

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°55'00"E	50.00'
L2	S89°05'00"W	50.00'
L3	N00°55'00"W	50.00'
L4	N89°05'00"E	50.00'
L5	S89°05'00"W	6.00'
L6	N00°55'00"W	6.00'
L7	N89°05'00"E	6.00'
L8	S00°55'00"E	6.00'
L9	S00°55'00"E	37.00'
L10	S00°55'00"E	10.00'
L11	S00°55'00"E	40.00'



GENERAL NOTES:

- THIS PLAN WAS PREPARED USING AN APPROVED PLAN ENTITLED "RAW LAND SURVEY" BY CLARK LAND SURVEYING, INC., LAST REVISED DATE 09-15-2017.
- THE PROPOSED FACILITY WILL CAUSE "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
- NO NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
- THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. (THERE IS NO HANDICAP ACCESS REQUIRED.)
- THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
- THE PROPOSED DEVELOPMENT DOES NOT INCLUDE STREET SIGNS OF ANY TYPE.
- THE PROPOSED DEVELOPMENT DOES NOT INCLUDE OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES.
- ACCORDING TO THE F.I.R.M. COMMUNITY PANEL # 08005C0178K, DATED 12-17-2010, THE PROPOSED SITE IS IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD).

BULK REQUIREMENTS:

ZONING DISTRICT: R-4: HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT

DESCRIPTION:	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT AREA:	7,000 S.F.	163,786.3 S.F.	(NO CHANGE)
MIN. LOT WIDTH:	90.0 FT	355.64 FT	(NO CHANGE)
MAX. BUILDING COVERAGE:	N/A	N/A	N/A
MIN. FRONT YARD:	25 FT	108.3 FT	(NO CHANGE)
MIN. SIDE YARD:	25 FT	27.0 FT	(NO CHANGE)
MIN. REAR YARD:	25 FT	155.17 FT	(NO CHANGE)
MAX. BUILDING HEIGHT:	60 FT	<60 FT	60 FT
MIN. LANDSCAPE AREA:	35%	>35%	(NO CHANGE)

SECTION 146-1200 COMMERCIAL MOBILE RADIO SERVICE FACILITIES (CMRS)*

DESCRIPTION:	REQUIRED:	EXISTING:	PROPOSED:
SETBACK FROM RESIDENTIAL ZONE:	65 FT	N/A	111.9 FT
SETBACK FROM PUBLIC R.O.W.:	65 FT	N/A	300.1 FT

* ADMINISTRATIVE REVIEW REQUIRED FOR CMRS ON R-4 ZONED PROPERTY.

Add a note indicating the future church expansion and improvements

This area is parking lot/drive aisle. Indicate gravel is temporary until the church completes the expansion

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PLAN REVISIONS:

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AE DESIGN INFO:

DESIGNER: MTG
AE JOB No: 1700207.013

DRAWING TITLE:

SITE PLAN

DRAWING SHEET:

Z-1

SITE INFORMATION:

ECO-SITE SITE NAME:

CO-0080 MOLINE STREET

T-MOBILE SITE ID:

DN01707A

SITE ADDRESS:

445 S. LANSING STREET

AURORA, COLORADO

80012

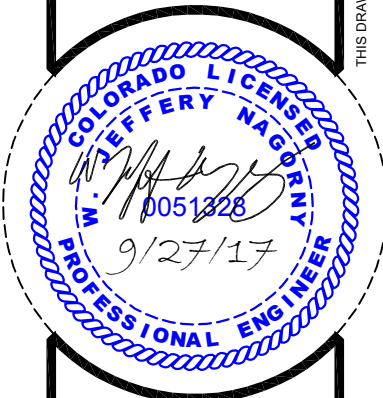
JURISDICTION:

CITY OF AURORA

ARAPAHOE COUNTY, COLORADO

SHEET NUMBER:

2 OF 8



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PROTECT YOURSELF. GIVE THREE
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THIS DRAWING DOES NOT INCLUDE NECESSARY
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ACT OF 1970 AND ALL RULES AND REGULATIONS
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W. JEFFERY NAGORNY, PE
COLORADO PROFESSIONAL ENGINEER
LICENSE # 51328

LEGAL DESCRIPTION OF LEASE AREA:
A PORTION OF LOT 1, BLOCK 1 OF NICKERSON'S SUBDIVISION, RECORDED IN BOOK C2, PAGE 539, OFFICIAL RECORDS OF ARAPAHOE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1, S00°55'00"E (BEARINGS ARE BASED ON GEODETIC NORTH ACCORDING TO WGS 84 PROJECTION. BEARINGS ARE RELATIVE TO THOSE SHOWN UPON SAID PLAT OF NICKERSON SUBDIVISION, IF ROTATED 00°55'45" CLOCKWISE), A DISTANCE OF 218.64 FEET; THENCE LEAVING SAID EAST LINE, S89°05'00"W, A DISTANCE OF 275.00 FEET TO THE POINT OF BEGINNING; THENCE S00°55'00"E, A DISTANCE OF 50.00 FEET; THENCE S89°05'00"W, A DISTANCE OF 50.00 FEET; THENCE N00°55'00"W, A DISTANCE OF 50.00 FEET; THENCE N89°05'00"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2,500 S.F. OR 0.057 ACRES, MORE OR LESS.

LEGAL DESCRIPTION OF ACCESS & UTILITY EASEMENT:
A PORTION OF LOT 1, BLOCK 1 OF NICKERSON'S SUBDIVISION, RECORDED IN BOOK C2, PAGE 539, OFFICIAL RECORDS OF ARAPAHOE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND, 20 FEET IN WIDTH, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1, S00°55'00"E (BEARINGS ARE BASED ON GEODETIC NORTH ACCORDING TO WGS 84 PROJECTION. BEARINGS ARE RELATIVE TO THOSE SHOWN UPON SAID PLAT OF NICKERSON SUBDIVISION, IF ROTATED 00°55'45" CLOCKWISE), A DISTANCE OF 218.64 FEET; THENCE LEAVING SAID EAST LINE, S89°05'00"W, A DISTANCE OF 275.00 FEET; THENCE S00°55'00"E, A DISTANCE OF 50.00 FEET; THENCE S89°05'00"W, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE S00°55'00"E, A DISTANCE OF 37.00 FEET; THENCE N89°05'00"E, A DISTANCE OF 300.00 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID LOT 1 ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SOUTH LANSING STREET, SAID POINT BEING THE POINT OF TERMINUS.

SIDELINES OF SAID STRIP EXTEND OR SHORTEN AS NECESSARY TO INTERSECT THE LINES THAT THE POINT OF BEGINNING AND POINT OF TERMINUS ARE A PART OF.

CONTAINING 6,740 S.F. OR 0.155 ACRES, MORE OR LESS.

LEGAL DESCRIPTION OF UTILITY EASEMENT A:
A PORTION OF LOT 1, BLOCK 1 OF NICKERSON'S SUBDIVISION, RECORDED IN BOOK C2, PAGE 539, OFFICIAL RECORDS OF ARAPAHOE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1, S00°55'00"E (BEARINGS ARE BASED ON GEODETIC NORTH ACCORDING TO WGS 84 PROJECTION. BEARINGS ARE RELATIVE TO THOSE SHOWN UPON SAID PLAT OF NICKERSON SUBDIVISION, IF ROTATED 00°55'45" CLOCKWISE), A DISTANCE OF 218.64 FEET; THENCE LEAVING SAID EAST LINE, S89°05'00"W, A DISTANCE OF 275.00 FEET; THENCE S89°05'00"W, A DISTANCE OF 44.00 FEET TO THE POINT OF BEGINNING; THENCE S89°05'00"W, A DISTANCE OF 6.00 FEET, THENCE N00°55'00"W, A DISTANCE OF 6.00 FEET; THENCE N89°05'00"E, A DISTANCE OF 6.00 FEET; THENCE S00°55'00"E, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 36 S.F. OR 0.001 ACRES, MORE OR LESS.

LEGAL DESCRIPTION OF UTILITY EASEMENT B:
A PORTION OF LOT 1, BLOCK 1 OF NICKERSON'S SUBDIVISION, RECORDED IN BOOK C2, PAGE 539, OFFICIAL RECORDS OF ARAPAHOE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND, 5 FEET IN WIDTH, LYING 2.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOT 1, S00°55'00"E (BEARINGS ARE BASED ON GEODETIC NORTH ACCORDING TO WGS 84 PROJECTION. BEARINGS ARE RELATIVE TO THOSE SHOWN UPON SAID PLAT OF NICKERSON SUBDIVISION, IF ROTATED 00°55'45" CLOCKWISE), A DISTANCE OF 218.64 FEET; THENCE LEAVING SAID EAST LINE, S89°05'00"W, A DISTANCE OF 275.00 FEET; THENCE S00°55'00"E, A DISTANCE OF 50.00 FEET; THENCE S89°05'00"W, A DISTANCE OF 25.00 FEET; THENCE S00°55'00"E, A DISTANCE OF 37.00 FEET; THENCE N89°05'00"E, A DISTANCE 6.00 FEET; THENCE S00°55'00"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE S00°55'00"E, A DISTANCE OF 40.00 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID LOT 1, SAID POINT ALSO BEING THE POINT OF TERMINUS.

SIDELINES OF SAID STRIP EXTEND OR SHORTEN AS NECESSARY TO INTERSECT THE LINES THAT THE POINT OF BEGINNING AND THE POINT OF TERMINUS ARE A PART OF.

CONTAINING 200 S.F. OR 0.005 ACRES, MORE OR LESS.

SCHEDULE B2 EXCEPTIONS:
ITEM NO.
8. PLAT OF NICKERSON SUBDIVISION RECORDED IN PLAT BOOK 23, PAGE 62.
-AFFECTS SURVEY AREA, SHOWN HEREON.
9. PLAT OF AURORA BRANCH YMCA PLANNED BUILDING GROUP RECORDED IN INSTRUMENT NO. 2414645.
-AFFECTS SURVEY AREA, NOT SURVEY RELATED.
10. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN A DEED OR COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DEED BOOK 1950, PAGE 733. BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.
-AFFECTS PARENT PARCEL, DOCUMENT CHANGED ZONING TO R-4.
11. UTILITY EASEMENT IN FAVOR OF THE CITY OF AURORA, COLORADO, A MUNICIPAL CORPORATION, SET FORTH IN INSTRUMENT RECORDED ON 06/04/1984 IN DEED BOOK 4173, PAGE 353.
-AFFECTS SURVEY AREA, SHOWN HEREON.

13. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN A DEED OR COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. B2030379, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.
-AFFECTS PARENT PARCEL, NOT SURVEY RELATED.

13. DEED OF TRUST FROM ETHIOPIAN EVANGELICAL CHURCH-DENVER, A COLORADO NON-PROFIT CORPORATION, GRANTOR(S), TO THE PUBLIC TRUSTEE OF THE COUNTY, TRUSTEE(S), IN FAVOR OF MENNONITE BRETHREN LOAN FUND, DATED 11/20/2012, AND RECORDED 11/21/2012 IN RECEPTION NO. D2134496, IN THE ORIGINAL AMOUNT OF \$2,052,424.00.
-AFFECTS PARENT PARCEL, NOT SURVEY RELATED.

14. DEED OF TRUST FROM ETHIOPIAN EVANGELICAL CHURCH-DENVER, GRANTOR(S), TO THE PUBLIC TRUSTEE OF THE COUNTY, TRUSTEE(S), IN FAVOR OF MENNONITE BRETHREN LOAN FUND, A KANSAS NON-PROFIT CORPORATION, DATED 08/05/2013, AND RECORDED 08/09/2013 IN RECEPTION NO. D3100879, IN THE ORIGINAL AMOUNT OF \$265,000.00.
-AFFECTS PARENT PARCEL, NOT SURVEY RELATED.

15. THIRD DEED OF TRUST FROM ETHIOPIAN EVANGELICAL CHURCH-DENVER, A COLORADO NON-PROFIT ORGANIZATION, GRANTOR(S), TO THE PUBLIC TRUSTEE OF THE COUNTY, TRUSTEE(S), IN FAVOR OF MENNONITE BRETHREN LOAN FUND, A KANSAS NON-PROFIT CORPORATION, DATED 10/04/2013, AND RECORDED 10/07/2013 IN RECEPTION NO. D3125243, IN THE ORIGINAL AMOUNT OF \$104,000.00.
-AFFECTS PARENT PARCEL, NOT SURVEY RELATED.

16. DEED OF TRUST FROM ETHIOPIAN EVANGELICAL CHURCH-DENVER, A COLORADO NONPROFIT CORPORATION, GRANTOR(S), TO THE PUBLIC TRUSTEE OF THE COUNTY, TRUSTEE(S), IN FAVOR OF MENNONITE BRETHREN LOAN FUND, DATED 10/05/2015, AND RECORDED 10/07/2015 IN RECEPTION NO. D5114963, IN THE ORIGINAL AMOUNT OF \$178,419.00.
-AFFECTS PARENT PARCEL, NOT SURVEY RELATED.

ITEMS NOT LISTED ABOVE ARE DETERMINED NON-SURVEY RELATED ITEMS AND ARE NOT PLOTTED HEREON.

T - Mobile

WEST LLC

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REV No	DATE	DESIGNER	DESCRIPTION

AE DESIGN INFO:	
DESIGNER: MTG	AE JOB No: 1700207.013

DRAWING TITLE:

LEGAL DESCRIPTIONS

DRAWING SHEET:

Z-1A

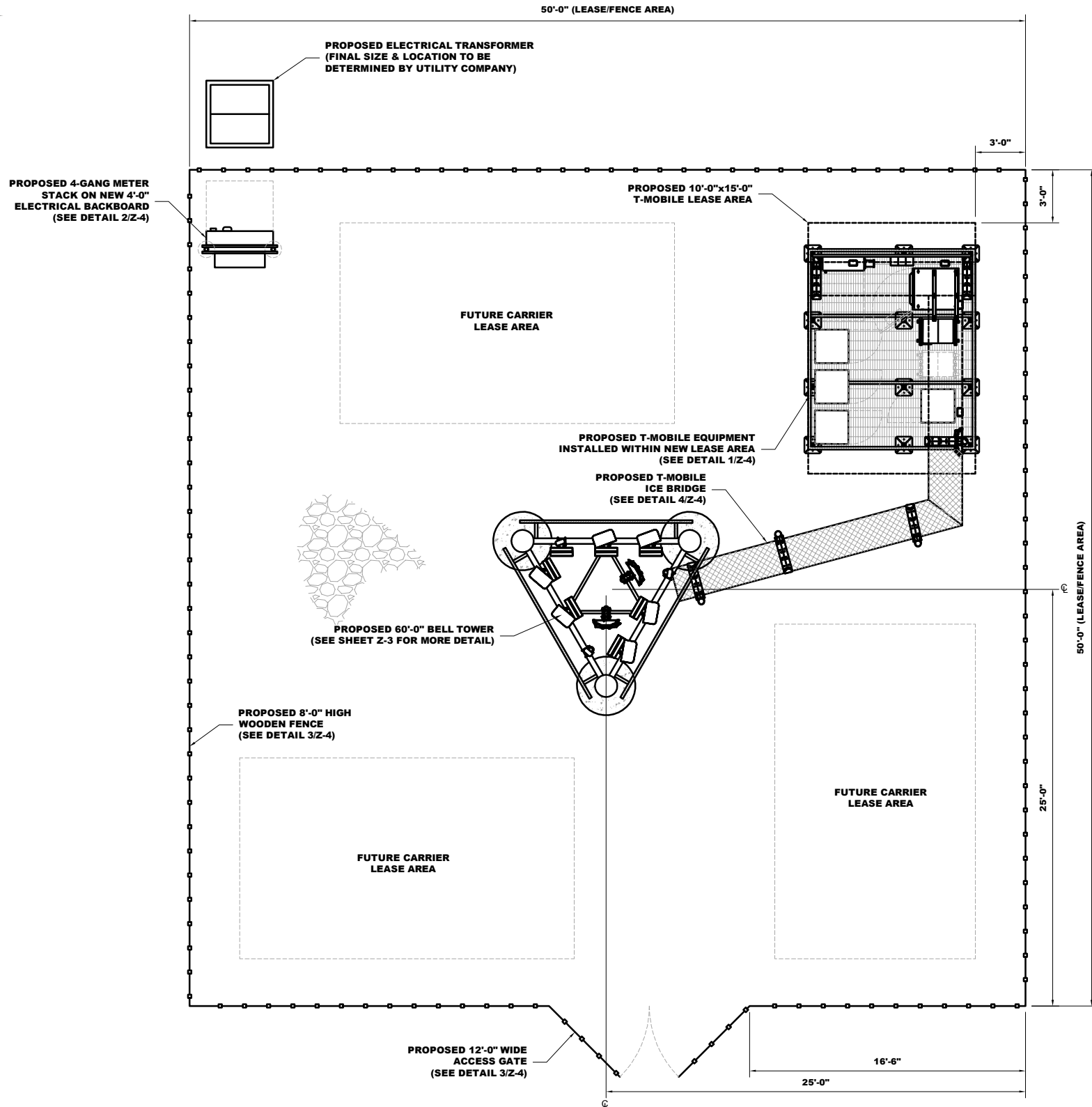
SITE INFORMATION:

ECO-SITE SITE NAME:
CO-0080 MOLINE STREET
T-MOBILE SITE ID:
DN01707A
SITE ADDRESS:
445 S. LANSING STREET
AURORA, COLORADO
80012
JURISDICTION:
CITY OF AURORA
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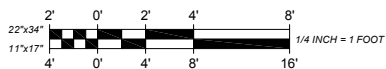


W. JEFFERY NAGORNY, PE
COLORADO PROFESSIONAL ENGINEER
LICENSE # 51328

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1
Z-2
COMPOUND PLAN
SCALE = 1/4" = 1'-0"



GENERAL NOTES:

- FOR THE PURPOSE OF ZONING DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
CONTRACTOR- GENERAL CONTRACTOR
SUBCONTRACTOR- SUBCONTRACTOR HIRED BY GENERAL CONTRACTOR
OWNER- ECO-SITE
OEM- ORIGINAL EQUIPMENT MANUFACTURER
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER.
- ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE OWNER.
- CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWINGS.
- THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
- CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY.
- CONTRACTOR SHALL LEAVE THE PREMISES IN CLEAN CONDITION.
- CONSTRUCTION SHALL COMPLY WITH ECO-SITE MASTER SPECIFICATIONS AND THESE DRAWINGS. WHERE A CONFLICT EXISTS, IT IS CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNER.
- NOTHING CONTAINED IN THESE DRAWINGS SHALL CREATE ANY CONTRACTUAL RELATIONS BETWEEN ANY SUBCONTRACTOR(S) AND ECO-SITE.
- CONTRACTOR SHALL HOLD HARMLESS ECO-SITE AND ITS REPRESENTATIVES FROM ALL SUITS, ACTIONS, OR CLAIMS OF ANY KIND BROUGHT ABOUT AS A RESULT OF ANY INJURIES OR DAMAGES SUSTAINED BY PERSON(S) OR PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS FOR ANY AND ALL PERSONS, INCLUDING SUBCONTRACTORS, ON SITE AS REQUIRED BY CURRENT OSHA STANDARDS; INCLUDING BUT NOT LIMITED TO:
A) PERSONAL PROTECTIVE & LIFE SAVING EQUIPMENT
B) SIGNS, SIGNALS & BARRICADES
C) TOOLS - HAND & POWER
D) ELECTRICAL
E) FALL PROTECTION
F) EXCAVATIONS
G) CONCRETE & MASONRY CONSTRUCTION
H) STEEL ERECTION
I) POWER TRANSMISSION & DISTRIBUTION
J) CRANES & DERRICKS IN CONSTRUCTION

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AE DESIGN INFO:
DESIGNER: MTG
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Z-2

SITE INFORMATION:
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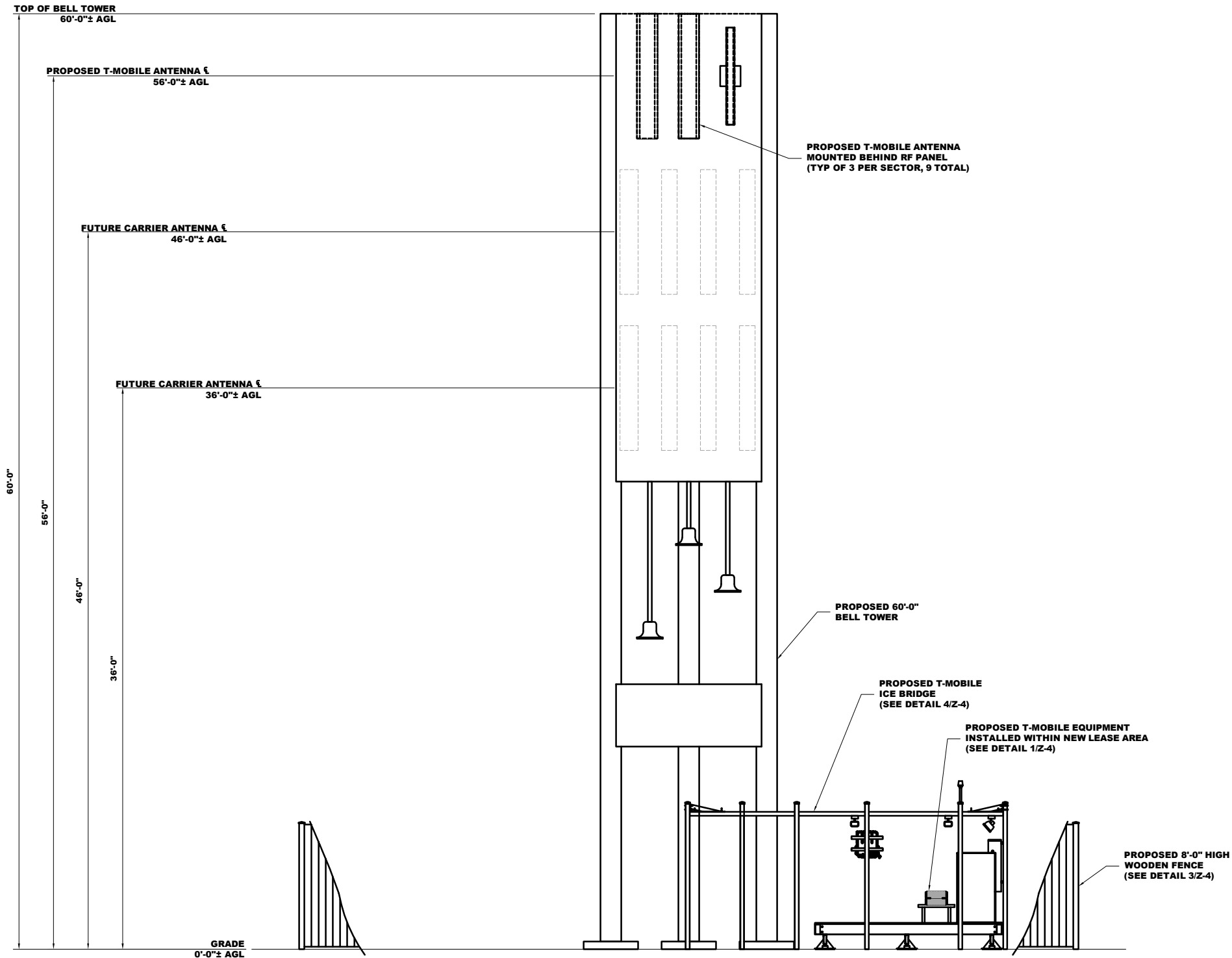
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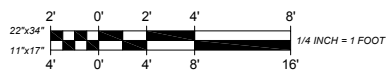


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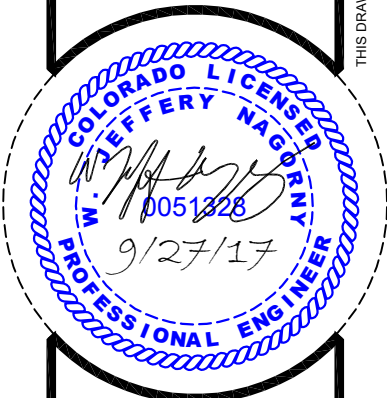
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SITE INFORMATION:

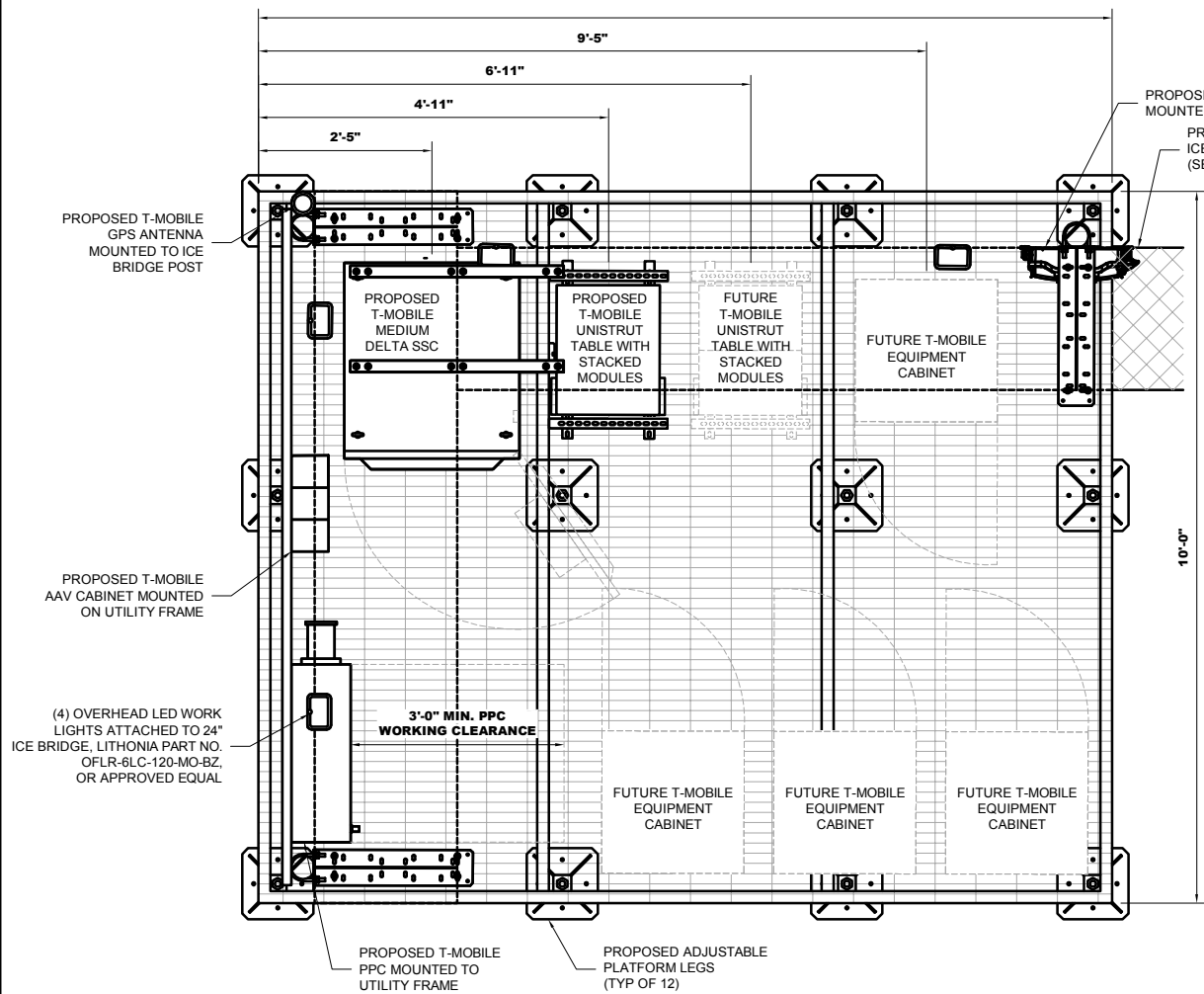
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SHEET NUMBER:

5 OF 8

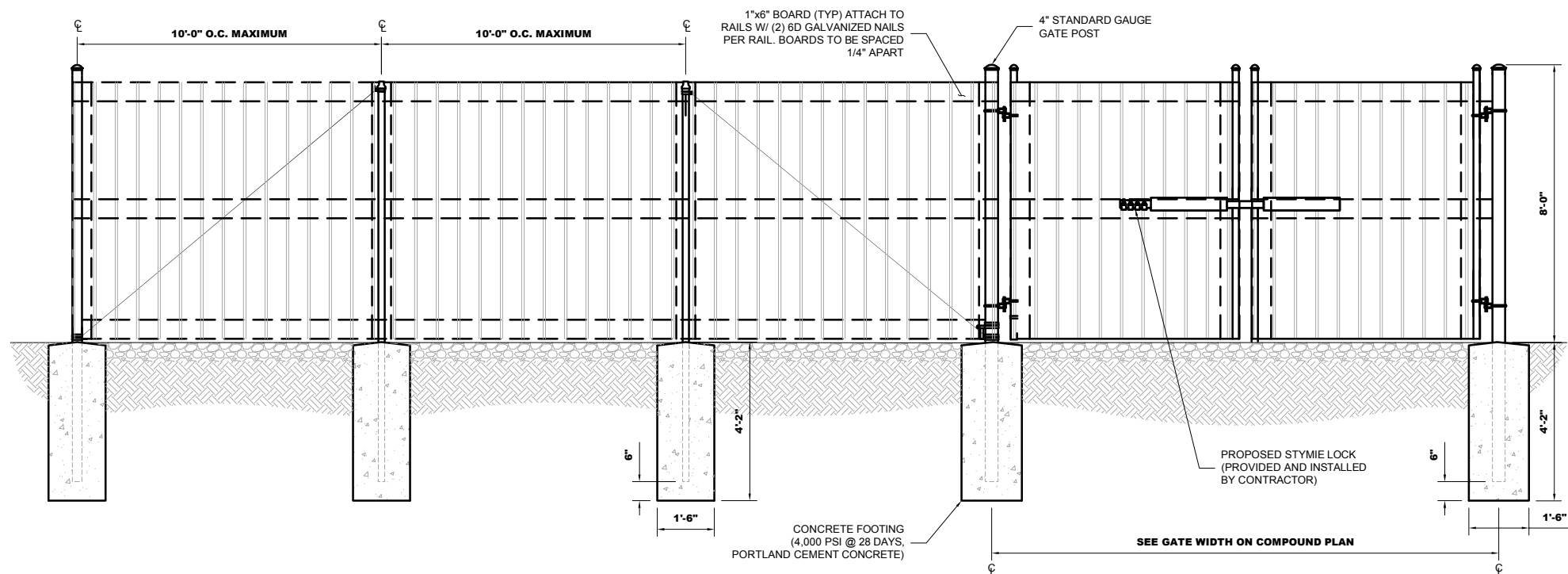


W. JEFFERY NAGORNY, PE
COLORADO PROFESSIONAL ENGINEER
LICENSE # 51328



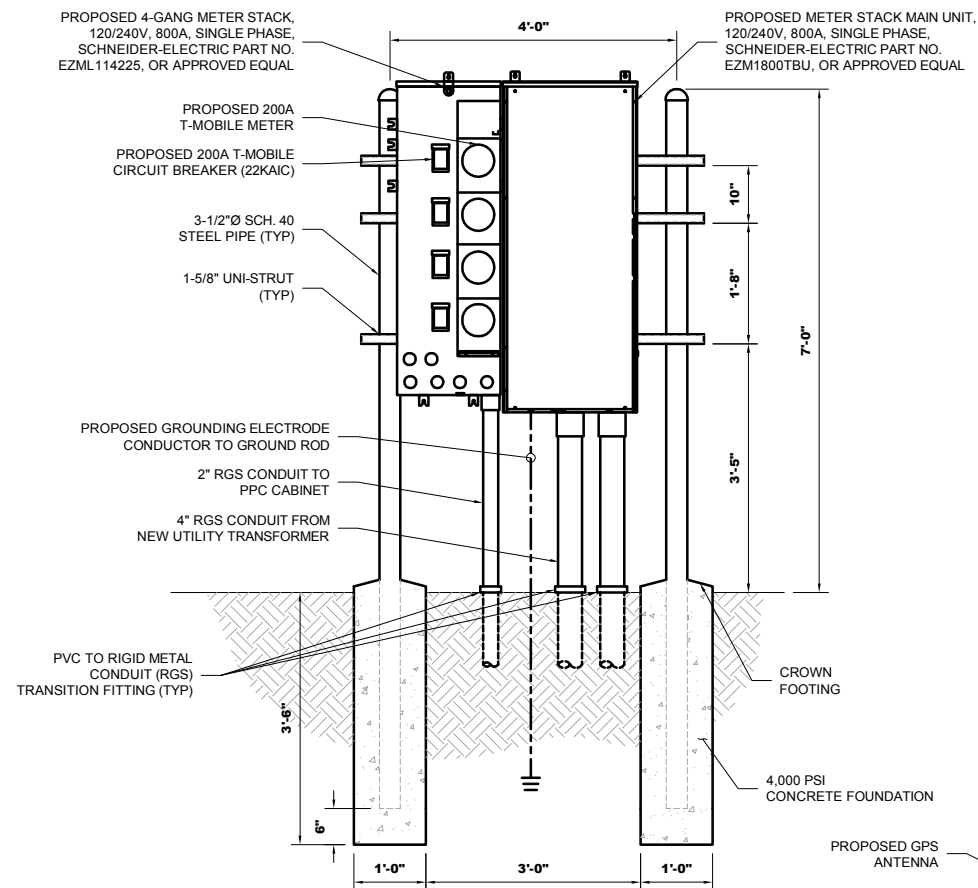
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Z-4
N.T.S.

PROPOSED T-MOBILE EQUIPMENT PLATFORM LAYOUT



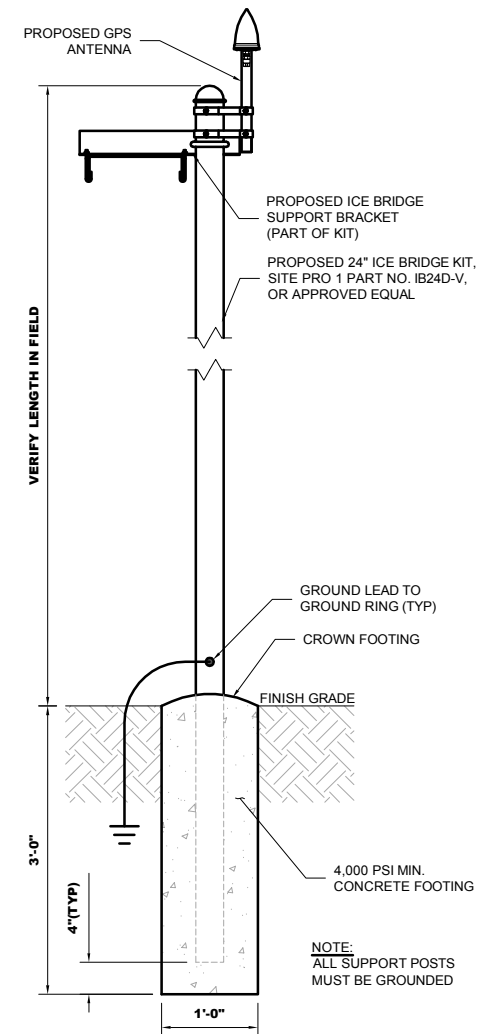
3
Z-4
N.T.S.

WOODEN FENCE & GATE DETAIL



2
Z-4
N.T.S.

4'-0" ELECTRICAL BACKBOARD DETAIL



4
Z-4
N.T.S.

ICE BRIDGE DETAIL

T-Mobile
WEST LLC
T-MOBILE WEST LLC
2323 DELGANY STREET
DENVER, COLORADO 80216
PHONE: (215) 633-5200
FAX: (215) 633-5393

Eco-Site
ECO-SITE, LLC
240 LEIGH FARM ROAD,
SUITE 415
DURHAM, NORTH CAROLINA 27707

advantage engineers
5445 DTC PARKWAY, PENTHOUSE 4
GREENWOOD VILLAGE, COLORADO 80111
PHONE: (855) 316-8377
www.advantageengineers.com

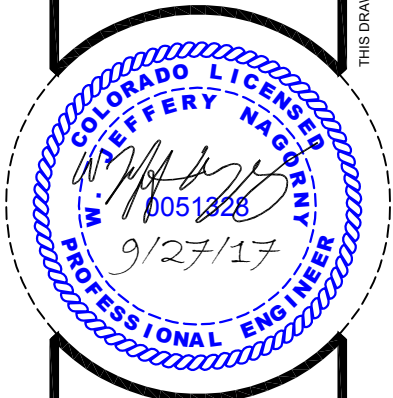
PLAN REVISIONS:			
REV No	DATE	DESIGNER	DESCRIPTION
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4	9/27/17	MTG	REV PER CITY COMMENTS
3	9/15/17	MTG	SURVEY UPDATE
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1	7/26/17	KJF	STRUCTURE UPDATE
0	6/12/17	MTG	ISSUED FOR ZONING
A	5/18/17	MTG	ISSUED FOR 90% REVIEW (ZDs)

AE DESIGN INFO:
DESIGNER: MTG
AE JOB No: 1700207.013

DRAWING TITLE:
CONSTRUCTION DETAILS

DRAWING SHEET:
Z-4

SITE INFORMATION:
ECO-SITE SITE NAME:
CO-0080 MOLINE STREET
T-MOBILE SITE ID:
DN01707A
SITE ADDRESS:
445 S. LANSING STREET
AURORA, COLORADO
80012
JURISDICTION: CITY OF AURORA
ARAPAHOE COUNTY, COLORADO
SHEET NUMBER:
6 OF 8



W. JEFFERY NAGORNY, PE
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LICENSE # 51328



1 PHOTO SIM VIEW A
PH-1 N.T.S.



2 PHOTO SIM VIEW B
PH-1 N.T.S.



3 PHOTO SIM VIEW C
PH-1 N.T.S.



4 PHOTO SIM VIEW D
PH-1 N.T.S.

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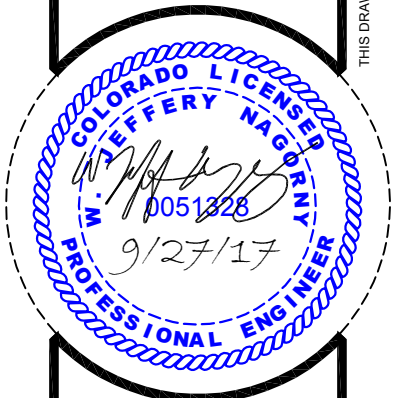
PHOTO SIMS

DRAWING SHEET:

PH-1

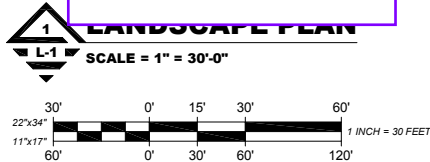
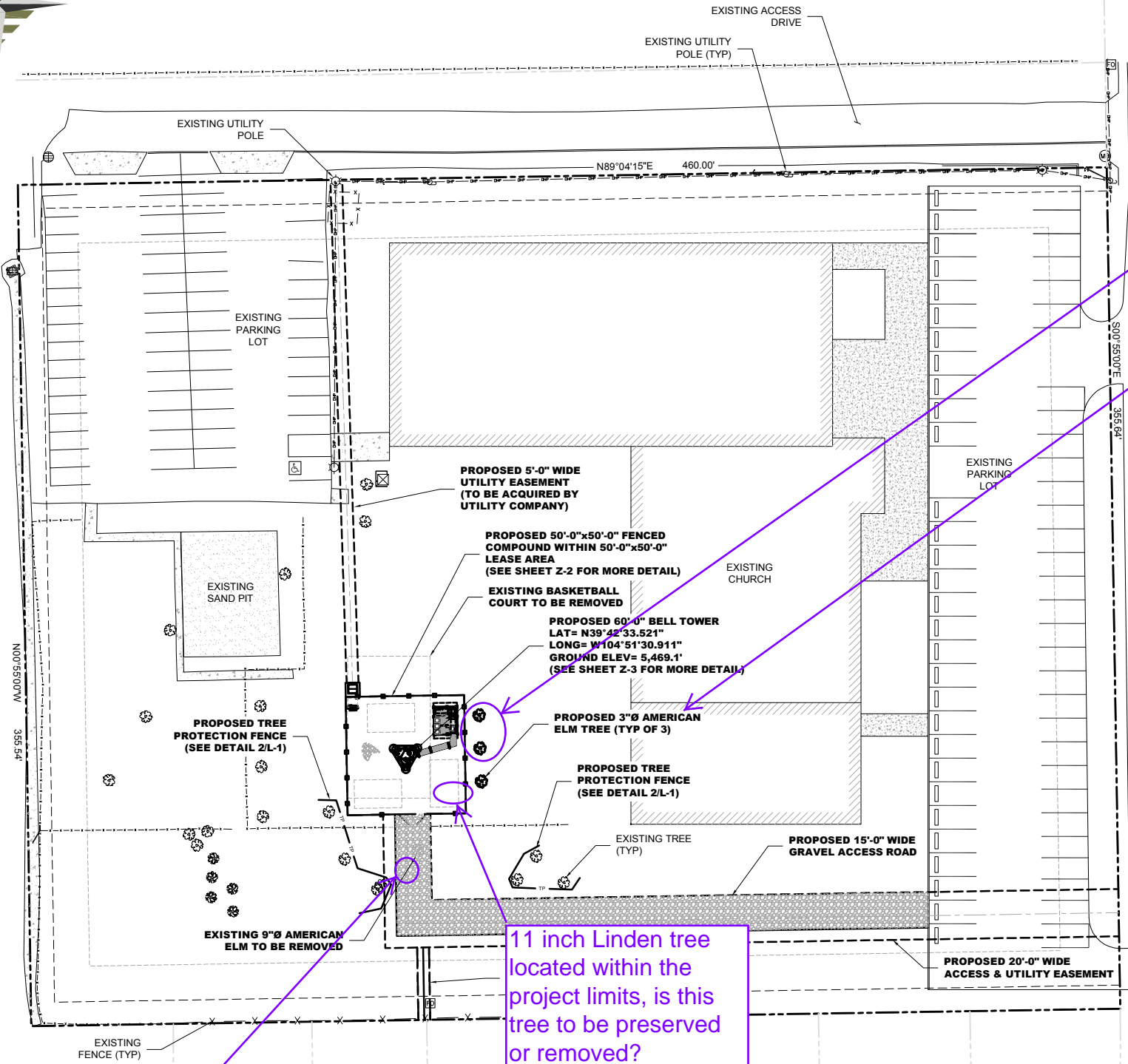
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TREE MITIGATION TABLE		
CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION AND/OR AMOUNT PAID TO "TREE PLANTING FUND"
9"	0	9"



Know what's below.
Call before you dig.

PROTECT YOURSELF. GIVE THREE WORKING DAYS NOTICE.
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

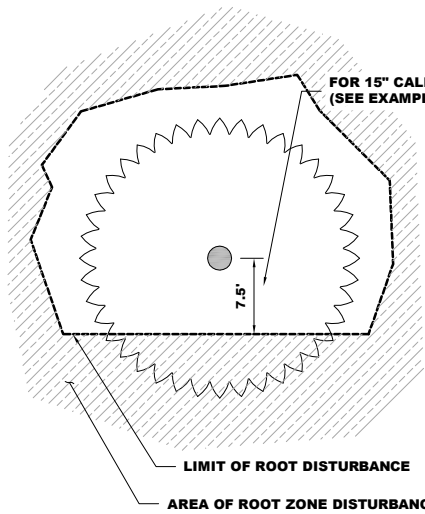
There are no trees at this location

Not sure which tree this is

11 inch Linden tree located within the project limits, is this tree to be preserved or removed?

#1, 33" multi-stem Bur Oak Tree,

- TREE PROTECTION NOTES:**
- PRIOR TO THE BEGINNING OF CONSTRUCTION, INSTALL BARRICADE FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT OR OUTSIDE OF THE DRIP LINE OF THE TREES. BARRICADE FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO T POSTS.
 - FENCING SHALL BE MAINTAINED DAILY. TRESPASS BEYOND ESTABLISHED CONSTRUCTION LIMITS SHALL RESULT IN A FINE OF \$100. IF NOT PAID WITHIN 30 DAYS, THE FINE SHALL BE DEDUCTED FROM MONIES DUE TO CONTRACTOR. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. NO VEHICLE PARKING IS ALLOWED BEYOND CONSTRUCTION LIMITS.
 - CONSTRUCTION WITHIN THE ROOT ZONE OF TREES TO REMAIN SHALL BE RESTRICTED TO AGREED-UPON LIMITS WITH REGARD TO EXCAVATION, ACCESS, DIRT STOCKPILING, AND BACKFILL. VIOLATION OF SET LIMITS SHALL RESULT IN A FINE OF \$100 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF ROOT ZONE AFFECTED TIMES THE VALUE OF THE TREE ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE ROOT ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE TREE.
 - DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY APPROVED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL APPRAISED VALUE OF THE TREE.
 - LIMB DAMAGE IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA FORESTRY DIVISION. PRUNING OF AFFECTED BRANCHES SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS. UNAUTHORIZED BRANCH DAMAGE OR LOSS CAN RESULT IN A FINE OF \$100 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT.
 - CONCRETE TRUCK WASHOUT AREAS SHALL BE IN DESIGNATED AREAS ONLY. WASHOUT RUNOFF SHALL NOT FLOW INTO OR ACROSS ROOT ZONES OF TREES.
 - TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY OF AURORA FORESTRY DIVISION.

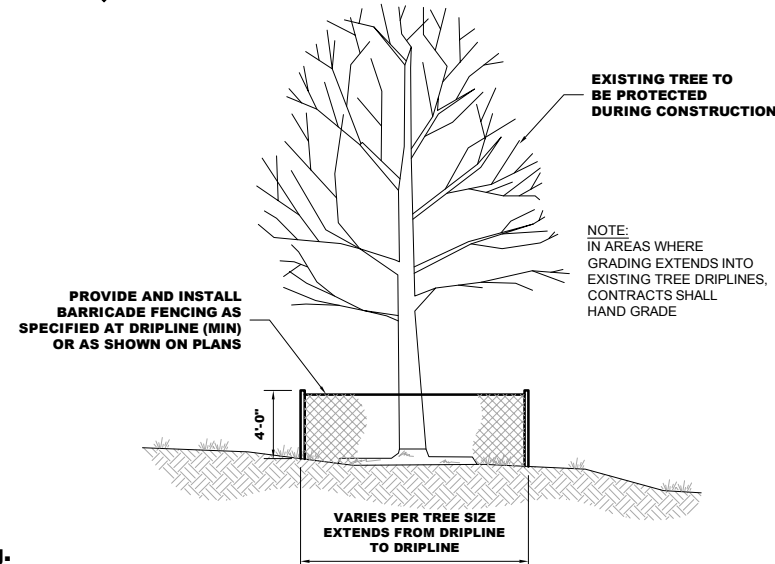


FORMULA FOR LIMIT OF DISTURBANCE:
ROOT ZONE DISTURBANCE SHALL NOT BE ALLOWED CLOSE TO THE TRUNK OF ANY TREE TO BE PRESERVED. MINIMUM DISTANCE BETWEEN THE TRUNK AND THE DISTURBANCE SHALL BE EQUAL TO 1/2 OF THE TREE'S DIAMETER CONVERTED TO FEET. (FOR EXAMPLE, FOR A TREE WITH A 15" DIAMETER TRUNK, THE DISTURBANCE CAN NOT BE CLOSER THAN 7.5 FEET FROM THE TRUNK.)

REQUIRED TREATMENTS:

- APPLY PREVENTATIVE SPRAY FOR MOUNTAIN PINE BEETLE (MPB) AND IPS TO PONDEROSA, AUSTRIAN & SCOTCH PINES. TREAT ALL BARK SURFACES, INCLUDING TOP BRANCHES.
- IF DISTURBANCE LEAVES A CUT SLOPE, IMMEDIATELY APPLY MULCH AND WATER. IF DISTURBANCE IS A TRENCH, IMMEDIATELY BACKFILL AND WATER.
- APPLY 3"-5" OF ORGANIC MULCH OVER THE AREA WITHIN THE DRIPLINE.
- EVERY 1-2 WEEKS, APPLY 50-100 GALLONS OF SUPPLEMENTAL WATER.
- PROVIDE SUPPLEMENTAL WATER DURING 1-3 WINTERS.
- REGULARLY EVALUATE TREE TO DETERMINE IF TREE IS LEANING OR IF BRANCHES / LEAVES ARE AFFECTED BY ROOT LOSS.
- INSPECT TREE 2-3 TIMES PER YEAR FOR WATER NEEDS AND MONITOR FOR INSECTS.
- INSTALL STAKING OR SUPPORT FOR SMALLER PINE TREES.

2 TREE PROTECTION MEASURES - 2+ SIDES
N.T.S.



3 TREE PROTECTION FENCING
N.T.S.

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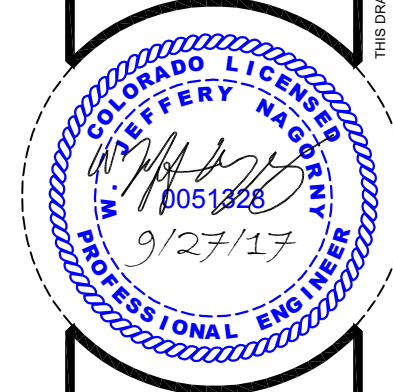
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AE JOB NO: 1700207.013

DRAWING TITLE:
LANDSCAPE PLAN,
DETAIL & NOTES

DRAWING SHEET:
L-1

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