

# T-Mobile®

DN02444A

APPROVAL SIGNATURE BLOCK

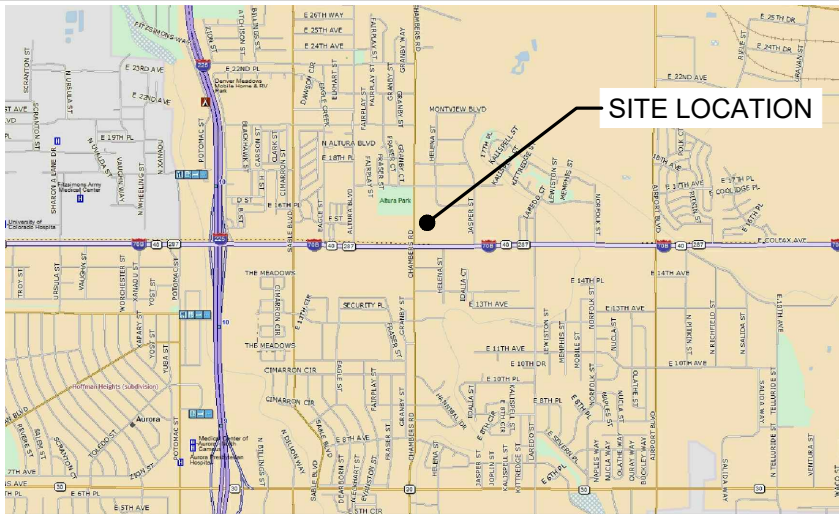
THE FOLLOWING PARTIES HAVE REVIEWED THESE DOCUMENTS.  
ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL ZONING/BUILDING  
DEPARTMENTS AND MAY IMPOSE CHANGES OR MODIFICATION.

SITE ACQUISITION SPECIALIST (PRINT)	SITE ACQUISITION SPECIALIST	DATE
	APPROVED: <input type="checkbox"/> REJECTED: <input type="checkbox"/>	
RF ENGINEER (PRINT)	RF ENGINEER	DATE
Robbie Caristan	R. Caristan	APPROVED: <input checked="" type="checkbox"/> REJECTED: <input type="checkbox"/> 11/9/19
CONSTRUCTION MANAGER (PRINT)	CONSTRUCTION MANAGER	DATE
Rick Sawyer	Rick Sawyer	APPROVED: <input checked="" type="checkbox"/> REJECTED: <input type="checkbox"/> 11/12/18
OPERATIONS (PRINT)	OPERATIONS	DATE
Steve Ramsey	Steve Ramsey	APPROVED: <input checked="" type="checkbox"/> REJECTED: <input type="checkbox"/> 11/14/18
PROJECT MANAGER (PRINT)	PROJECT MANAGER	DATE
Amy Thomas	Amy Thomas	APPROVED: <input checked="" type="checkbox"/> REJECTED: <input type="checkbox"/> 11/14/18
DIRECTOR (PRINT)	DIRECTOR	DATE
	APPROVED: <input type="checkbox"/> REJECTED: <input type="checkbox"/>	



SITE NAME: FAMILY DOLLAR  
SITE NUMBER: DN02444A  
SITE ADDRESS: 15355 E COLFAX AVE  
AURORA, CO 80011  
COORDINATES: 39.742010° , -104.808897°

VICINITY MAP



SITE PHOTO



SITE INFORMATION

PROPERTY OWNER: FREUND INVESTMENTS  
15460 E. BATAVIA DR.  
AURORA, CO 80011  
DWIGHT RIDER  
PHONE: 303-341-9310 EMAIL:DWIGHT@FREUNDINVESTMENTS.COM

APPLICANT: T-MOBILE WEST LLC  
18400 EAST 22ND AVENUE  
AURORA, CO 80011  
303.313.6923

CONSTRUCTION MANAGEMENT: T-MOBILE WEST LLC  
18400 EAST 22ND AVENUE  
AURORA, CO 80011  
SCOTT TOMLINSON: 970.290.5157

JURISDICTION: CITY OF AURORA - ADAMS COUNTY

ASSESSORS'S PARCEL #: 0182132315044

ZONING CLASIFICATION: B4

LATITUDE: 39.742010° (FROM SCIP)  
LONGITUDE: -104.808897° (FROM SCIP)  
GROUND ELEVATION: XXX' AMSL (FROM 1A LETTER)  
RFDS DATE: T.B.D.

BUILDING CODE:

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:  
-2015 INTERNATIONAL BUILDING CODE  
-2014 NEC (NATIONAL ELECTRICAL CODE)  
-TIA/ EIA-222-G OR LATEST EDITION  
IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

PROJECT DESCRIPTION

CONSTRUCTION OF A PROPOSED T-MOBILE EQUIPMENT "NON-INHABITABLE" TELECOMMUNICATIONS SITE ON ROOF OF EXISTING OFFICE BUILDING CONSISTING OF INSTALLING (6) PROPOSED ANTENNAS, (9) RRU'S, (3) COVP'S ON EXISTING BUILDING ROOF & INSTALLING PROPOSED T-MOBILE EQUIPMENT WITHIN A 12'X21' (252 SQ. FT.) LEASE AREA AT GRADE LEVEL.

DRIVING DIRECTION TO SITE

FROM T-MOBILE OFFICE: 18400 E. 22ND AVE, AURORA, CO 80011  
-

DRAWING INDEX

T-1	TITLE SHEET
LP	LOCATION PLAN
SP	SAFETY PLAN
A-1	BUILDING ROOF PLAN
A-2	EQUIPMENT/ANTENNA ENLARGED PLANS
ANT-1	BUILDING ELEVATION
LS-1	SITE SURVEY

GENERAL CONSTRUCTION NOTES

1. THE FACILITY IS AN UNOCCUPIED WIRELESS FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS
3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE IMPLEMENTATION ENGINEER AND CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE IMPLEMENTATION ENGINEER AND ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
5. CONTRACTOR SHALL CONTACT LOCAL DIGGERS HOTLINE 48 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
6. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
7. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.

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18400 EAST 22ND AVENUE  
AURORA, CO 80011  
TEL: (303) 313-6923

PLANS PREPARED BY:

TERRA

CONSULTING GROUP, LTD.

600 BUSSE HIGHWAY  
PARK RIDGE, IL 60068  
PH: 847-698-6400  
FAX: 847-698-6401

SEAL:

NO.	DESCRIPTION	DATE	BY	ML	ML	DM	ML	RC		
A	ISSUED FOR REVIEW	07/25/18								
B	REVISED PER COMMENTS	08/13/18								
C	REVISED PER COMMENTS	9/24/18								
D	REVISED PER COMMENTS	10/05/18								
E	REVISED PER COMMENTS	11/09/18								

SITE #DN02444A

FAMILY DOLLAR

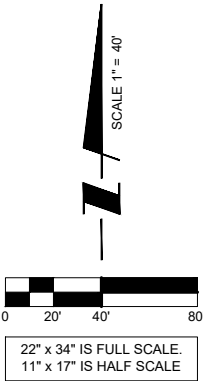
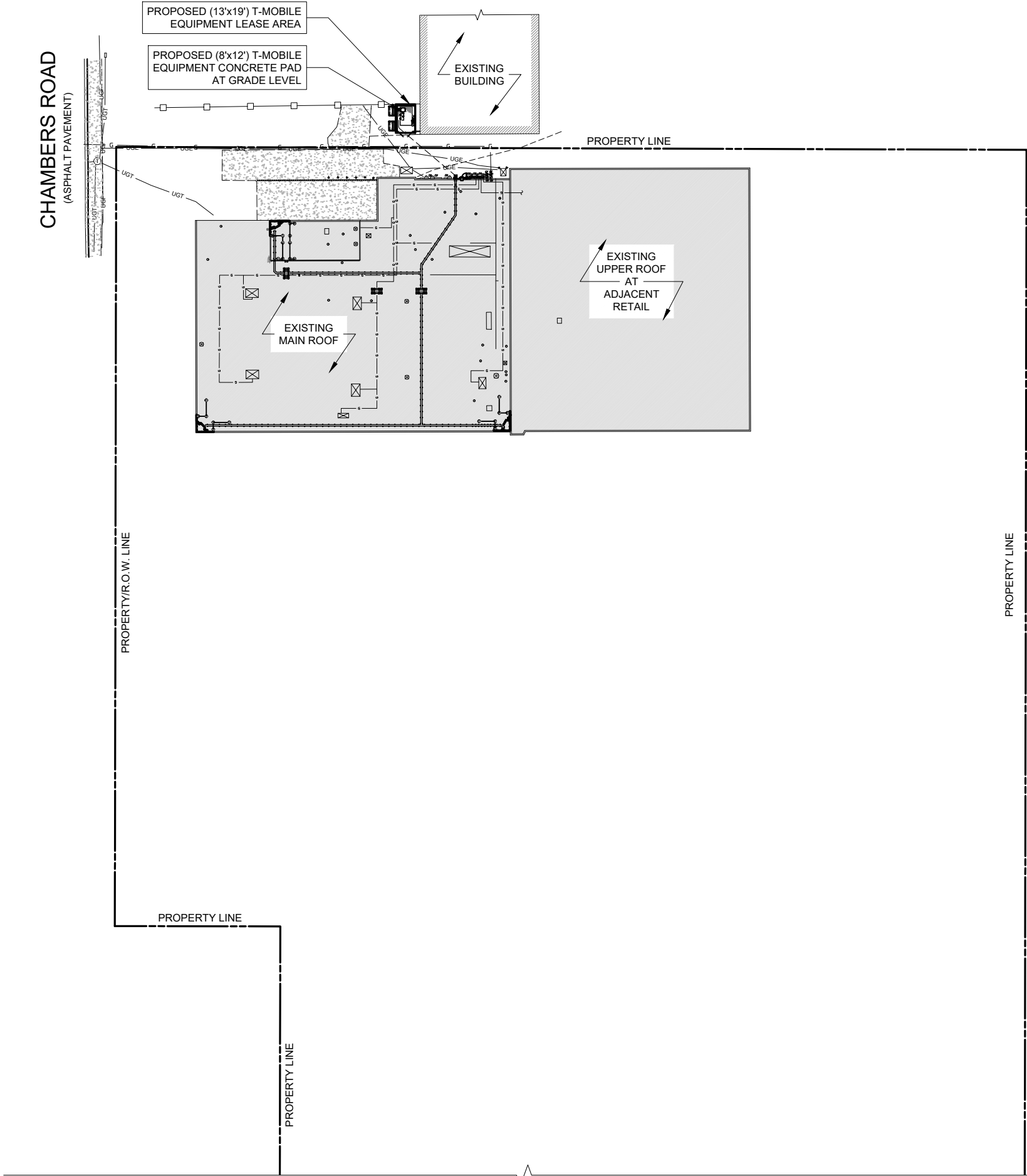
15333 E. COLFAX AVE.  
AURORA, CO 80011

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CHECKED BY:	DM
DATE:	07/13/18
PROJECT #:	121-027

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

**NOTE:**  
ANTENNA & EQUIPMENT LOCATION  
IS PENDING STRUCTURAL



**1** LOCATION PLAN  
SCALE: 1" = 40'-0"

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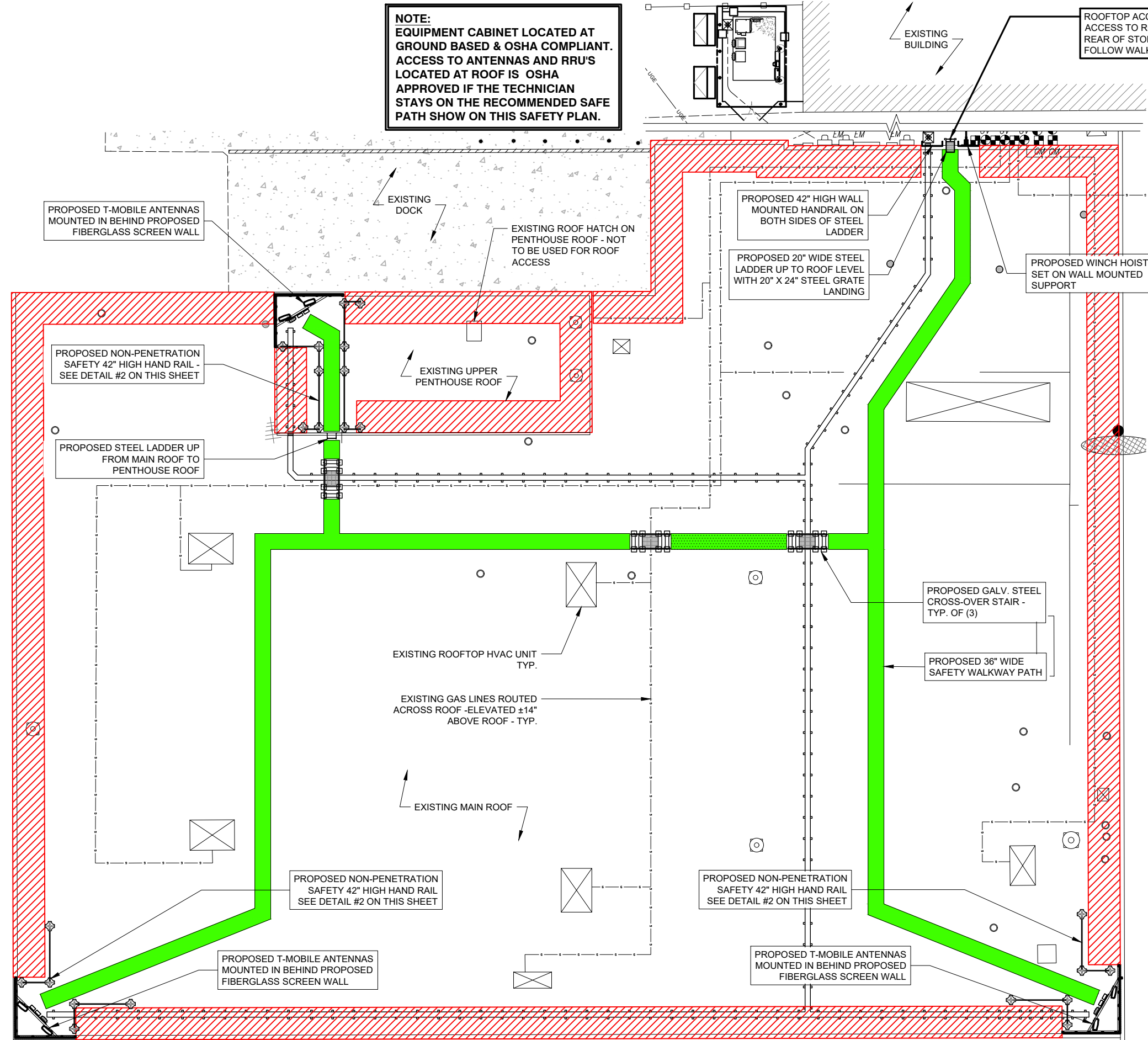
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LOCATION PLAN

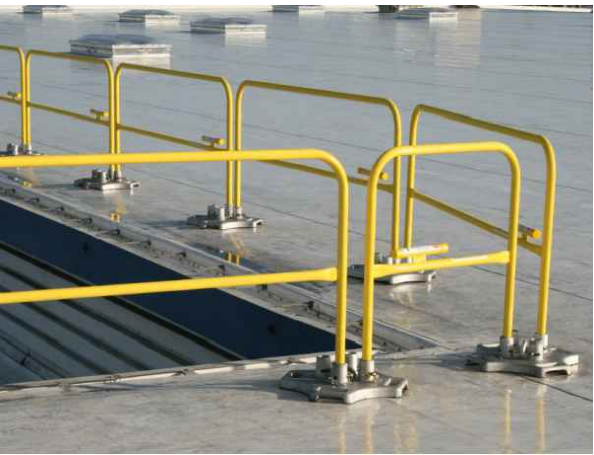
SHEET NUMBER  
**LP**





**NOTE:**  
EQUIPMENT CABINET LOCATED AT GROUND BASED & OSHA COMPLIANT. ACCESS TO ANTENNAS AND RRU'S LOCATED AT ROOF IS OSHA APPROVED IF THE TECHNICIAN STAYS ON THE RECOMMENDED SAFE PATH SHOW ON THIS SAFETY PLAN.

ROOFTOP ACCESS. ACCESS TO ROOFTOP IS VIA BACK STEEL LADDER AT REAR OF STORE. CLIMB LADDER TO ACCESS ROOF FOLLOW WALKING PATH TO EACH SECTOR.

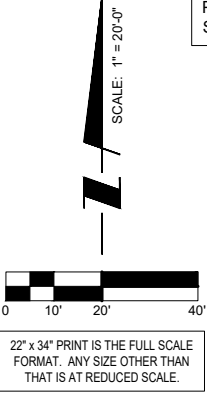


PROPOSED SAFETY GUARDRAIL SYSTEM FOR EXISTING EDGE OF ROOF:  
BLUEWATER MFG. SAFETYRAIL 2000 42" HIGH NON-PENETRATING SAFETY RAILING SYSTEM WITH POWDER COAT OR GALVANIZED FINISH - OSHA COMPLIANT

2 SAFETY GUARDRAIL AT ROOF EDGE  
SCALE: N.T.S.

**NOTE:**  
ONLY AUTHORIZED PERSONNEL WHO ARE TRAINED OSHA GENERAL INDUSTRY (1910) AND CONSTRUCTION (1926) STANDARDS ARE TO ACCESS THE ROOF. THIS SAFETY PLAN IS AN ILLUSTRATION OF A RECOMMENDED ACCESS PATH WHICH WAS BASED ON OSHA SAFETY STANDARDS & A SURVEY. FIELD CONDITIONS CHANGE SO THE PERSONNEL SHOULD ALWAYS FOLLOW THE OSHA STANDARDS.

- LEGEND**
- FALL ZONE (6' WIDE)
  - 12" HIGH OR 12" WIDE STEP OBSTRUCTION
  - ROOF ACCESS
  - 3'-0" WIDE ILLUSTRATED WALKING PATH FOR SITE MAINTENANCE WORKERS
  - ROOF RUNWAY STEP OVER/RAMP



1 SAFETY PLAN  
SCALE: 1" = 20'-0"

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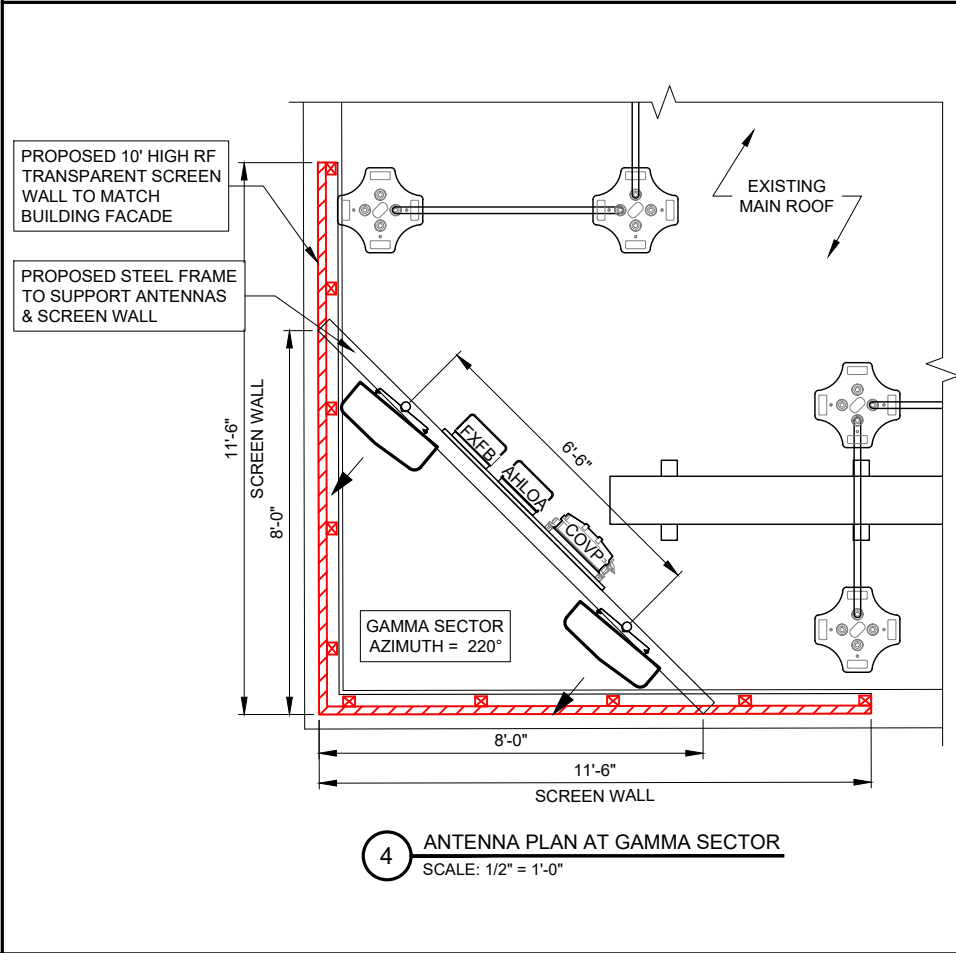
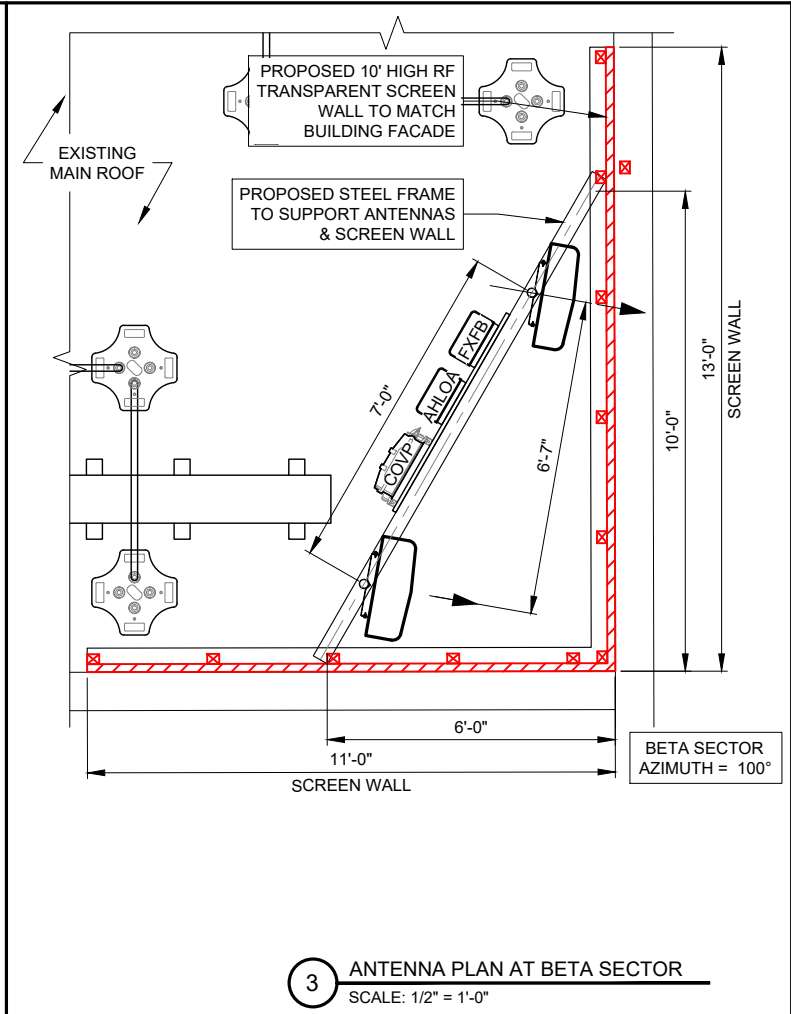
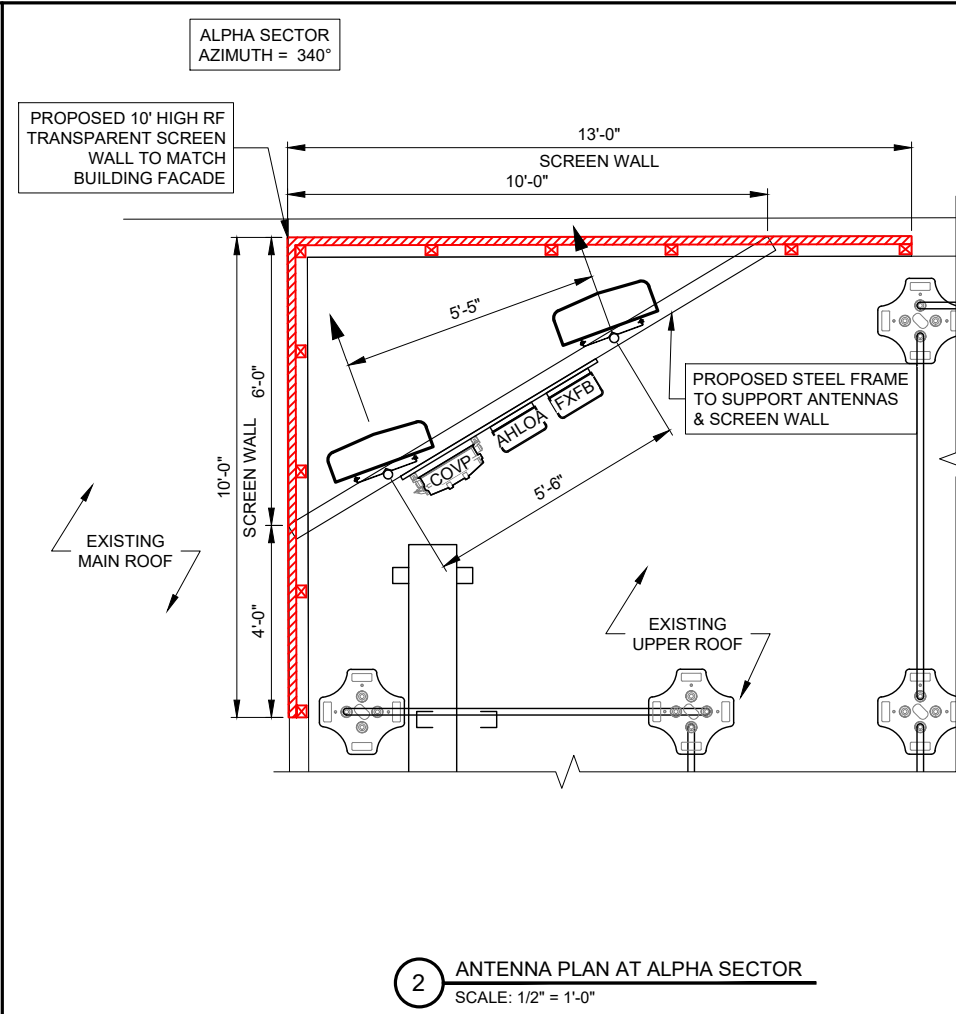
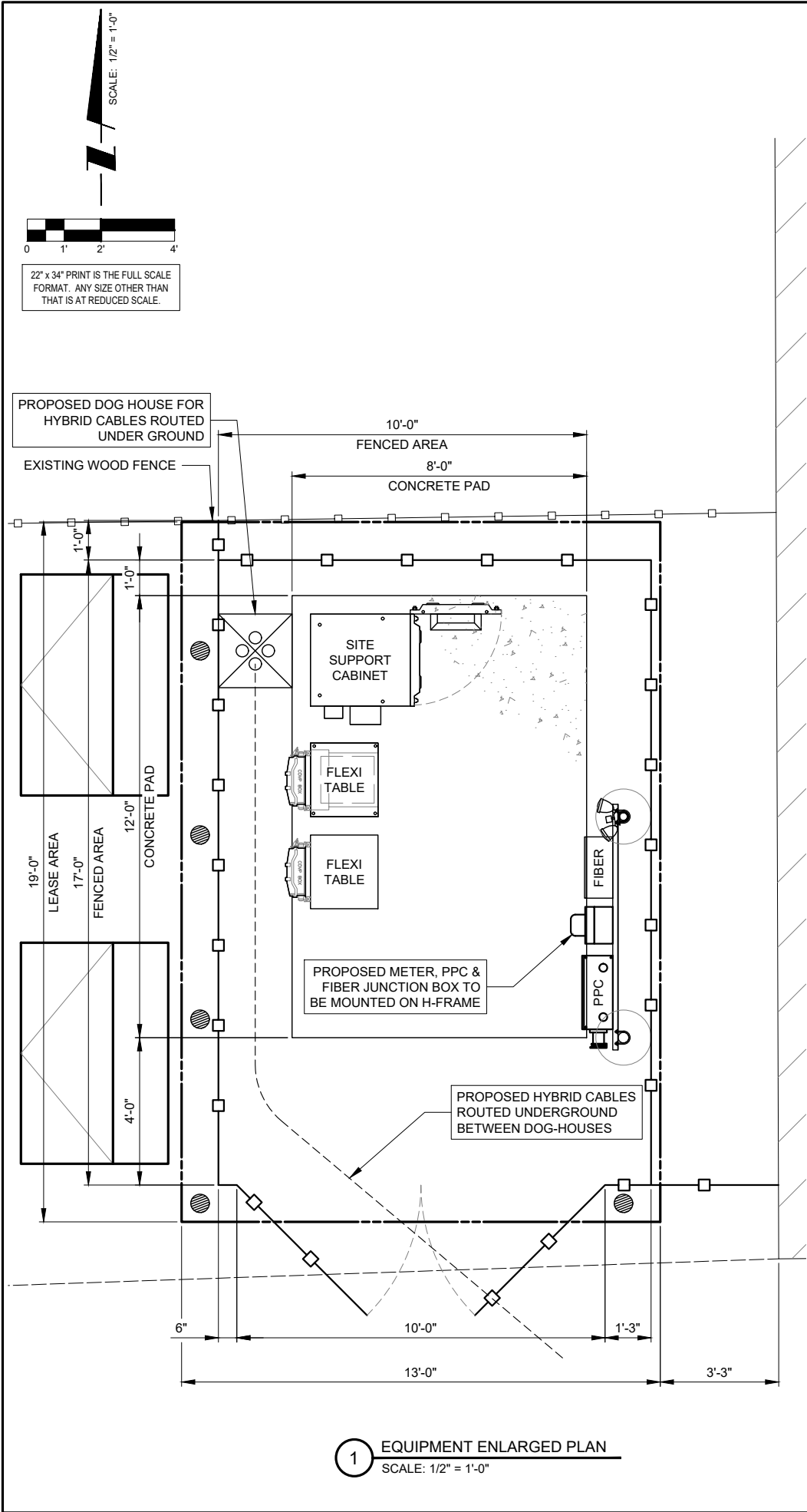
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SHEET TITLE  
SAFETY PLAN

SHEET NUMBER  
**SP**





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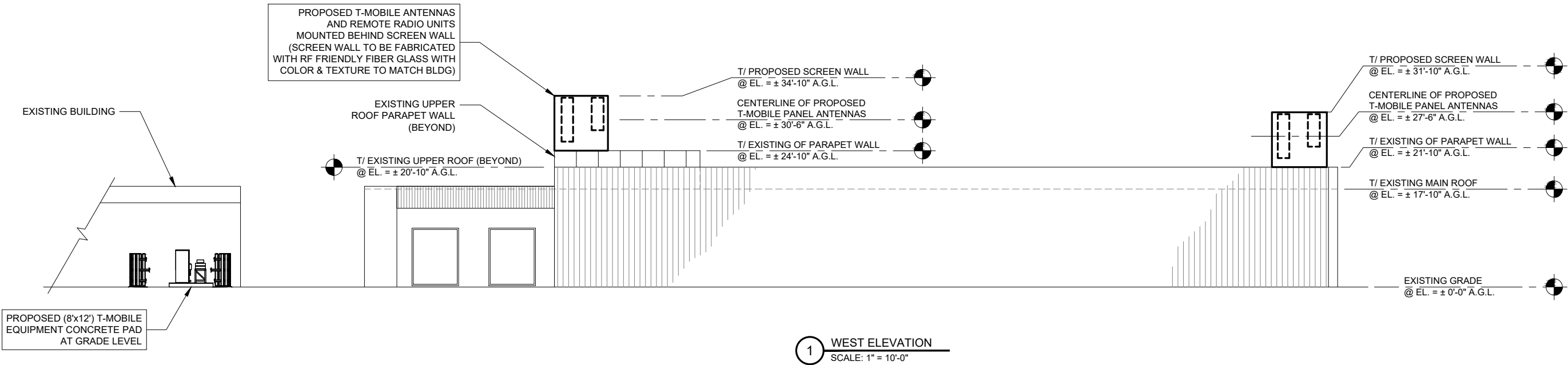
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SHEET TITLE  
EQUIPMENT/ANTENNA  
ENLARGED PLANS

SHEET NUMBER  
**A-2**



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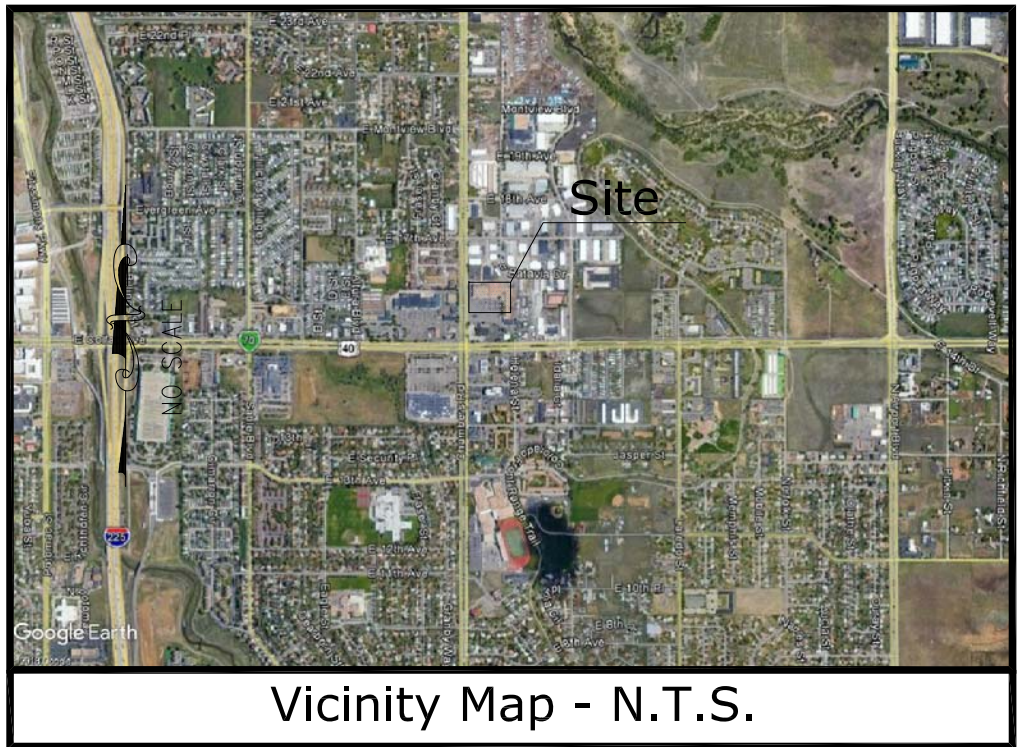
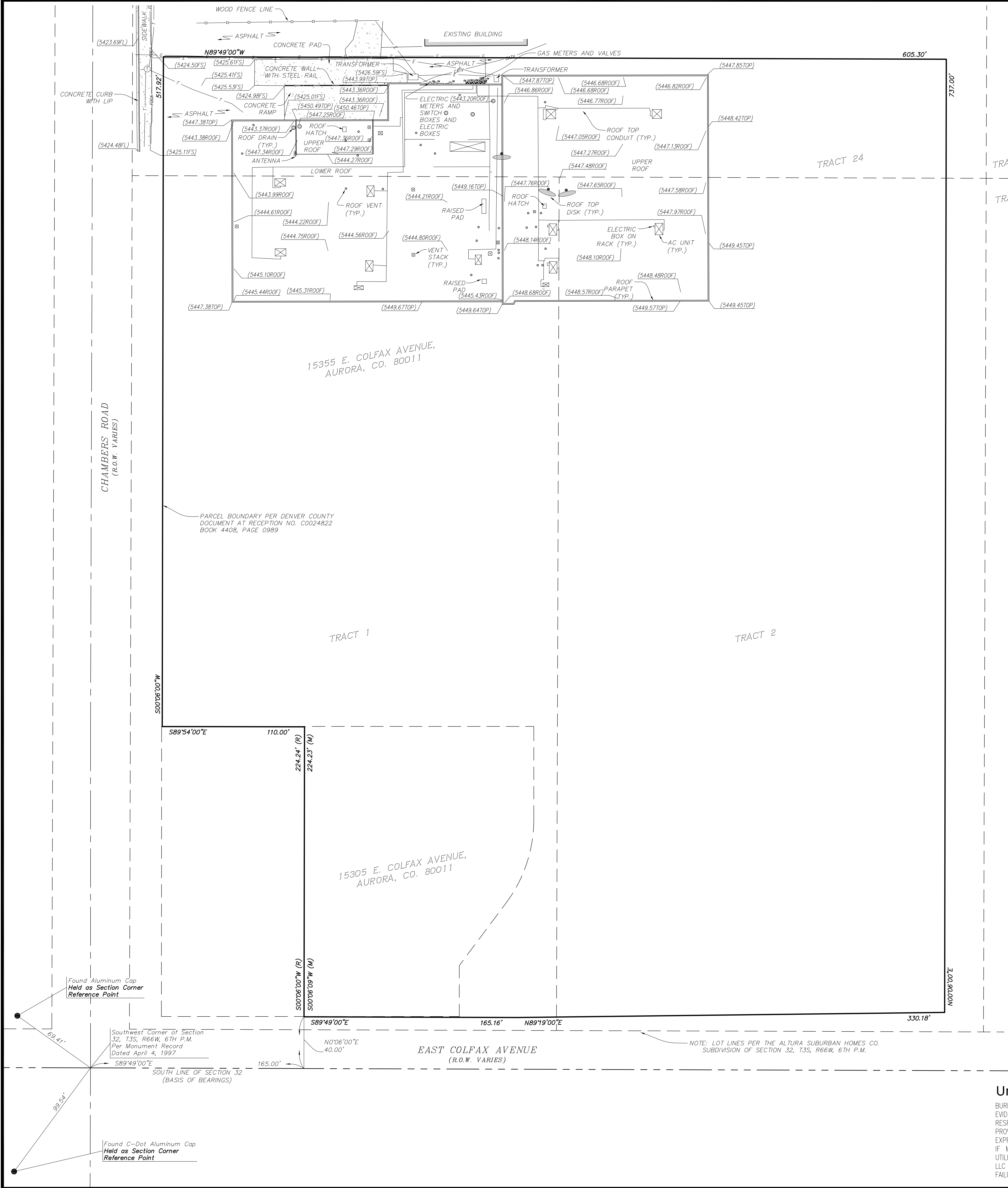
SHEET TITLE

BUILDING ELEVATION

SHEET NUMBER

ANT-1





### Title Report

THIS DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

### Legal Description

THIS DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

### Assessor's Parcel No.

0182132315044

### Title Schedule B Exceptions

THIS DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

### Lease Area/Access & Utility Easements

TO BE DETERMINED

### Geographic Coordinates as Shown

1983 DATUM: LATITUDE XXX'XX'XX.XX"N LONGITUDE XXX'XX'XX.XX"W

### Date of Survey

JULY 06, 2018

### Basis of Bearings

THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83).  
CLASSIFICATION MINIMUM GEOMETRIC ACCURACY STANDARD  
THIRD 5.0 cm + 1: 10,000

### Bench Mark

ELEVATIONS SHOWN HEREON ARE BASED UPON GPS STATIC OBSERVATION, POST PROCESSED UTILIZING THE NATIONAL GEODETIC SURVEY (NGS) OPUS UTILITY AND SHOWN IN TERMS OF NAVD 88.

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

### Certificate of Survey

THIS IS TO CERTIFY THAT THIS TOPOGRAPHIC MAP AND IMPROVEMENTS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JESUS A. LUGO, PLS 38081

### Underground Utility Note:

BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH ALTURA 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. ALTURA 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.

DEPT. APPROVED. DATE

A&C	RE	INT	EE\IN	OPS	EE\OUT

Engineer/Consultant:  
**ALTURA**  
LAND CONSULTANTS  
6950 S. Tuscon Way, Unit C  
Centennial, CO 80112  
Phone: (720) 488-1303  
Drawn By: DM  
Job No.: 18157

Architect:  
**BUELL**  
Site Development  
(651) 361-8110 • www.buellconsulting.com

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FAMILY DOLLAR  
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AURORA, CO. 80011  
COUNTY OF ADAMS  
TOPOGRAPHIC  
SURVEY

REVISIONS

0	7/13/18	DM	SUBMITAL
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Sheet:  
**LS1**