHEAD ELECTRIC LINES
	= UNDERGROUND SANITARY SEWER LINES
	= UNDERGROUND TELEPHONE LINES
	= UNDERGROUND WATER LINES

Legend	
	CONCRETE PAVEMENT
	CONIFEROUS TREE
	DIAMETER
	DECIDUOUS TREE
	EDGE OF ASPHALT
	FINISHED FLOOR
	FINISH SURFACE
	FIRE HYDRANT
	FLOW LINE
	FOUND MONUMENT AS NOTED
	FOUND SECTION MONUMENT
	GEOGRAPHIC LOCATION
	GAS METER
	IRRIGATION CONTROL VALVE
	NATURAL GROUND
	PARKING BOLLARD
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	OVERHEAD ELECTRIC LINE
	POWER POLE
	PROPERTY LINE
	RIGHT OF WAY
	SEWER MANHOLE
	SIGN POST
	STREET LIGHT STANDARD
	TELEPHONE PEDESTAL
	TYPICAL
	WATER METER
	WATER VALVE

SW1/4 SEC. 20
T4S, R66W, 6TH P.M.
COUNTY OF ARAPAHOE
COLORADO

Title Report

PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
ORDER NO.: 5508-3058434
EFFECTIVE DATE: MAY 18, 2018

Legal Description

THE SOUTH 155 FEET OF SECTION 20, TOWNSHIP 4 SOUTH RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, EXCEPT ANY ROADS LYING WITHIN.

Assessor's Parcel No.

1975-20-3-00-013

Title Schedule B Exceptions

9. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS EASEMENTS, AND RESTRICTIONS, IF ANY, AS CONTAINED IN RIGHT OF WAY CONTRACT RECORDED FEBRUARY 14, 1966 IN BOOK 1649 AT PAGE 29. **(BLANKET IN NATURE).**

10. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS EASEMENTS, AND RESTRICTIONS, IF ANY, AS CONTAINED IN ASSIGNMENT RECORDED SEPTEMBER 25, 1970 IN BOOK 1886 AT PAGE 732. **(DOES NOT AFFECT SUBJECT PROPERTY).**

11. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS EASEMENTS, AND RESTRICTIONS, IF ANY, AS CONTAINED IN LICENSE RECORDED FEBRUARY 13, 1973 IN BOOK 2100 AT PAGE 600. **(DOES NOT AFFECT SITE).**

12. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS EASEMENTS, AND RESTRICTIONS, IF ANY, AS CONTAINED IN LICENSE RECORDED MARCH 5, 1974 IN BOOK 2216 AT PAGE 786. **(PLOTTED HEREON).**

13. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS EASEMENTS, AND RESTRICTIONS, IF ANY, AS CONTAINED IN LICENSE RECORDED DECEMBER 17, 1974 IN BOOK 2298 AT PAGE 45. **(DOES NOT AFFECT SITE).**

14. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS EASEMENTS, AND RESTRICTIONS, IF ANY, AS CONTAINED IN LICENSE RECORDED JANUARY 19, 1976 IN BOOK 2411 AT PAGE 402. **(DOES NOT AFFECT SITE).**

15. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS EASEMENTS, AND RESTRICTIONS, IF ANY, AS CONTAINED IN GRANT OF EASEMENT AND RIGHT OF WAY RECORDED MAY 26, 1976 IN BOOK 2451 AT PAGE 594. **(PLOTTED HEREON).**

16. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS EASEMENTS, AND RESTRICTIONS, IF ANY, AS CONTAINED IN LICENSE RECORDED OCTOBER 25, 1976 IN BOOK 2510 AT PAGE 321. **(DOES NOT AFFECT SITE).**

17. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS EASEMENTS, AND RESTRICTIONS, IF ANY, AS CONTAINED IN LICENSE RECORDED JULY 7, 1977 IN BOOK 2613 AT PAGE 338. **(PLOTTED HEREON).**

18. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS EASEMENTS, AND RESTRICTIONS, IF ANY, AS CONTAINED IN GRANT OF EASEMENT AND RIGHT-OF-WAY RECORDED AUGUST 28, 1979 IN BOOK 3063 AT PAGE 124. **(PLOTTED HEREON).**

19. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS EASEMENTS, AND RESTRICTIONS, IF ANY, AS CONTAINED IN LICENSE RECORDED OCTOBER 26, 1987 IN BOOK 5295 AT PAGE 400. **(DOES NOT AFFECT SITE).**

20. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS EASEMENTS, AND RESTRICTIONS, IF ANY, AS CONTAINED IN LICENSE AGREEMENT RECORDED SEPTEMBER 3, 2008 AT RECEPTION NO. B8099268. **(BLANKET IN NATURE).**

21. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS EASEMENTS, AND RESTRICTIONS, IF ANY, AS CONTAINED IN NON-FEE PROPERTY ASSIGNMENT AND CONVEYANCE AGREEMENT RECORDED DECEMBER 3, 2013 AT RECEPTION NO. D3144633. **(NOT A PLOTTABLE ITEM).**

Lease Area/Access & Utility Easements

TO BE DETERMINED

Date of Survey

MAY 23, 2018

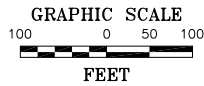
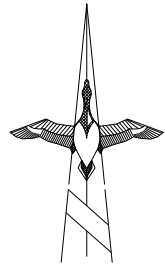
Basis of Bearings

THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD83).

CLASSIFICATION MINIMUM GEOMETRIC ACCURACY STANDARD
THIRD 5.0 cm + 1: 10,000

Bench Mark

GPS OBSERVATION UTILIZING NGS CORS STATIONS PROCESSED UTILIZING THE OPUS UTILITY (NAVD 88) DATUM



Underground Utility Note:

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DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

Engineer/Consultant:

ALTURA

990 S. Swan Ave. Unit C
Aurora, CO 80017
Phone: (720) 488-1303
Drawn By: JT
Job No.: 18123

Architect:

Rex

Architect
144 Madison Street
Denver, CO 80202
303.388.3918

verizon

DEN HALEN

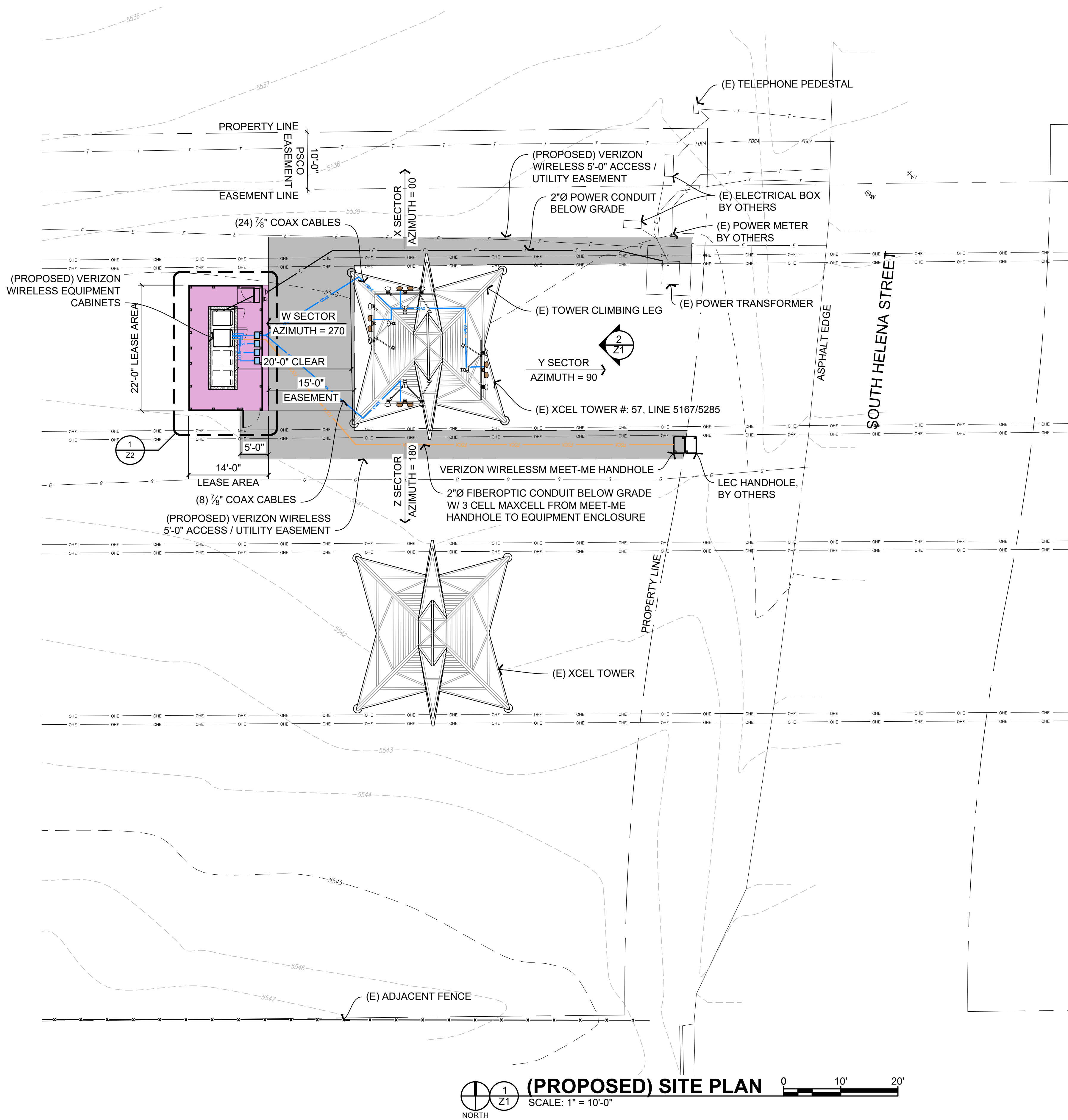
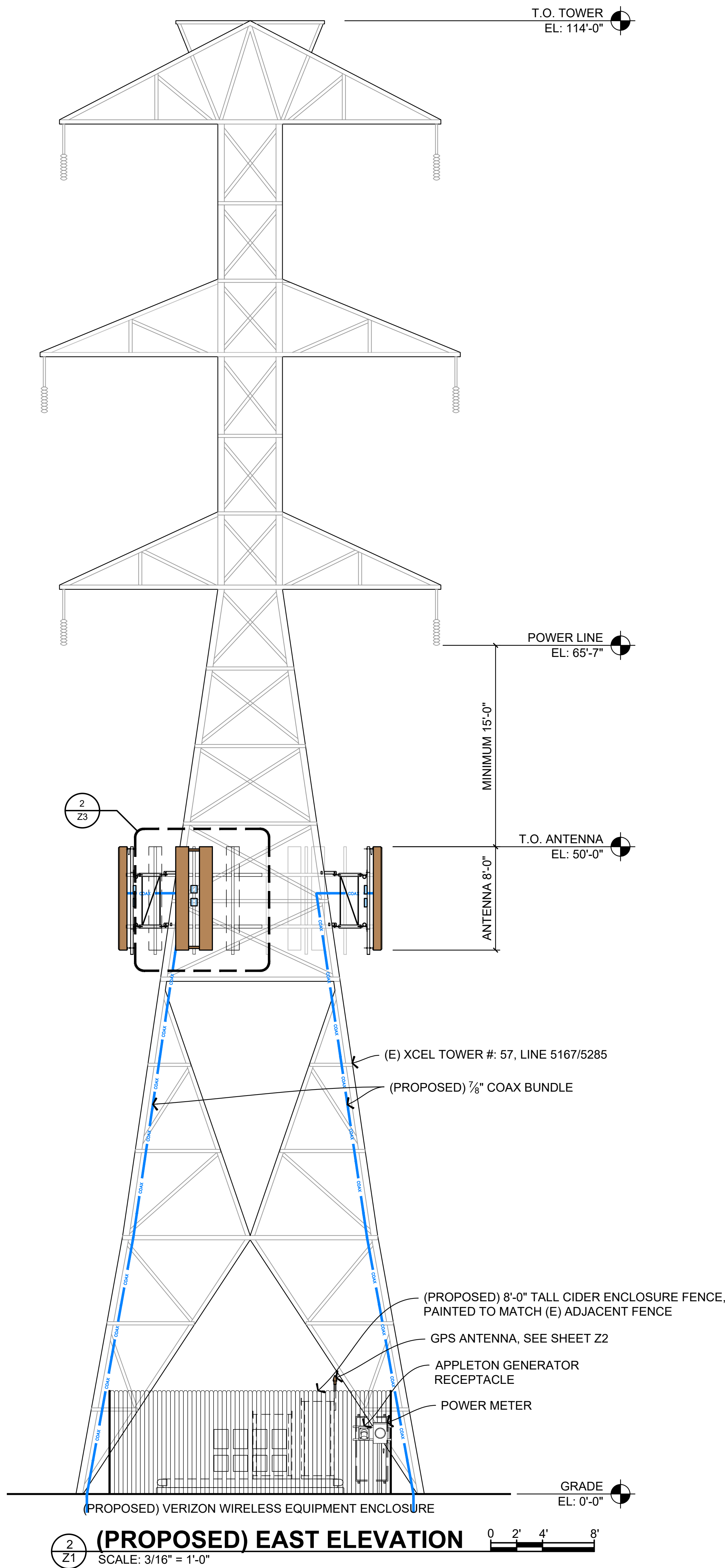
XCEL TOWER #57 LINE #5167/5285
AURORA, CO. 80017
COUNTY OF ARAPAHOE

TOPOGRAPHIC
SURVEY

REVISIONS	DATE	BY	DESCRIPTION
0	5/30/18	JT	SUBMITAL

Sheet:

LS2



PRELIMINARY
FOR REVIEW ONLY

**T*REX
ARCHITEX**
146 Madison Street
Denver, CO 80206
303.388.2918

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PROJECT FOR
verizon
3131 S VAUGHN WAY, SUITE 550
AURORA, CO 80014
303-694-3234

DATE ISSUED
JULY 6, 2018

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-----	PERMIT SUBMITTED

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07/06/18	ADDRESS & CABLES
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PROJECT NAME
DEN-HAILEN ALT#2

(PROPOSED)
CELL SITE
1871 S HELENA ST
AURORA, CO 80017

CITY OF AUORA
STATE OF COLORADO

Z1
PLAN / ELEVATION

DRAWINGS

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PROJECT NAME

DEN-HAILEN ALT#2

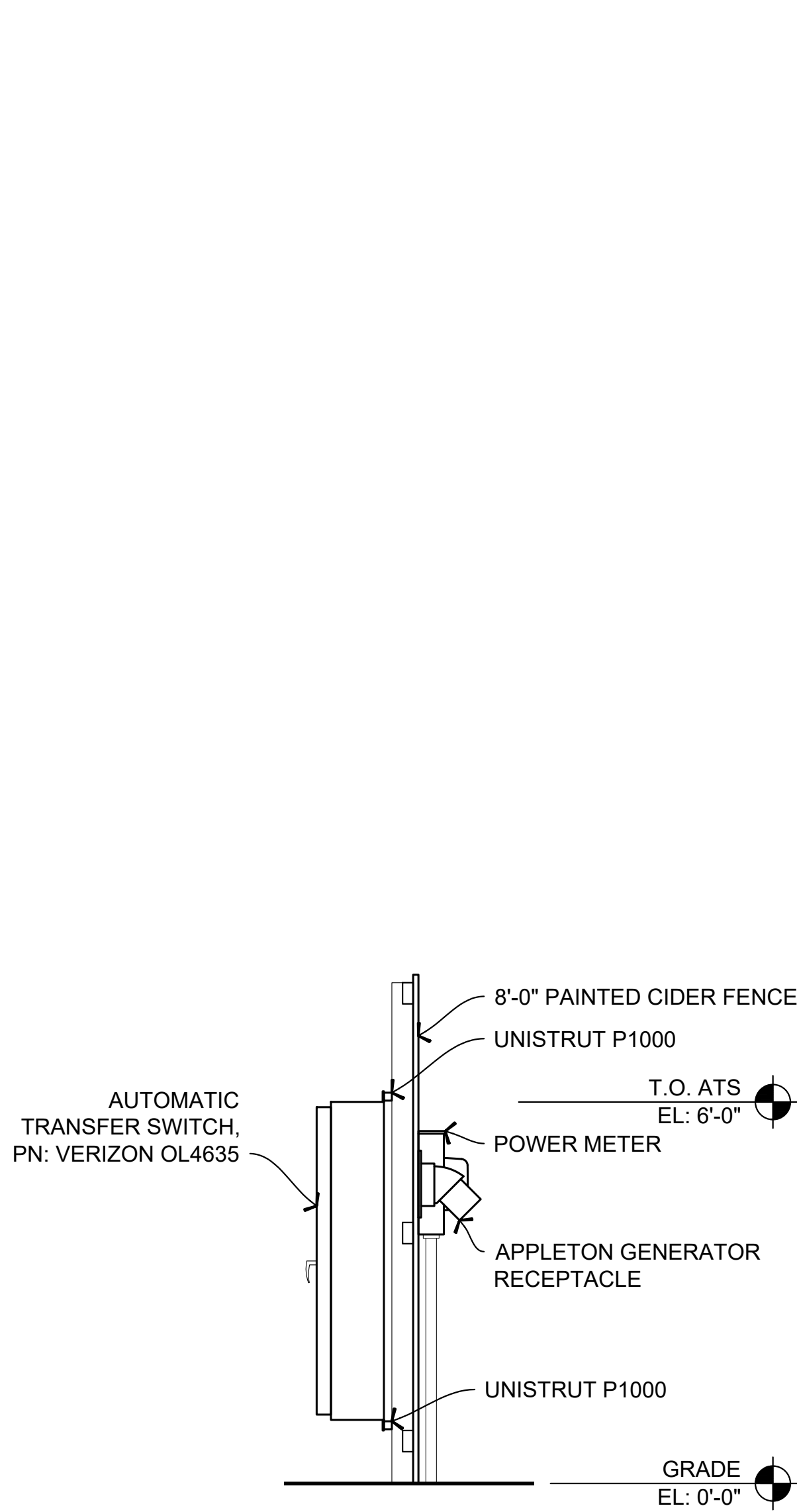
(PROPOSED)
CELL SITE

1871 S HELENA ST
AURORA, CO 80017

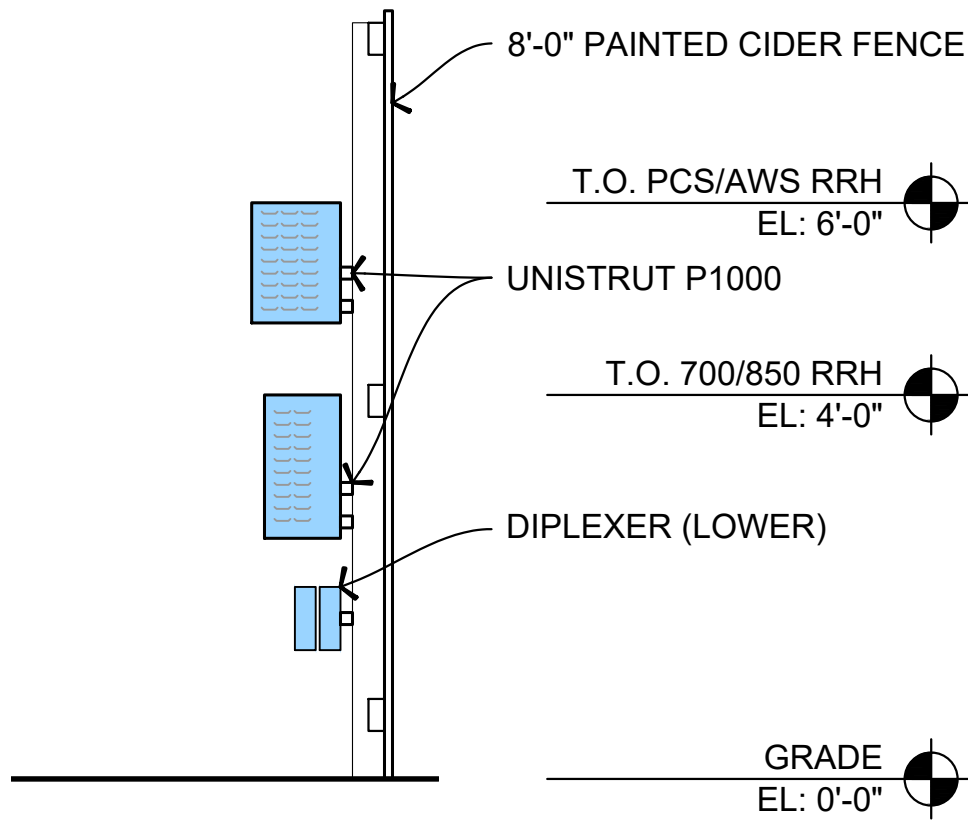
CITY OF AUORA
STATE OF COLORADO

Z3

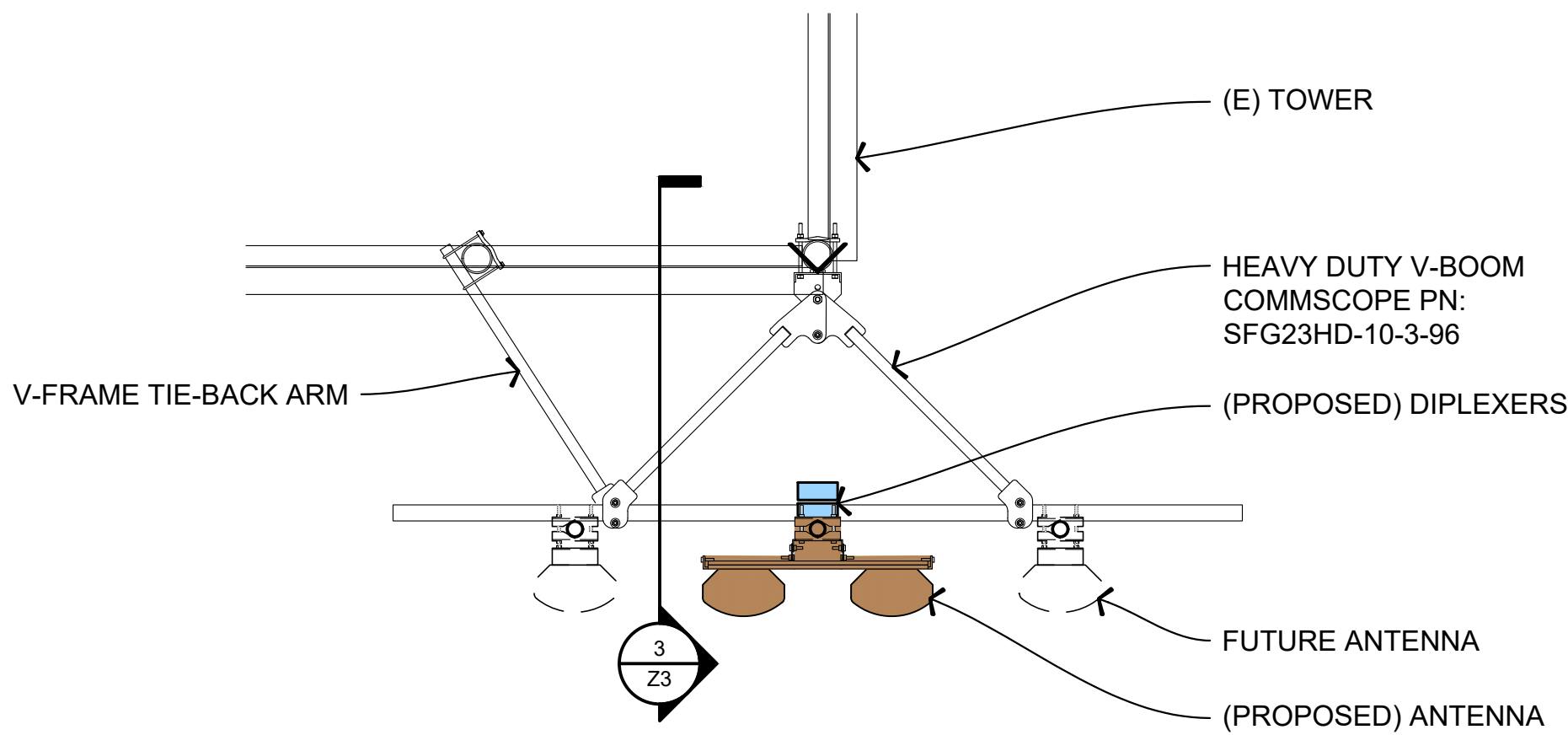
SECTOR PLANS / ELEVATIONS



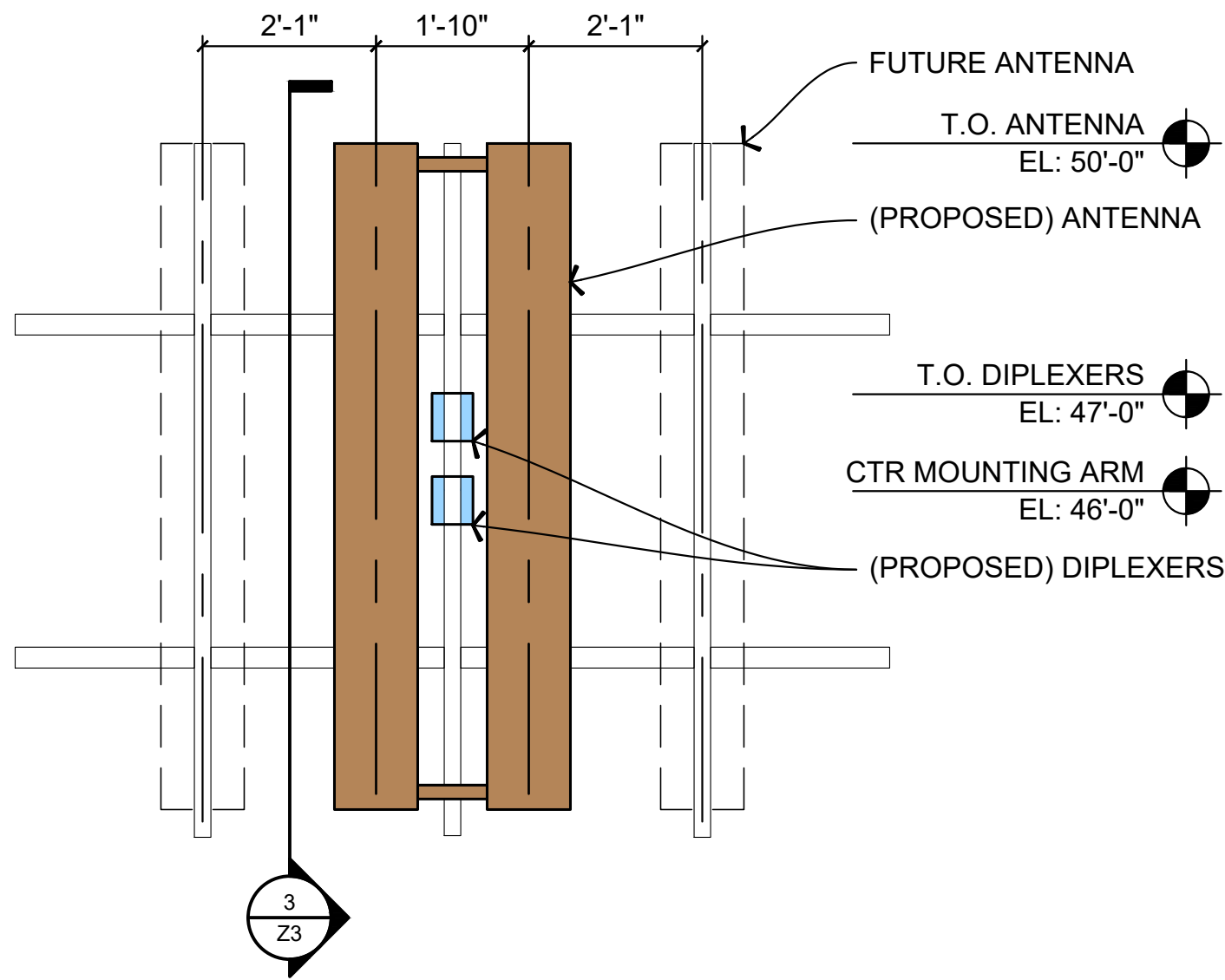
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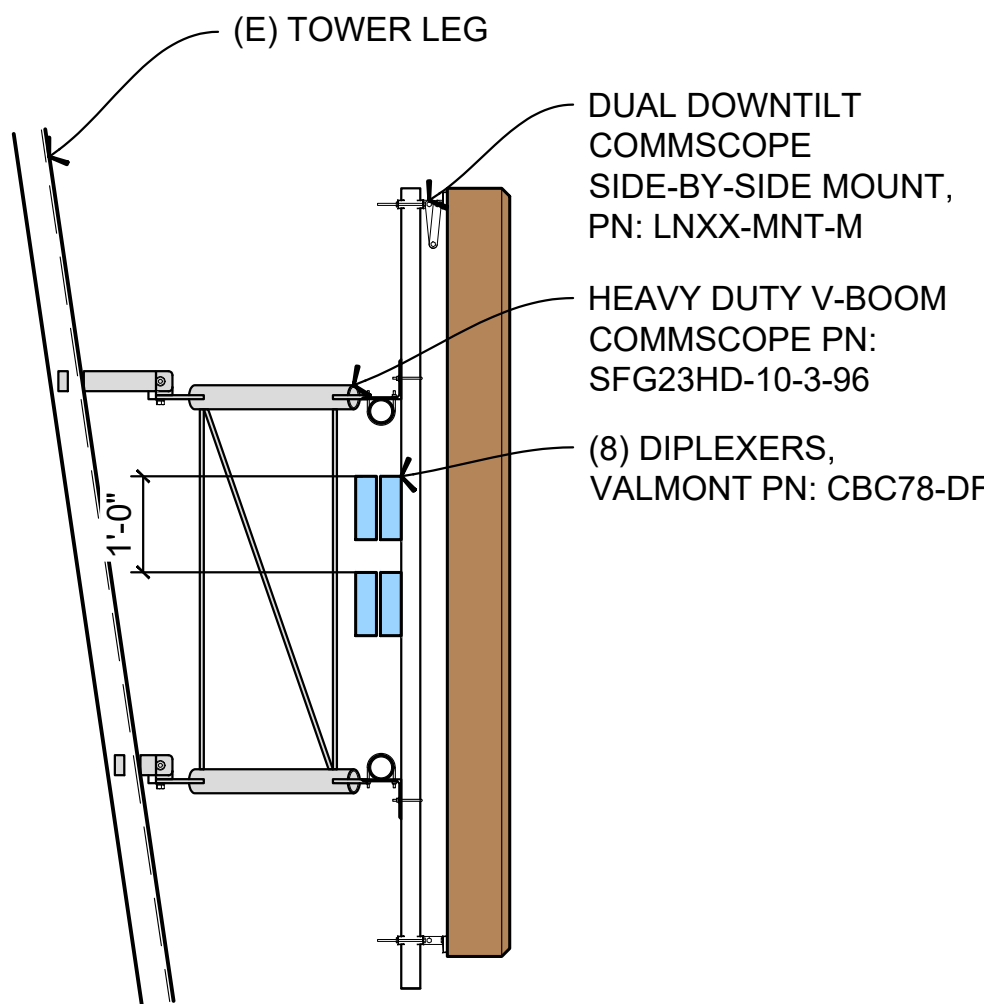
RRH MOUNTING
SCALE: 1/2" = 1'-0"



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



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



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