

Eco-Site

**ECO-SITE SITE NAME:
CO-0080 MOLINE STREET**

**T-MOBILE SITE ID:
DN01707A**

**SITE ADDRESS:
447 S. LANSING AVENUE, AURORA, COLORADO 80012**

STRUCTURAL NOTE:
ADVANTAGE ENGINEERS IS NOT RESPONSIBLE FOR DESIGN OR STRUCTURAL CERTIFICATION OF NEW ANTENNA MOUNTS REQUIRED FOR THE INSTALLATION OF THE PROPOSED EQUIPMENT ASSOCIATED WITH THIS PROJECT. PLEASE REFER TO THE STRUCTURAL ANALYSIS COMPLETED BY OTHERS FOR ALL STRUCTURAL INFORMATION RELATED TO THE ANTENNA MOUNTS.

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



**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.

advantage engineers
5445 DTC PARKWAY, PENTHOUSE 4
GREENWOOD VILLAGE, COLORADO 80111
PHONE: (855) 316-6377
www.advantageengineers.com

SITE INFORMATION:

ECO-SITE SITE NAME: CO-0080 MOLINE STREET
T-MOBILE SITE ID: DN01707A
SITE ADDRESS: 447 S. LANSING AVENUE AURORA, COLORADO 80012
JURISDICTION: CITY OF AURORA ARAPAHOE COUNTY, COLORADO
ZONING: R-4 (HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT)
PARCEL ID: 1973-14-2-16-001
PARCEL SIZE: 3.76 ACRES
SITE COORDINATES: N 39°42'33.520" (39.7093114) (NAD83)
W 104°51'30.912" (-104.8585864) (NAD83)
GROUND ELEVATION: 5,469.1'± (NAVD 88)
STRUCTURE TYPE: BELL TOWER
STRUCTURE HEIGHT: 60'-0"± AGL (TOP OF BELL TOWER)
GROUND OWNER NAME: ETHIOPIAN EVANGELICAL CHURCH - DENVER
GROUND OWNER ADDRESS: 445 S. LANSING STREET AURORA, COLORADO 80012
APPLICANT: ECO-SITE, LLC 240 LEIGH FARM ROAD, SUITE 415 DURHAM, NORTH CAROLINA 27707

ABBREVIATIONS:

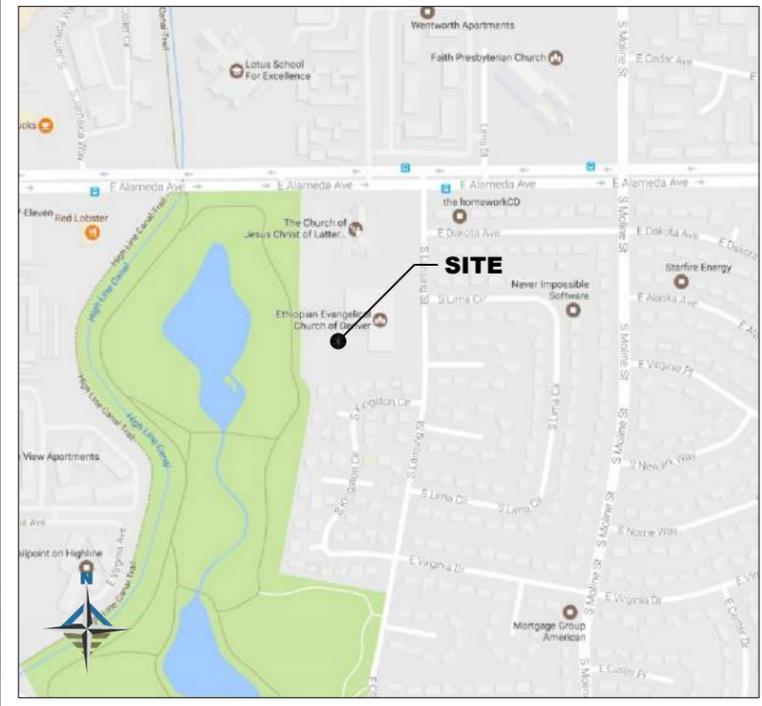
ATS	AUTOMATIC TRANSFER SWITCH	MAX	MAXIMUM
AWG	AMERICAN WIRE GAUGE	MGB	MASTER GROUND BAR
ATTN	ATTENTION	MIN	MINIMUM
BTS	BASE TRANSMISSION SYSTEM	MTS	MANUAL TRANSFER SWITCH
CONT	CONTINUED	NEC	NATIONAL ELECTRICAL CODE
CU	COPPER	POB	POINT OF BEGINNING
DWG	DRAWING	POC	POINT OF CONNECTION
EMT	ELECTRICAL METALLIC TUBING	POT	POINT OF TERMINATION
GEN	GENERATOR	PPC	POWER PROTECTION CABINET
GRD	GROUND	PVC	POLYMERIZING VINYL CHLORIDE
IBC	INTERNATIONAL BUILDING CODE	RGS	RIGID GALVANIZED STEEL
IFC	INTERNATIONAL FIRE CODE	RF	RADIO FREQUENCY
LOD	LIMIT OF DISTURBANCE	TYP	TYPICAL

COLORADO CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND 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 THE LATEST EDITIONS OF THE FOLLOWING CODES:

BUILDING CODE: INTERNATIONAL BUILDING CODE 2015
ELECTRICAL CODE: NATIONAL ELECTRICAL CODE 2014
FIRE SAFETY CODE: INTERNATIONAL FIRE CODE 2015
USE GROUP: U (UTILITY)
CONSTRUCTION TYPE: IIB

VICINITY MAP:



LOCATION MAP:



DRIVING DIRECTIONS:

HEADING FROM DENVER INTERNATIONAL AIRPORT: USE THE LEFT 2 LANES TO TURN SLIGHTLY LEFT TOWARD PARKING - TERMINAL WEST. THEN TURN LEFT ONTO EAST 84TH AVENUE. EAST 84TH AVENUE TURNS SLIGHTLY RIGHT AND BECOMES PEÑA BOULEVARD. MERGE ONTO I-70 WEST. USE THE RIGHT 2 LANES TO TAKE EXIT 282 TO MERGE ONTO I-225 SOUTH TOWARD COLORADO SPRINGS. THEN USE THE RIGHT 2 LANES TO TAKE EXIT 8 FOR ALAMEDA AVENUE. TURN RIGHT ONTO EAST ALAMEDA AVENUE. THEN TURN LEFT ONTO LANSING STREET. THE SITE WILL BE AHEAD ON THE RIGHT.

PROJECT DESCRIPTION:

1. PROPOSED 50'-0"X50'-0" FENCED COMMUNICATIONS COMPOUND TO BE INSTALLED WITHIN 50'-0"X50'-0" LEASE AREA.
2. PROPOSED 60'-0" BELL TOWER TO BE INSTALLED WITHIN FENCED COMPOUND.
3. TWELVE (12) PROPOSED T-MOBILE ANTENNAS AND ONE (1) NEW MICROWAVE DISH INSTALLED ON NEW BELL TOWER.
4. NEW ELECTRICAL SERVICE TO BE INSTALLED TO COMMUNICATIONS COMPOUND.
5. NEW TELCO SERVICE TO BE INSTALLED TO COMMUNICATIONS COMPOUND.

NOTE TO GENERAL CONTRACTOR:

NO WORK IS TO BE PERFORMED ON THIS SITE WITHOUT REVIEW OF THE APPROVED STRUCTURAL ANALYSIS. IF ANY DISCREPANCIES ARE FOUND THE GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING. AT NO TIME WILL ANY ADDITIONAL ANTENNAS BE INSTALLED WITHOUT WRITTEN CONSENT FROM THE TOWER ENGINEER.

SHEET INDEX:

DRAWING SHEET:	DRAWING TITLE:
T-1	TITLE SHEET
Z-1	SITE PLAN
Z-1A	LEGAL DESCRIPTIONS
Z-2	COMPOUND PLAN
Z-3	ELEVATION
Z-4	CONSTRUCTION DETAILS
PH-1	PHOTO SIMS

REV No	DATE	DESIGNER	DESCRIPTION
5	11/17/17	KJF	REV PER CITY COMMENTS
4	9/27/17	MTG	REV PER CITY COMMENTS
3	9/15/17	MTG	SURVEY UPDATE
2	8/15/17	TEK	SURVEY UPDATE
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)

PLAN APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

R.F. ENGINEER: _____ DATE: _____
ZONING MGR: _____ DATE: _____
S.A. MGR: _____ DATE: _____
CONSTRUCTION MGR: _____ DATE: _____
A&E MGR: _____ DATE: _____
PROPERTY OWNER: _____ DATE: _____

DRAWING SCALE NOTES:

THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 22"x34". CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

PLAN REVISIONS:

REV No	DATE	DESIGNER	DESCRIPTION
5	11/17/17	KJF	REV PER CITY COMMENTS
4	9/27/17	MTG	REV PER CITY COMMENTS
3	9/15/17	MTG	SURVEY UPDATE
2	8/15/17	TEK	SURVEY UPDATE
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:

TITLE SHEET

DRAWING SHEET:

T-1

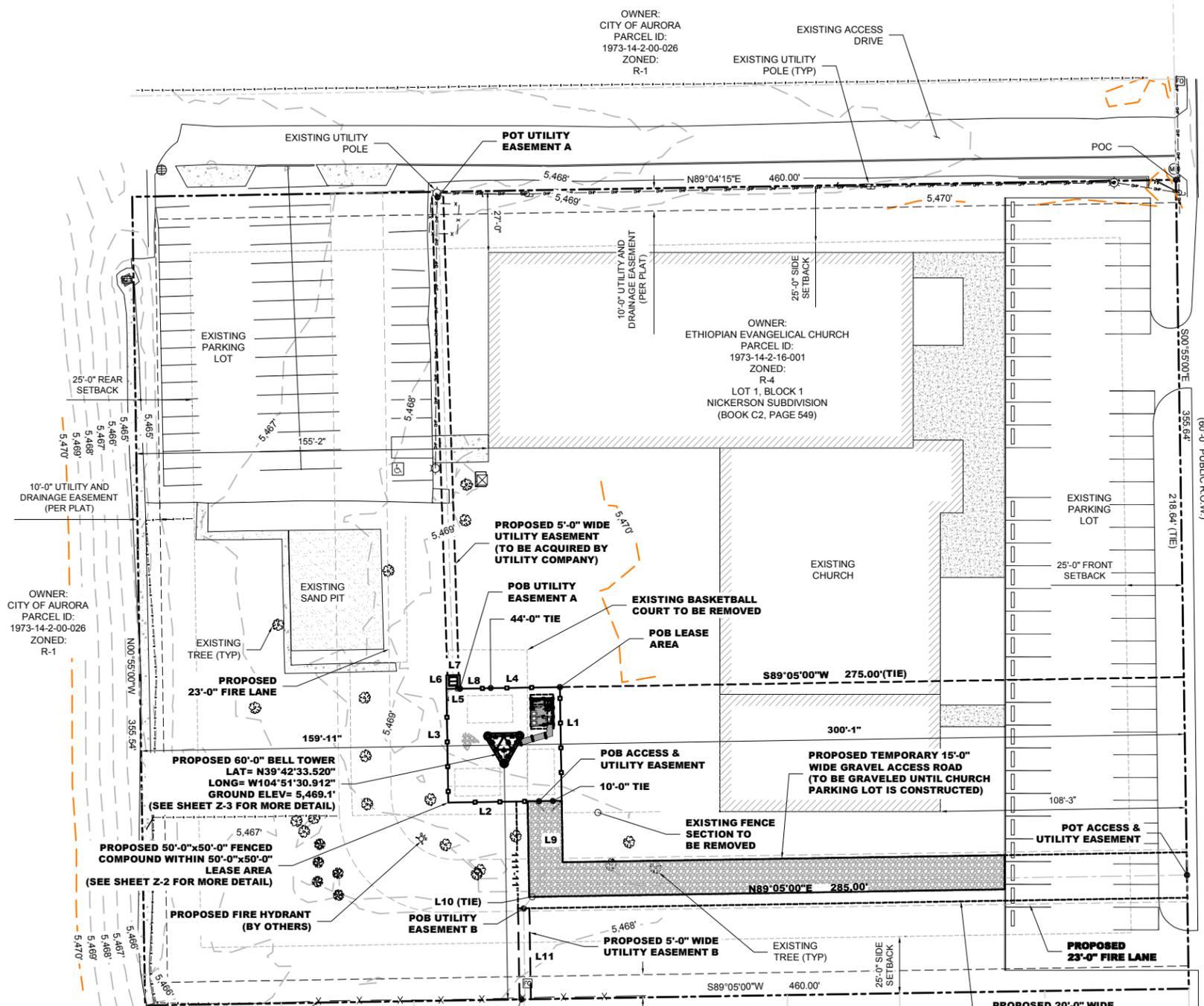
SITE INFORMATION:

ECO-SITE SITE NAME: CO-0080 MOLINE STREET
T-MOBILE SITE ID: DN01707A
SITE ADDRESS: 447 S. LANSING AVENUE AURORA, COLORADO 80012
JURISDICTION: CITY OF AURORA ARAPAHOE COUNTY, COLORADO
SHEET NUMBER: 1 OF 7



ANDREW M. MILLER, PE
COLORADO PROFESSIONAL ENGINEER
LICENSE # 0049882

THIS DRAWING IS PROPERTY OF ADVANTAGE ENGINEERS, LLC. IT IS FOR THE EXCLUSIVE USE OF THIS PROJECT. ANY RE-USE OF THIS DRAWING WITHOUT THE EXPRESSED WRITTEN CONSENT OF ADVANTAGE ENGINEERS, LLC IS PROHIBITED.



OWNER:
CITY OF AURORA
PARCEL ID:
1973-14-2-00-026
ZONED:
R-1

OWNER:
CITY OF AURORA
PARCEL ID:
1973-14-2-00-026
ZONED:
R-1

OWNER:
ETHIOPIAN EVANGELICAL CHURCH
PARCEL ID:
1973-14-2-16-001
ZONED:
R-4
LOT 1, BLOCK 1
NICKERSON SUBDIVISION
(BOOK C2, PAGE 549)

OWNER:
ZACHARY HUMBLER
PARCEL ID:
1973-14-2-22-042
ZONED:
R-1

OWNER:
SANTIAGO RODRIGUEZ
PARCEL ID:
1973-14-2-22-041
ZONED:
R-1

OWNER:
DONALD MROZ
PARCEL ID:
1973-14-2-22-040
ZONED:
R-1

OWNER:
WILLIAM WASHINGTON
PARCEL ID:
1973-14-2-22-001
ZONED:
R-1

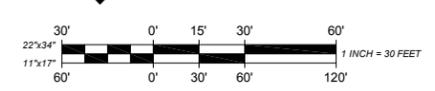
OWNER:
ANGELINE MARSH
PARCEL ID:
1973-14-2-22-007
ZONED:
R-1

OWNER:
IBRAHIM REDA
PARCEL ID:
1973-14-2-22-039
ZONED:
R-1

OWNER:
SOOK BAE
PARCEL ID:
1973-14-2-22-038
ZONED:
R-1

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	37.01'
L10	S35°58'46"W	12.49'
L11	S00°55'00"E	39.99'

1 SITE PLAN
SCALE = 1" = 30'-0"



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	(NO CHANGE)
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.

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) 316-6377
www.advantageengineers.com

PLAN REVISIONS:

REV No	DATE	DESIGNER	DESCRIPTION
5	11/17/17	KJF	REV PER CITY COMMENTS
4	9/27/17	MTG	REV PER CITY COMMENTS
3	9/15/17	MTG	SURVEY UPDATE
2	8/15/17	TEK	SURVEY UPDATE
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:
SITE PLAN

DRAWING SHEET:
Z-1

SITE INFORMATION:
ECO-SITE SITE NAME:
CO-0080 MOLINE STREET
T-MOBILE SITE ID:
DN01707A
SITE ADDRESS:
447 S. LANSING AVENUE
AURORA, COLORADO
80012
JURISDICTION:
CITY OF AURORA
ARAPAHOE COUNTY, COLORADO
SHEET NUMBER:
2 OF 7

COLORADO LICENSED PROFESSIONAL ENGINEER
ANDREW MICHAEL MILLER
0049882
11/17/2017



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.

ANDREW M. MILLER, PE
COLORADO PROFESSIONAL ENGINEER
LICENSE # 0049882

THIS DRAWING IS PROPERTY OF ADVANTAGE ENGINEERS, LLC. IT IS FOR THE EXCLUSIVE USE OF THIS PROJECT. ANY RE-USE OF THIS DRAWING WITHOUT THE EXPRESSED WRITTEN CONSENT OF ADVANTAGE ENGINEERS, LLC IS PROHIBITED.

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 10.00 FEET TO THE POINT OF BEGINNING; THENCE S00°55'00"E, A DISTANCE OF 37.01 FEET; THENCE N89°05'00"E, A DISTANCE OF 285.00 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 6,440 S.F. OR 0.148 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 10.00 FEET; THENCE S00°55'00"E, A DISTANCE OF 37.01 FEET; THENCE S35°58'46"E, A DISTANCE OF 12.49 FEET TO THE POINT OF BEGINNING; THENCE S00°55'00"E, A DISTANCE OF 39.99 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 BRETHERN 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 BRETHERN 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 BRETHERN 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 BRETHERN 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
 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) 316-6377
 www.advantageengineers.com

PLAN REVISIONS:

REV No	DATE	DESIGNER	DESCRIPTION
5	11/17/17	KJF	REV PER CITY COMMENTS
4	9/27/17	MTG	REV PER CITY COMMENTS
3	9/15/17	MTG	SURVEY UPDATE
2	8/15/17	TEK	SURVEY UPDATE
1	7/26/17	KJF	STRUCTURE UPDATE
0	6/12/17	MTG	ISSUED FOR ZONING
A	5/19/17	MTG	ISSUED FOR 90% REVIEW (ZDs)

AE DESIGN INFO:

DESIGNER: MTG	AE JOB No: 1700207.013
------------------	---------------------------

DRAWING TITLE:

LEGAL DESCRIPTIONS

DRAWING SHEET:

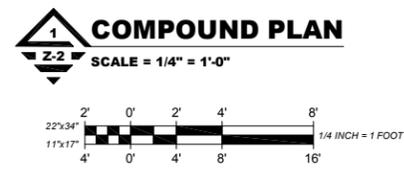
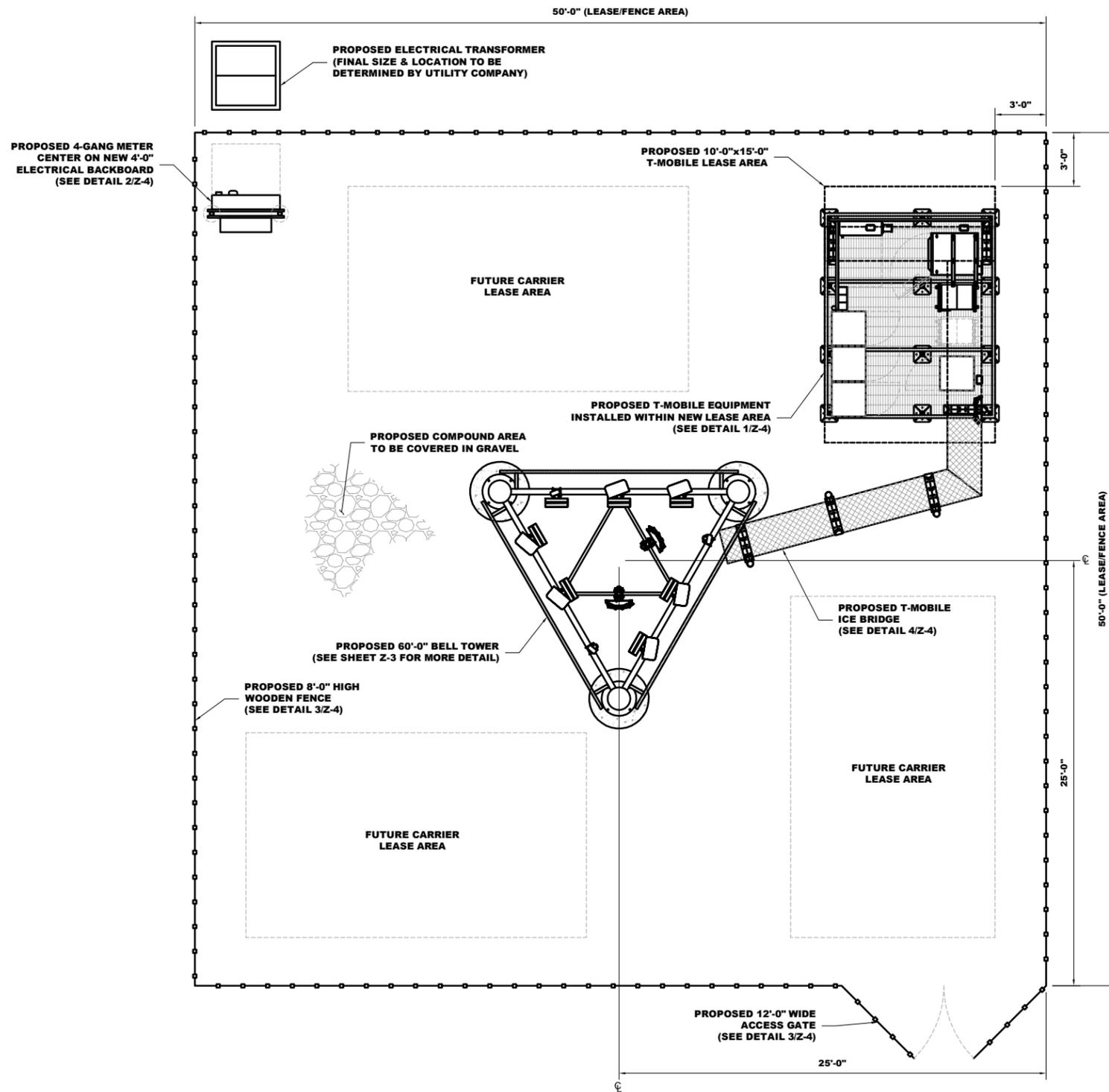
Z-1A

SITE INFORMATION:
 ECO-SITE SITE NAME:
CO-0080 MOLINE STREET
 T-MOBILE SITE ID:
 DN01707A
 SITE ADDRESS:
447 S. LANSING AVENUE
AURORA, COLORADO
 80012
 JURISDICTION:
 CITY OF AURORA
 ARAPAHOE COUNTY, COLORADO
SHEET NUMBER:
3 OF 7



ANDREW M. MILLER, PE
 COLORADO PROFESSIONAL ENGINEER
 LICENSE # 0049882

THIS DRAWING IS PROPERTY OF ADVANTAGE ENGINEERS, LLC. IT IS FOR THE EXCLUSIVE USE OF THIS PROJECT. ANY RE-USE OF THIS DRAWING WITHOUT THE EXPRESSED WRITTEN CONSENT OF ADVANTAGE ENGINEERS, LLC IS PROHIBITED.



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

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) 316-6377
 www.advantageengineers.com

PLAN REVISIONS:

REV No	DATE	DESIGNER	DESCRIPTION
5	11/17/17	KJF	REV PER CITY COMMENTS
4	9/27/17	MTG	REV PER CITY COMMENTS
3	9/15/17	MTG	SURVEY UPDATE
2	8/15/17	TEK	SURVEY UPDATE
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:
 COMPOUND PLAN

DRAWING SHEET:
 Z-2

SITE INFORMATION:
 ECO-SITE SITE NAME:
 CO-0080 MOLINE STREET
 T-MOBILE SITE ID:
 DN01707A
 SITE ADDRESS:
 447 S. LANSING AVENUE
 AURORA, COLORADO
 80012
 JURISDICTION:
 CITY OF AURORA
 ARAPAHOE COUNTY, COLORADO
SHEET NUMBER:
 4 OF 7



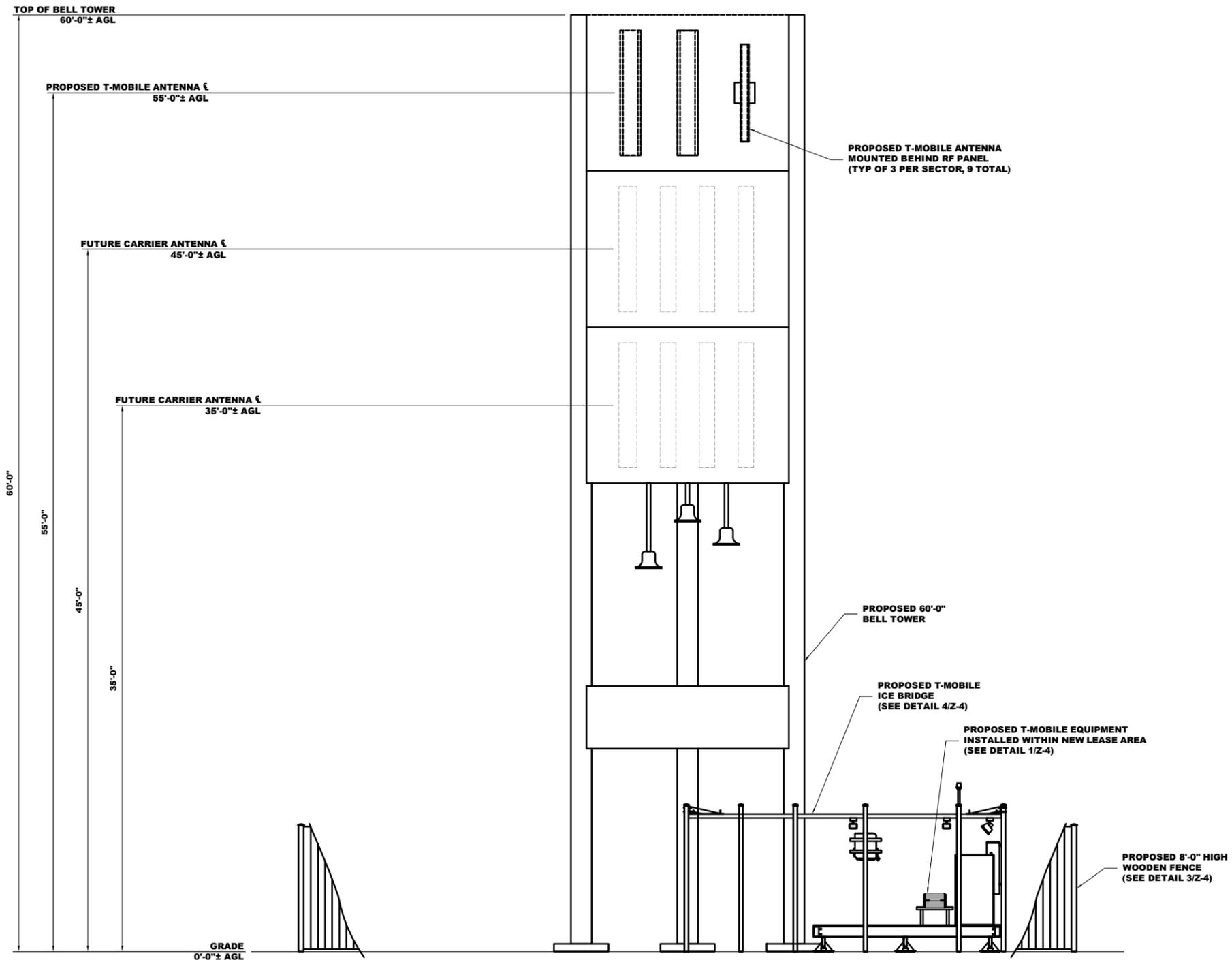
**Know what's below.
 Call before you dig.**

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.

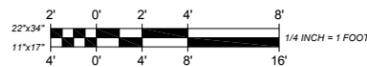


ANDREW M. MILLER, PE
 COLORADO PROFESSIONAL ENGINEER
 LICENSE # 0049882

THIS DRAWING IS PROPERTY OF ADVANTAGE ENGINEERS, LLC. IT IS FOR THE EXCLUSIVE USE OF THIS PROJECT. ANY RE-USE OF THIS DRAWING WITHOUT THE EXPRESSED WRITTEN CONSENT OF ADVANTAGE ENGINEERS, LLC IS PROHIBITED.



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



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) 316-6377
www.advantageengineers.com

PLAN REVISIONS:

REV No	DATE	DESIGNER	DESCRIPTION
5	11/17/17	KJF	REV PER CITY COMMENTS
4	9/27/17	MTG	REV PER CITY COMMENTS
3	9/15/17	MTG	SURVEY UPDATE
2	8/15/17	TEK	SURVEY UPDATE
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:

ELEVATION

DRAWING SHEET:

Z-3

SITE INFORMATION:

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

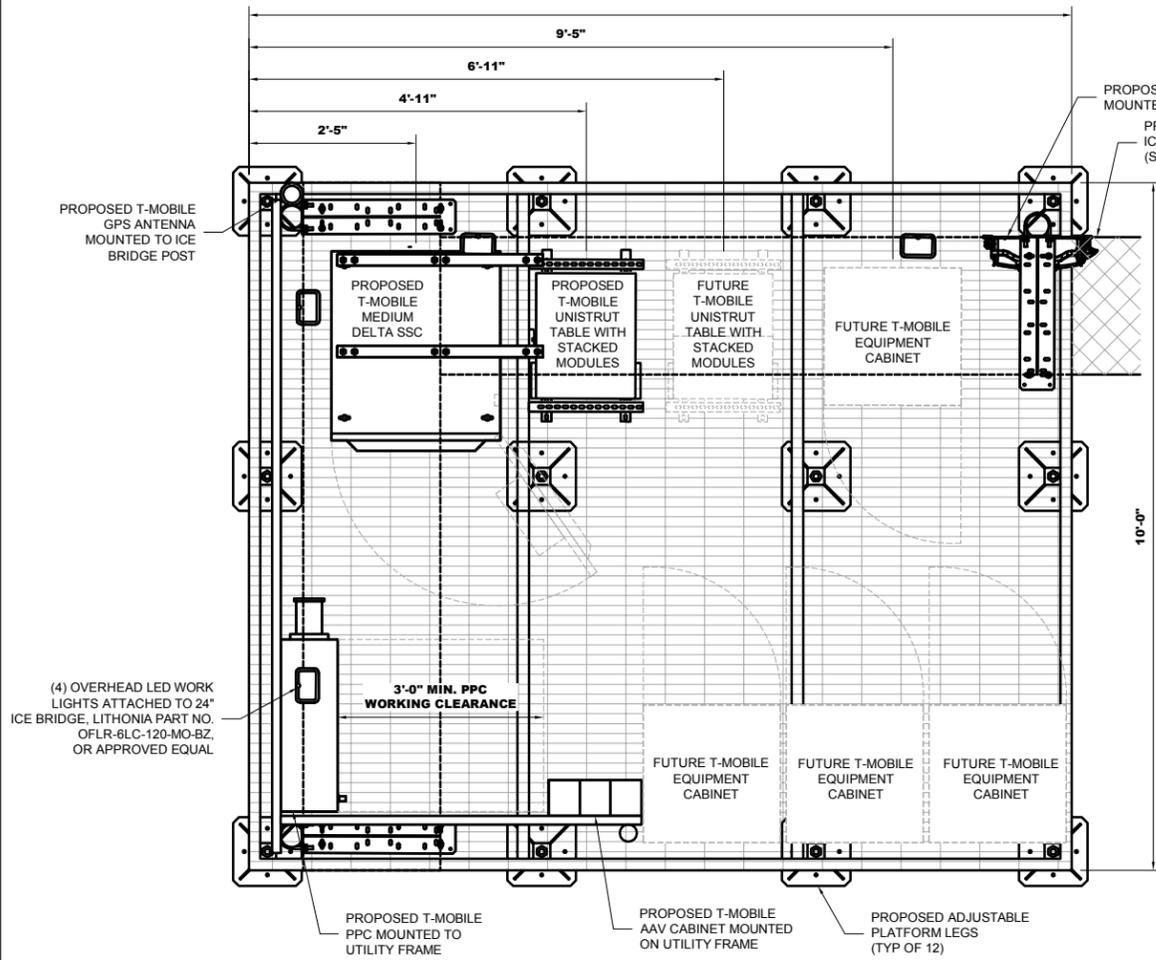
SHEET NUMBER:

5 OF 7

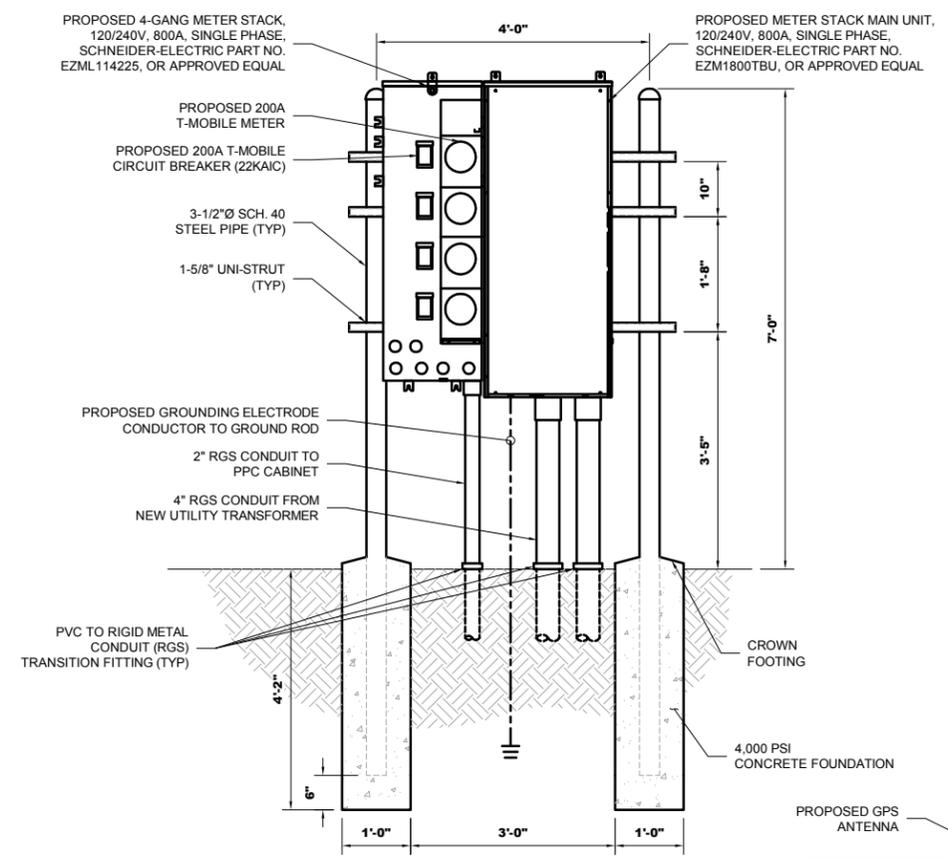


ANDREW M. MILLER, PE
COLORADO PROFESSIONAL ENGINEER
LICENSE # 0049882

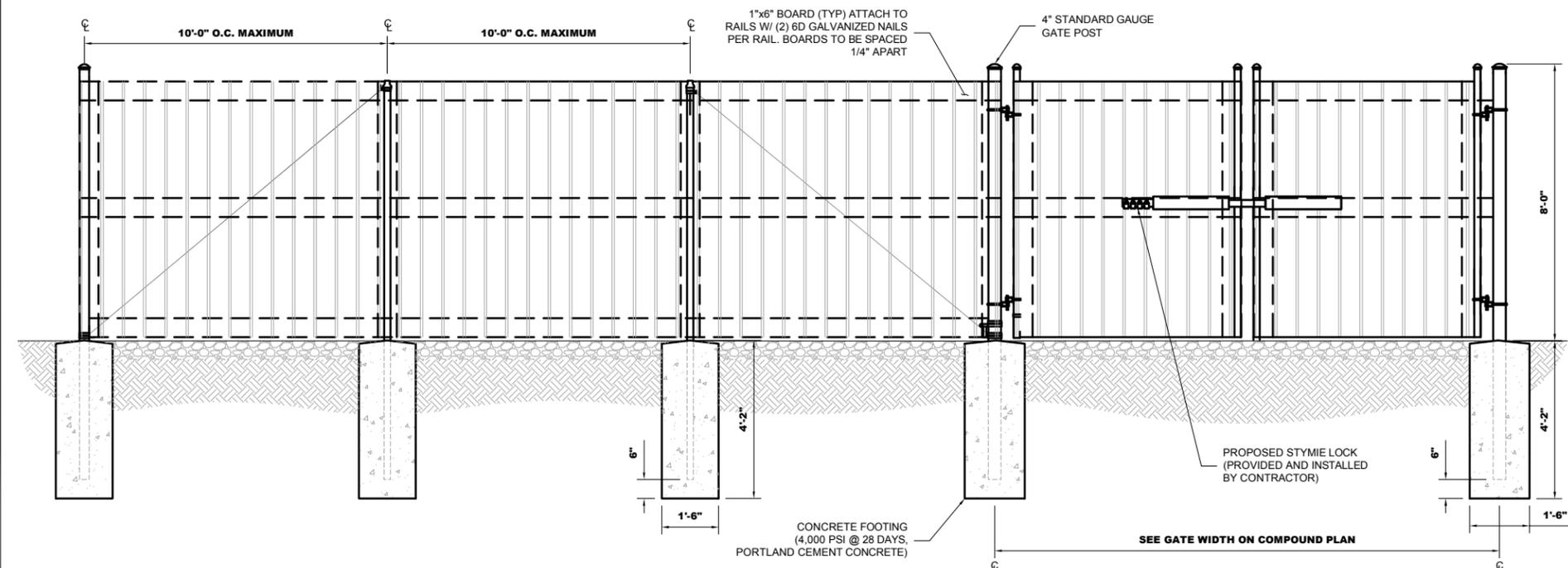
THIS DRAWING IS PROPERTY OF ADVANTAGE ENGINEERS, L.L.C. IT IS FOR THE EXCLUSIVE USE OF THIS PROJECT. ANY RE-USE OF THIS DRAWING WITHOUT THE EXPRESSED WRITTEN CONSENT OF ADVANTAGE ENGINEERS, L.L.C. IS PROHIBITED.



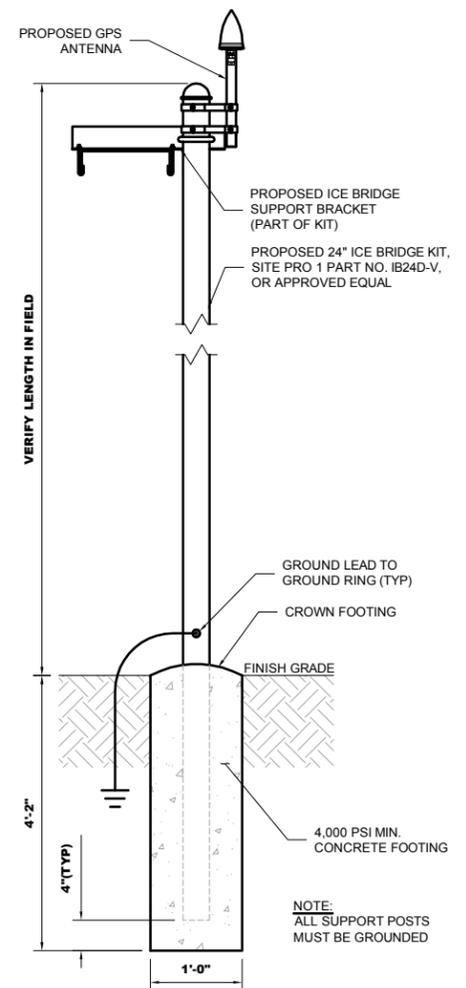
1
Z-4
N.T.S.
PROPOSED T-MOBILE EQUIPMENT PLATFORM LAYOUT



2
Z-4
N.T.S.
4'-0" ELECTRICAL BACKBOARD DETAIL



3
Z-4
N.T.S.
WOODEN FENCE & GATE 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) 316-6377
www.advantageengineers.com

PLAN REVISIONS:

REV No	DATE	DESIGNER	DESCRIPTION
5	11/17/17	KJF	REV PER CITY COMMENTS
4	9/27/17	MTG	REV PER CITY COMMENTS
3	9/15/17	MTG	SURVEY UPDATE
2	8/15/17	TEK	SURVEY UPDATE
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:
447 S. LANSING AVENUE
AURORA, COLORADO
80012
JURISDICTION:
CITY OF AURORA
ARAPAHOE COUNTY, COLORADO
SHEET NUMBER:
6 OF 7



ANDREW M. MILLER, PE
COLORADO PROFESSIONAL ENGINEER
LICENSE # 0049882

THIS DRAWING IS PROPERTY OF ADVANTAGE ENGINEERS, LLC. IT IS FOR THE EXCLUSIVE USE OF THIS PROJECT. ANY RE-USE OF THIS DRAWING WITHOUT THE EXPRESSED WRITTEN CONSENT OF ADVANTAGE ENGINEERS, LLC IS PROHIBITED.



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.

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) 316-6377
www.advantageengineers.com

PLAN REVISIONS:

REV No	DATE	DESIGNER	DESCRIPTION
5	11/17/17	KJF	REV PER CITY COMMENTS
4	9/27/17	MTG	REV PER CITY COMMENTS
3	9/15/17	MTG	SURVEY UPDATE
2	8/15/17	TEK	SURVEY UPDATE
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:

PHOTO SIMS

DRAWING SHEET:

PH-1

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

SHEET NUMBER:
7 OF 7



ANDREW M. MILLER, PE
COLORADO PROFESSIONAL ENGINEER
LICENSE # 0049882

THIS DRAWING IS PROPERTY OF ADVANTAGE ENGINEERS, L.L.C. IT IS FOR THE EXCLUSIVE USE OF THIS PROJECT. ANY RE-USE OF THIS DRAWING WITHOUT THE EXPRESSED WRITTEN CONSENT OF ADVANTAGE ENGINEERS, L.L.C. IS PROHIBITED.