

PROJECT DATA

SITE NAME:

GRE- ERIE EAST

ADDRESS:

50 BONANZA DRIVE  
ERIE, CO 80516

JURISDICTION:

TOWN OF ERIE

VERIZON PROJECT #:

20171542056

PROJ. SUMMARY:

PROPOSED CONSTRUCTION OF A WIRELESS FACILITY FOR VERIZON WIRELESS, KNOWN AS "GRE-ERIE EAST." ALL WORK INCLUDES INSTALLING NEW EQUIPMENT AND PAD ON THE GROUND BEHIND A NEW SCREEN WALL AND RUNNING ALL REQUIRED POWER AND SIGNAL CABLES FROM THE NEW EQUIPMENT TO THE NEW ANTENNAS MOUNTED ON THE ROOF BEHIND NEW RF TRANSPARENT ANTENNA SCREENS.

EXISTING CONSTRUCTION INFORMATION:

T.O. EXISTING BUILDING:

26'-6"

F.F. EXISTING BUILDING:

0'-0" (5108.1')

NO. STORIES:

ONE (1)

CODE/LOCATION INFORMATION:

CONSTRUCTION TYPE:

V-B

OCCUPANCY:

B-UNMANNED

STRUCTURE HEIGHT:

35'-0"

NO. STORIES:

ONE (1)

OCCUPANT LOAD:

2 / UNMANNED

BUILDING CODE:

2006 IBC

PROJECT CONTACTS

ARCHITECT:

T-REX ARCHITEX  
3570 E 12TH AVE  
SUITE 201  
DENVER, CO 80206

OWNER:

MTN VIEW FIRE PROTECTION DISTRICT  
50 BONANZA DRIVE  
ERIE, CO 80516

VERIZON WIRELESS  
CONSTRUCTION MANAGER:

3131 SOUTH VAUGHN WAY  
AURORA, CO 80014

ZONING:

RETHETFORD ENTERPRISES, INC.  
7093 SILVERHORN DR.  
EVERGREEN, CO 80439

KENT MCDERMOTT  
406-941-2110

PAM GOSS  
303-884-1179

VERIZON WIRELESS  
RF ENGINEER:

3131 SOUTH VAUGHN WAY  
AURORA, CO 80014

SURVEYOR:

PRECISION SURVEY & MAPPING, INC.  
9025 E. KENYON AVE., SUITE 150  
DENVER, CO 80237

RAM NANDIRAJU  
303-873-2693

JOSIAH LUSTER  
303-753-9799

SITE DATA SUMMARY CHART

GROSS SITE AREA	SQ. FT.	% OF
TRACK 15	52,960'	100%
EXISTING BUILDING FOOTPRINT	6,262'	12%
EXISTING PARKING	10,956'	21%
LEASE AREA	320'	0.06%
CONCRETE EQUIPMENT SLAB	196'	0.04%
BUILDING COVERED AREA		
EXISTING BUILDING FOOTPRINT	6,262'	100%
CUPOLA	248'	4%
PARKING SPACES		
NO CHANGES IN PARKING PROPOSED.	N/A	N/A

TRACK C, THE GRANDVIEW SUBDIVISION

A PART OF THE E ½ OF T1N, R68W, OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

1.2 ACRES

SITE PLAN SP-001012-2018 AND SPECIAL REVIEW USE SRU-001011-2018

# GRE-ERIE EAST: ALT 1

## CELLULAR SITE ZONING DRAWINGS

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:

T1.0

TITLE SHEET

LS1

SURVEY

LS2

SURVEY

U1.0

UTILITY PLAN

Z1.0

SITE PLAN / CABLE LENGTHS

Z1.1

ENLARGED SITE PLAN

Z2.0

ELEVATIONS

Z2.1

ELEVATIONS

Z3.0

EQUIPMENT PLAN & DETAILS

Z3.1

ANTENNA SECTOR PLANS & DETAILS

SITE PLAN APPROVAL CERTIFICATE

THIS SPECIAL REVIEW USE SITE PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH APPLICABLE TOWN OF ERIE REGULATIONS.

Director of Community Development

Date

Planning Commisio Chair (if applicable)

Date

The undersigned as the owner or owner's representative of the lands described herein, hereby agrees on behalf of himself/herself, their heirs, successors, and assigns to develop and maintain the property described hereon in accordance with this approved Special Review Use Site Plan and in compliance with the Town of Erie Unified Development Code and Municipal Code.

(owner signature)

(owner name printed)

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

by \_\_\_\_\_ as \_\_\_\_\_

Witness my hand and official seal

Notary Public

(seal)

My commission expires: \_\_\_\_\_

STAMP

T-REX ARCHITEX

3570 E 12TH AVE, SUITE 201  
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

DATE ISSUED

JANUARY 03, 2019

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

DATE	REVISIONS
2/14/18	REV A
3/16/18	REV B
4/11/18	REV C
6/11/18	REV D
6/29/18	FINAL ZD SET
1/3/19	ZONING REVISION
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PROJECT NAME

GRE- ERIE EAST

CELL SITE  
ZD'S - ALT 1

50 BONANZA DRIVE  
ERIE, CO 80516

TOWN OF ERIE  
STATE OF COLORADO

T1.0

1 OF 1

DRAWN BY: NH

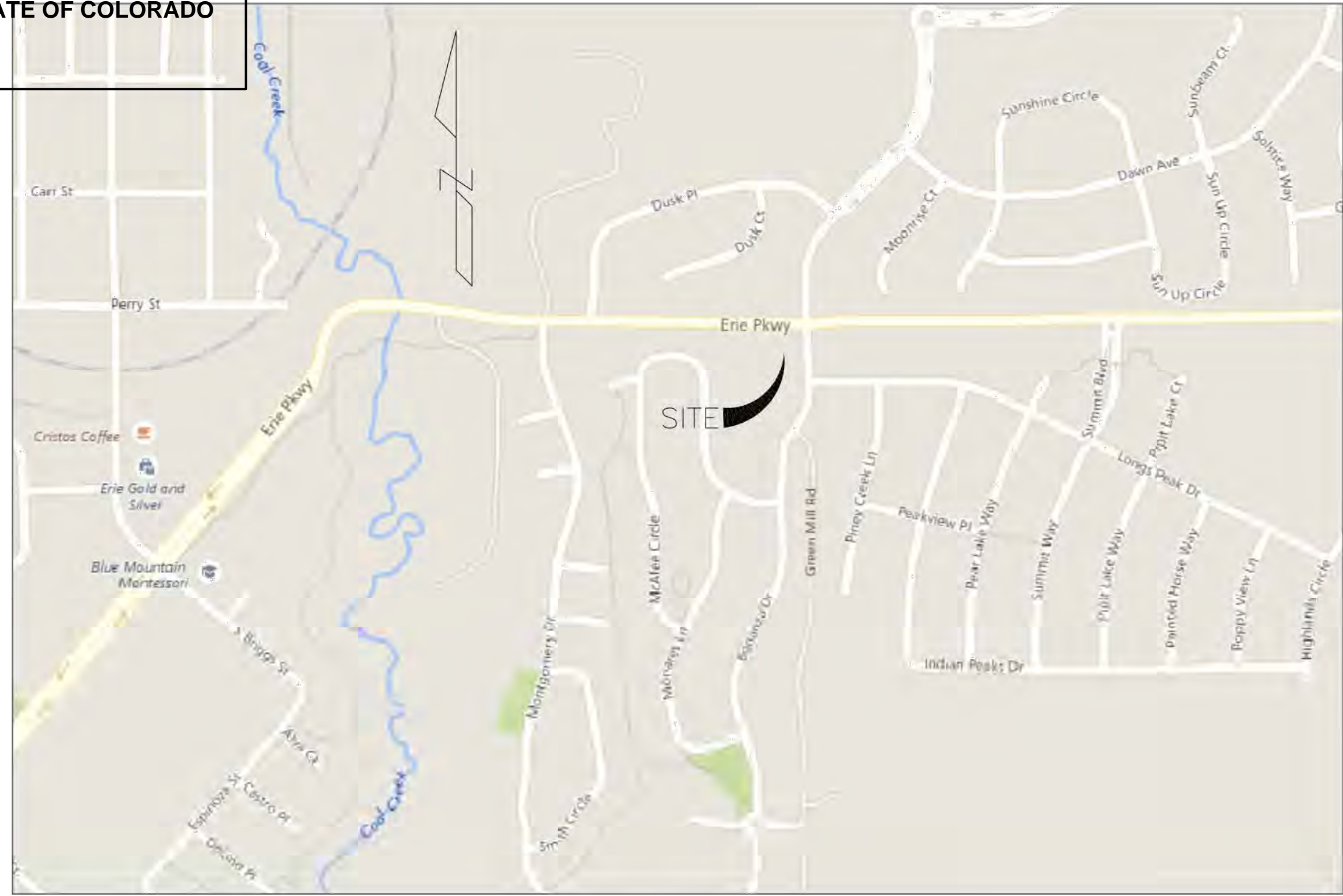
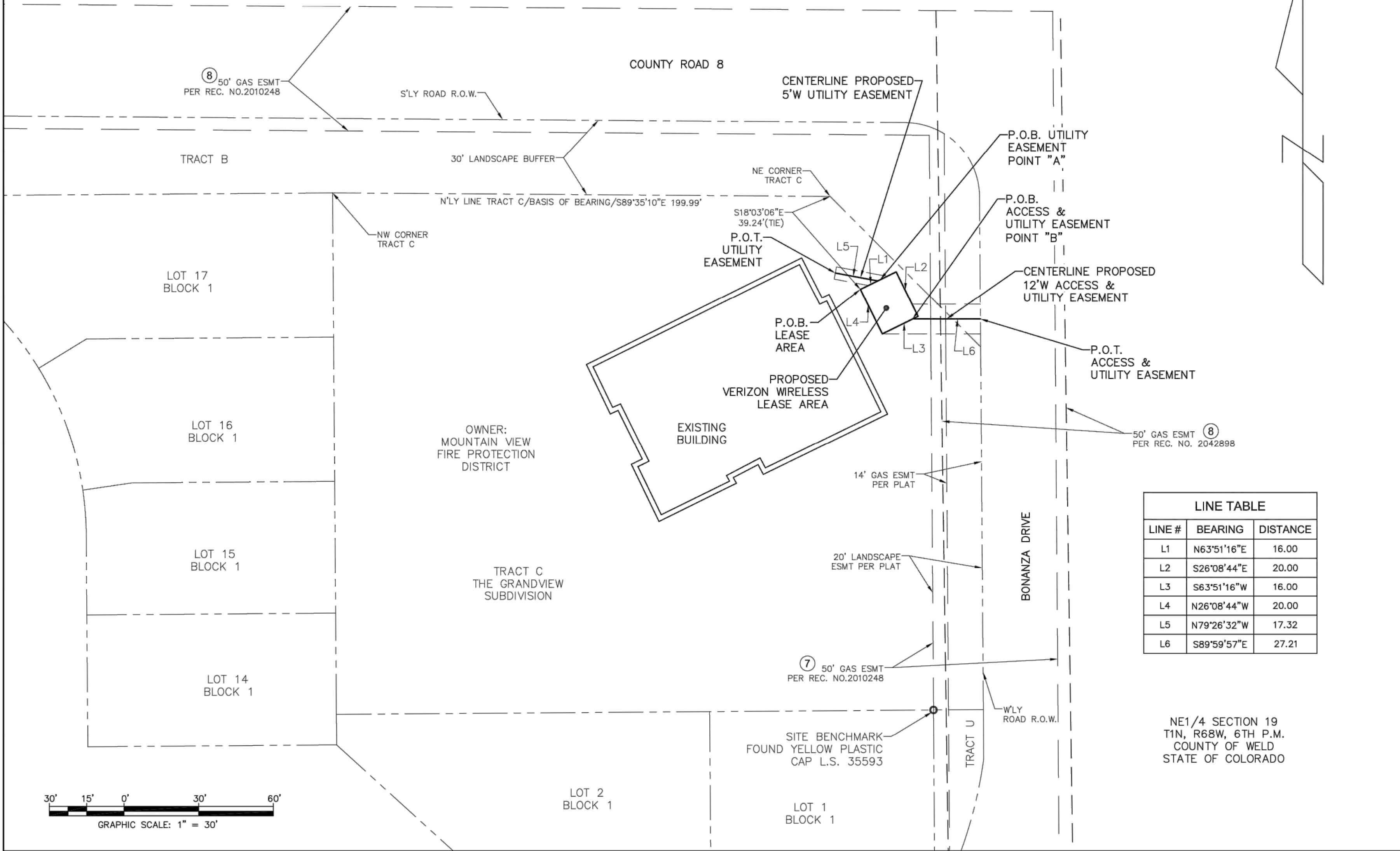


# TRACK C, THE GRANDVIEW SUBDIVISION

A PART OF THE E 1/2 OF T1N, R68W, OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

1.2 ACRES

SITE PLAN SP-001012-2018 AND SPECIAL REVIEW USE/SRU-001011-2018



VICINITY MAP - NTS

## SCHEDULE B-EXCEPTIONS (CONT.)

17. SUBJECT TO THE EASEMENT RESERVED IN THE SPECIAL WARRANTY DEED, RECORDED 10/03/2002, AS DOCUMENT NO. 2993167 OF THE WELD COUNTY RECORDS, SUBJECT TO THE RESERVATION SET FORTH IN THE DEED RECORDED AS DOCUMENT NO. 568927 OF THE WELD COUNTY RECORDS.  
18. SUBJECT TO THE INTEREST, IF ANY, OF SAINT LOUIS AND DENVER LAND MINING COMPANY.  
19. DEED OF AVIGATION EASEMENT, RECORDED 12/08/2000, AS DOCUMENT NO. 2812289 OF WELD COUNTY RECORDS.  
20. ORDINANCE NO. 734 - AN ORDINANCE OF THE TOWN OF ERIE, COLORADO, APPROVING THE GRANDVIEW DEVELOPMENT PLAN AND PROVIDING A PENALTY FOR THE VIOLATION THEREOF, RECORDED 05/01/2001, AS DOCUMENT NO. 2844857 OF THE WELD COUNTY RECORDS.  
21. SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE GRANDVIEW DEVELOPMENT PLAN, AS RECORDED AS DOCUMENT NO. 2830319 OF WELD COUNTY RECORDS.  
22. ORDINANCE NO. 755 - AN ORDINANCE OF THE TOWN OF ERIE, COLORADO, APPROVING THE FINAL PLAT FOR GRANDVIEW AND PROVIDING A PENALTY FOR THE VIOLATION THEREOF, RECORDED 10/10/2001, AS DOCUMENT NO. 2890922 OF THE WELD COUNTY RECORDS.  
23. ORDINANCE NO. 734 - AN ORDINANCE AMENDING ORDINANCE NO. 755, "AN ORDINANCE APPROVING THE FINAL PLAT FOR GRANDVIEW" OF THE TOWN OF ERIE, COLORADO; AND SETTING FOR DETAILS IN RELATION THERETO, RECORDED 11/06/2001, AS DOCUMENT NO. 2903861 OF THE WELD COUNTY RECORDS.  
24. GRANDVIEW DEVELOPMENT AGREEMENT, RECORDED 11/28/2001, AS DOCUMENT NO. 2903861 OF THE WELD COUNTY RECORDS.  
25. OIL AND GAS LEASE, BY AND BETWEEN ELAINE BENITSON, LESSOR, AND VESSELS OIL & GAS COMPANY, LESSEE, RECORDED 11/18/1987, AS DOCUMENT NO. 02121509 OF THE WELD COUNTY RECORDS.  
NOTE: REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT, RECORDED 04/21/2006, AS DOCUMENT NO. 3381086 OF THE WELD COUNTY RECORDS.  
NOTE: AFFIDAVIT OF PRODUCTION, RECORDED 02/01/2018, AS DOCUMENT NO. 4372514 OF THE WELD COUNTY RECORDS.

## LEGAL DESCRIPTION-

SITUATED IN THE COUNTY OF WELD, STATE OF COLORADO:  
TRACT B, THE GRANDVIEW SUBDIVISION, A PART OF THE E 1/2 OF T1N, R68W, OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

## TITLE REPORT

PREPARED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
COMPANY FILE NUMBER: 01-17040048-02T  
EFFECTIVE DATE: JULY 31, 2018

## SCHEDULE B-EXCEPTIONS

1. SUBJECT TO THE RESERVATIONS SET FORTH IN THE DEED, RECORDED 02/13/1909, AS DOCUMENT NO. 137611 OF THE WELD COUNTY RECORDS.  
2. RIGHT-OF-WAY GRANT IN FAVOR OF PANHANDLE EASTERN PIPE LINE COMPANY, RECORDED 12/03/1981 AS DOCUMENT NO. 1876090 OF THE WELD COUNTY RECORDS.  
NOTE: PARTIAL RELEASE OF RIGHT-OF-WAY RECORDED 04/12/1995, AS DOCUMENT NO. 2433820 OF THE WELD COUNTY RECORDS.  
3. RIGHT-OF-WAY EASEMENT AND LICENSE IN FAVOR OF PANHANDLE EASTERN PIPE LINE COMPANY, RECORDED 04/01/1982 AS DOCUMENT NO. 1887557 OF THE WELD COUNTY RECORDS.  
4. SUBJECT TO THE RESERVATIONS SET FORTH IN THE DEED, RECORDED 08/08/1983, AS DOCUMENT NO. 1936290 OF THE WELD COUNTY RECORDS.  
5. RIGHT-OF-WAY GRANT IN FAVOR OF PANHANDLE EASTERN PIPE LINE COMPANY, RECORDED 05/02/1985 IN BOOK 2010248, PAGE OF THE WELD COUNTY RECORDS.  
NOTE: NOTE THE ABOVE RIGHT-OF-WAY AGREEMENT WAS RE-RECORDED 04/14/1988, AS DOCUMENT NO. 2137849 OF THE WELD COUNTY RECORDS. SHOWN HEREON  
6. EASEMENT DEED IN FAVOR OF PANHANDLE EASTERN PIPE LINE COMPANY, RECORDED 01/26/1984, AS DOCUMENT NO. 1954204 OF THE WELD COUNTY RECORDS.  
7. RIGHT-OF-WAY AGREEMENT IN FAVOR OF VESSELS OIL AND GAS COMPANY, RECORDED 05/02/1985 IN BOOK 2010248, PAGE OF THE WELD COUNTY RECORDS.  
NOTE: NOTE THE ABOVE RIGHT-OF-WAY AGREEMENT WAS RE-RECORDED 04/14/1988, AS DOCUMENT NO. 2137849 OF THE WELD COUNTY RECORDS. SHOWN HEREON  
8. EASEMENT DEED IN FAVOR OF VESSELS OIL & GAS COMPANY, RECORDED 02/13/1986, AS DOCUMENT NO. 2042898 OF THE WELD COUNTY RECORDS. SHOWN HEREON  
9. MINERAL DEED FROM UNION PACIFIC LAND RESOURCES CORPORATION, TO UNION PACIFIC RESOURCES COMPANY, RECORDED 08/29/1988, AS DOCUMENT NO. 2153119 OF THE WELD COUNTY RECORDS.  
NOTE: CORRECTED MINERAL DEED RECORDED 10/06/1988, AS DOCUMENT NO. 2157823 OF THE WELD COUNTY RECORDS.  
10. SUBJECT TO THE RESERVATIONS SET FORTH IN THE SPECIAL WARRANTY DEED, RECORDED 10/18/1994, AS DOCUMENT NO. 2411469 OF THE WELD COUNTY RECORDS.  
11. EASEMENT DEED IN FAVOR OF UNION PACIFIC LAND RESOURCES CORPORATION, RECORDED 10/18/1994, AS DOCUMENT NO. 2411471 OF THE WELD COUNTY RECORDS.  
12. RIGHT-OF-WAY AGREEMENT IN FAVOR OF VESSELS GAS PROCESSING, INC., RECORDED 09/25/1995 AS DOCUMENT NO. 2456927 OF WELD COUNTY RECORDS. DOES NOT AFFECT PARCEL  
13. FIORD ANNEXATION AGREEMENT, RECORDED 08/19/1997, AS DOCUMENT NO. 2564144 OF THE WELD COUNTY RECORDS.  
14. SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE PLAT OF FIORD ANNEXATION TO THE TOWN OF ERIE, AS RECORDED AS DOCUMENT NO. 2567162 OF WELD COUNTY RECORDS.  
15. AGREEMENT BY AND BETWEEN PRIDEMARK DEVELOPMENT COMPANY LLC, AND WESTPOINT LIMITED LIABILITY COMPANY, RECORDED 09/05/1997, AS DOCUMENT NO. 2567452 OF THE WELD COUNTY RECORDS.  
16. SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE FINAL PLAT OF GRANDVIEW, AS RECORDED AS DOCUMENT NO. 2903682 OF WELD COUNTY RECORDS. SHOWN HEREON

## SCHEDULE B-EXCEPTIONS (CONT.)

15. FEE AGREEMENT BY AND BETWEEN PRIDEMARK DEVELOPMENT COMPANY LLC, AND WESTPOINT LIMITED LIABILITY COMPANY, RECORDED 09/05/1997, AS DOCUMENT NO. 2567452 OF THE WELD COUNTY RECORDS.  
16. SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE FINAL PLAT OF GRANDVIEW, AS RECORDED AS DOCUMENT NO. 2903682 OF THE WELD COUNTY RECORDS. SHOWN HEREON  
17. SUBJECT TO THE RESERVATION SET FORTH IN THE DEED RECORDED AS DOCUMENT NO. 568927 OF THE WELD COUNTY RECORDS.  
18. SUBJECT TO THE INTEREST, IF ANY, OF SAINT LOUIS AND DENVER LAND MINING COMPANY.  
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20. SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE GRANDVIEW DEVELOPMENT PLAN, AS RECORDED AS DOCUMENT NO. 2830319 OF THE WELD COUNTY RECORDS.  
21. ORDINANCE NO. 734 - AN ORDINANCE OF THE TOWN OF ERIE, COLORADO, APPROVING THE GRANDVIEW DEVELOPMENT PLAN AND PROVIDING A PENALTY FOR THE VIOLATION THEREOF, RECORDED 05/01/2001, AS DOCUMENT NO. 2844857 OF THE WELD COUNTY RECORDS.  
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NOTE: REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT, RECORDED 04/21/2006, AS DOCUMENT NO. 3381086 OF THE WELD COUNTY RECORDS.  
NOTE: AFFIDAVIT OF PRODUCTION, RECORDED 02/01/2018, AS DOCUMENT NO. 4372514 OF THE WELD COUNTY RECORDS.

DOCUMENTS ARE BLANKET IN NATURE AND NOT PLOTTABLE UNLESS OTHERWISE NOTED

## BENCHMARK

SITE BENCHMARK-CAPPED PIN L.S. NO. 35593 GROUND ELEVATION=5112.07' (NAVD88) UTILIZING GEOID 12B WITH THE VRS NETWORK

## BASIS OF BEARINGS

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

## NOTES

- 1.) THIS SURVEY AND ACCOMPANYING DESCRIPTION(S) ARE NOT INTENDED FOR PURPOSE OF TRANSFER OF TITLE OR SUBDIVISION OF LAND.
- 2.) THIS IS NOT A BOUNDARY SURVEY, LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.
- 3.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY PRECISION SURVEY & MAPPING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
- 4.) THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED TO AN EXPERT CONSULTANT.
- 5.) THERE MAY BE ADDITIONAL BURIED OR UNDERGROUND UTILITIES IN THE AREA WHICH THE SURVEYOR IS UNAWARE OF AND NO LIABILITY FOR SUCH IS ASSUMED HEREIN. ALL UNDERGROUND UTILITIES SHOULD BE FIELD LOCATED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION OR DIGGING ON OR ADJACENT TO THE SUBJECT PROPERTY.
- 6.) THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.
- 7.) THE PROPOSED ANTENNA CENTROID SHOWN HEREON WAS PROVIDED BY CLIENT. PRECISION SURVEY & MAPPING, INC. ASSUMES NO LIABILITY FOR DETERMINING PHYSICAL LOCATION OF THE PROPOSED ANTENNA.

## SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS SITE PLAN WAS PREPARED BY ME, OR UNDER MY SUPERVISION AND ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE. THIS IS NOT A BOUNDARY SURVEY.

CHRISTOPHER P. JULIANO, L.S. NO. 31158  
FOR AND ON BEHALF OF PRECISION SURVEY & MAPPING, INC.

12/10/18

## PROPOSED VERIZON LEASE AREA

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST, 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE NORTHERLY LINE OF TRACT C OF THE GRANDVIEW SUBDIVISION, FILED IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE; ASSUMED TO BEAR S89°35'10"E A DISTANCE OF 199.99 FEET FROM THE NORTHWEST CORNER OF SAID TRACT C TO THE NORTHEAST CORNER OF SAID TRACT C;

BEGINNING AT A POINT WHICH BEARS S18°03'06"E A DISTANCE OF 39.24 FEET FROM SAID NORTHEAST CORNER OF TRACT C;

THENCE N63°51'16"E A DISTANCE OF 7.76 FEET TO POINT "A"; THENCE CONTINUING N63°51'16"E A DISTANCE OF 8.24 FEET; THENCE S26°08'44"E A DISTANCE OF 20.00 FEET; THENCE S63°51'16"W A DISTANCE OF 13.62 FEET; THENCE N26°08'44"W A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; WHENCE SAID NORTHWEST CORNER OF TRACT C BEARS N79°38'53"W A DISTANCE OF 215.65 FEET.

SAID LANDS CONTAINING 320 SQUARE FEET, MORE OR LESS.

## PROPOSED 5' WIDE UTILITY EASEMENT:

A 5.00 FOOT WIDE STRIP OF LAND BEING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT THE AFOREMENTIONED POINT "A";

THENCE N79°26'32"W A DISTANCE OF 17.32 FEET TO THE POINT OF TERMINUS; WHENCE SAID NORTHWEST CORNER OF TRACT C BEARS N80°57'27"W A DISTANCE OF 204.62 FEET.

THE SIDELINES OF SAID STRIP ARE TO BE LENGTHENED OR SHORTENED SO AS NOT TO CREATE ANY GORES OR OVERLAPS.

CENTERLINE LENGTH IS 17.3 FEET, MORE OR LESS.

## PROPOSED 12' ACCESS & UTILITY EASEMENT

A 12.00 FOOT WIDE STRIP OF LAND BEING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT THE AFOREMENTIONED POINT "B";

THENCE S89°59'57"E A DISTANCE OF 27.21 FEET TO WESTERLY RIGHT-OF-WAY OF BONANZA DRIVE AND THE POINT OF TERMINUS; WHENCE SAID NORTHWEST CORNER OF TRACT C BEARS N78°58'50"W A DISTANCE OF 265.28 FEET.

THE SIDELINES OF SAID STRIP ARE TO BE LENGTHENED OR SHORTENED SO AS NOT TO CREATE ANY GORES OR OVERLAPS.

CENTERLINE LENGTH IS 27.2 FEET, MORE OR LESS.

## LEGAL DESCRIPTION-PARENT PARCEL

SITUATED IN THE COUNTY OF WELD, STATE OF COLORADO:

TRACT C, THE GRANDVIEW SUBDIVISION, A PART OF THE E 1/2 OF T1N, R68W, OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

## TITLE REPORT

PREPARED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
COMPANY FILE NUMBER: 01-17040048-01T  
EFFECTIVE DATE: MAY 24, 2017

## SCHEDULE B-EXCEPTIONS

1. SUBJECT TO THE RESERVATIONS SET FORTH IN THE DEED RECORDED 02/13/1909, AS DOCUMENT NO. 137611 OF THE WELD COUNTY RECORDS.  
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4. SUBJECT TO THE RESERVATIONS SET FORTH IN THE DEED, RECORDED 08/08/1983, AS DOCUMENT NO. 1936290 OF THE WELD COUNTY RECORDS.  
5. RIGHT-OF-WAY GRANT IN FAVOR OF PANHANDLE EASTERN PIPE LINE COMPANY, RECORDED 11/04/1983 AS DOCUMENT NO. 1946061 OF THE WELD COUNTY RECORDS. DOES NOT AFFECT PARCEL  
6. EASEMENT DEED IN FAVOR OF PANHANDLE EASTERN PIPE LINE COMPANY, RECORDED 01/26/1984, AS DOCUMENT NO. 1954204 OF THE WELD COUNTY RECORDS. DOES NOT AFFECT PARCEL  
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14. SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE PLAT OF FIORD ANNEXATION TO THE TOWN OF ERIE, AS RECORDED AS DOCUMENT NO. 2567162 OF WELD COUNTY RECORDS.  
15. AGREEMENT BY AND BETWEEN PRIDEMARK DEVELOPMENT COMPANY LLC, AND WESTPOINT LIMITED LIABILITY COMPANY, RECORDED 09/05/1997, AS DOCUMENT NO. 2567452 OF THE WELD COUNTY RECORDS.  
16. SUBJECT TO COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS OF WAY AND BUILDING SETBACKS AS SHOWN ON THE FINAL PLAT OF GRANDVIEW, AS RECORDED AS DOCUMENT NO. 2903682 OF WELD COUNTY RECORDS. SHOWN HEREON

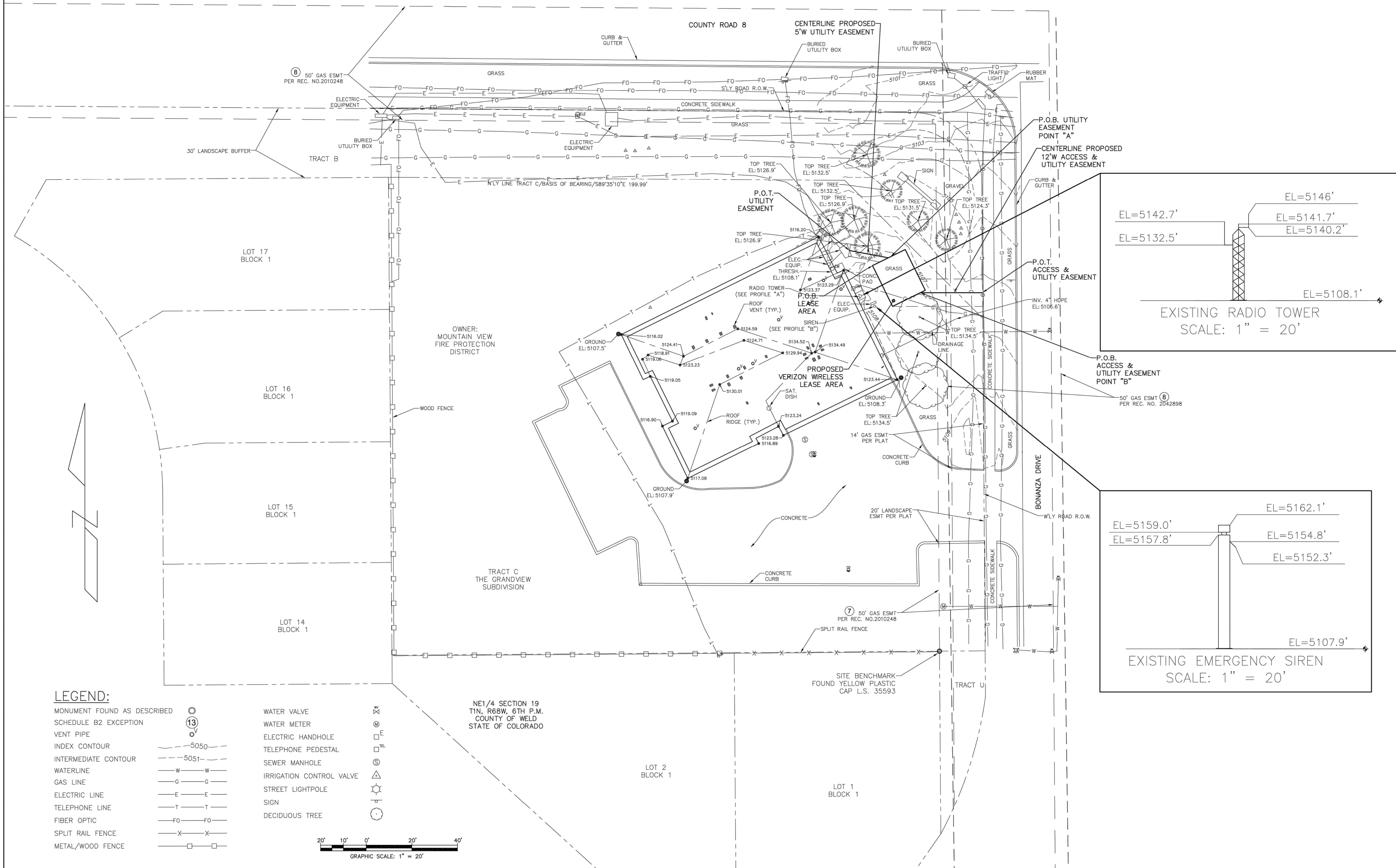


# TRACK C, THE GRANDVIEW SUBDIVISION

A PART OF THE E 1/2 OF T1N, R68W, OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

1.2 ACRES

SITE PLAN SP-001012-2018 AND SPECIAL REVIEW USE SRU-001011-2018



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

PLANS PREPARED BY:  
**PRECISION SURVEY & MAPPING, INC.**  
PROFESSIONAL LAND SURVEYING CONSULTANTS

9025 E. KENYON AVE., SUITE 150  
DENVER, COLORADO 80237  
OFFICE: (303) 753-9799  
FAX: (303) 753-4044

**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 wireless**  
3131 S. VAUGHN WAY, SUITE 550  
AURORA, CO 80014  
303-684-3234

**DATE ISSUED**  
**JULY 3, 2017**

DATE	ISSUED AS
----	ZD APPROVAL
----	CD PRELIMINARY / REVIEW
----	BID SETS
----	PERMIT SUBMITTED

DATE	REVISIONS
2/6/18	ADDED LEASE AREA & EASEMENTS
2/14/18	REV'D PER ZONING
6/29/18	REV'D EASEMENT
12/4/18	UPDATED WITH 2 TITLES
----	----
----	----
----	----
----	----

**PROJECT NAME**  
**GRE-ERIE EAST**  
  
SITE ADDRESS  
**50 BONANZA DRIVE**  
**ERIE, CO. 80516**  
**WELD**  
  
PSM JOB NO.  
R12289

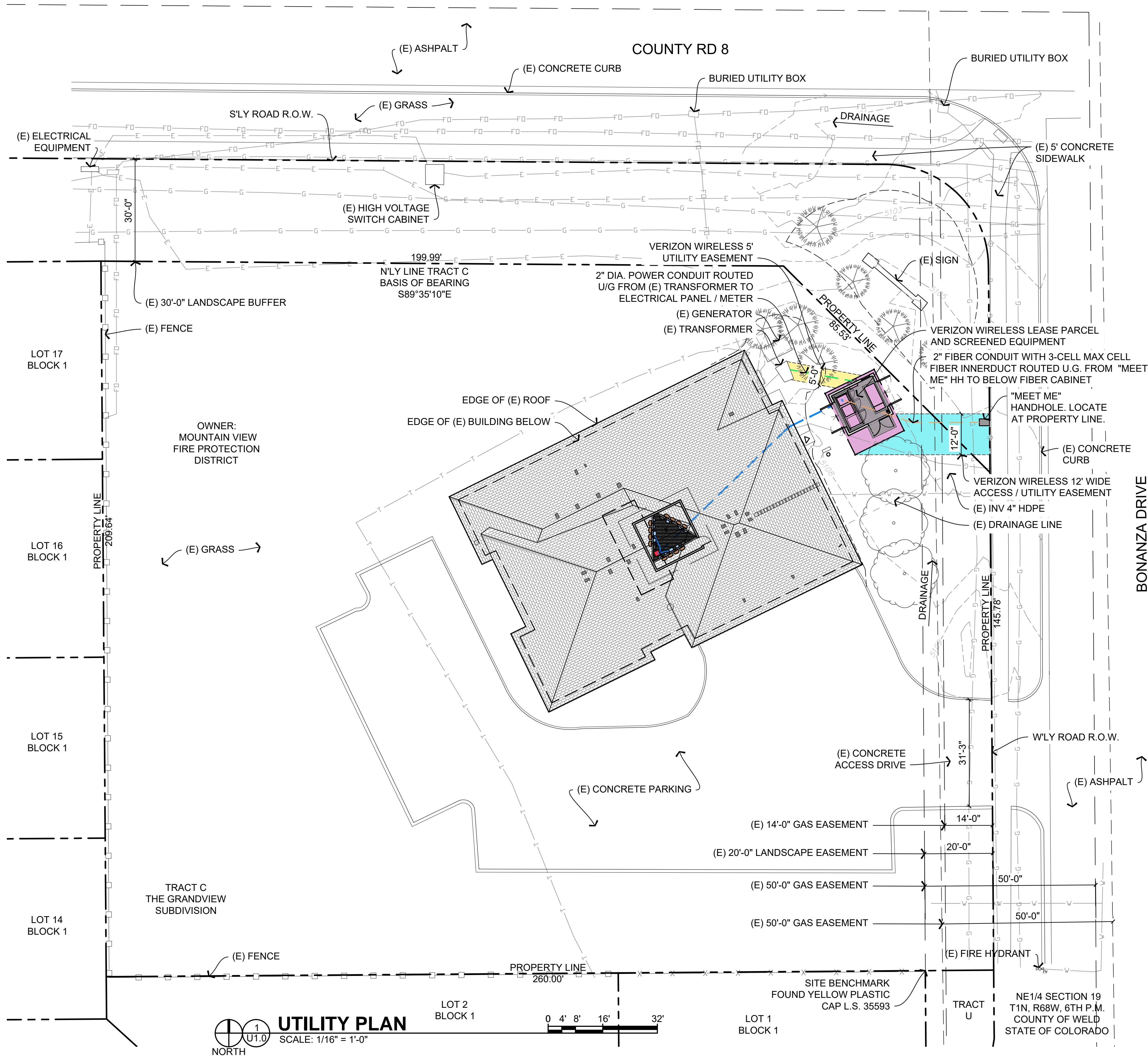
**LS 2**



# TRACK C, THE GRANDVIEW SUBDIVISION

A PART OF THE E 1/2 OF T1N, R68W, OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
1.2 ACRES

SITE PLAN SP-001012-2018 AND SPECIAL REVIEW USE SRU-001011-2018



STAMP

**T\*REX ARCHITEX**  
3570 E 12TH AVE, SUITE 201  
DENVER, CO 80206  
303.388.2918

DRAWINGS

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PROJECT FOR

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

DATE ISSUED

JANUARY 03, 2019

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

DATE	REVISIONS
2/14/18	REV A
3/16/18	REV B
4/11/18	REV C
6/11/18	REV D
6/29/18	FINAL ZD SET
1/3/19	ZONING REVISION

PROJECT NAME

GRE- ERIE EAST

CELL SITE  
ZD'S - ALT 1

50 BONANZA DRIVE  
ERIE, CO 80516

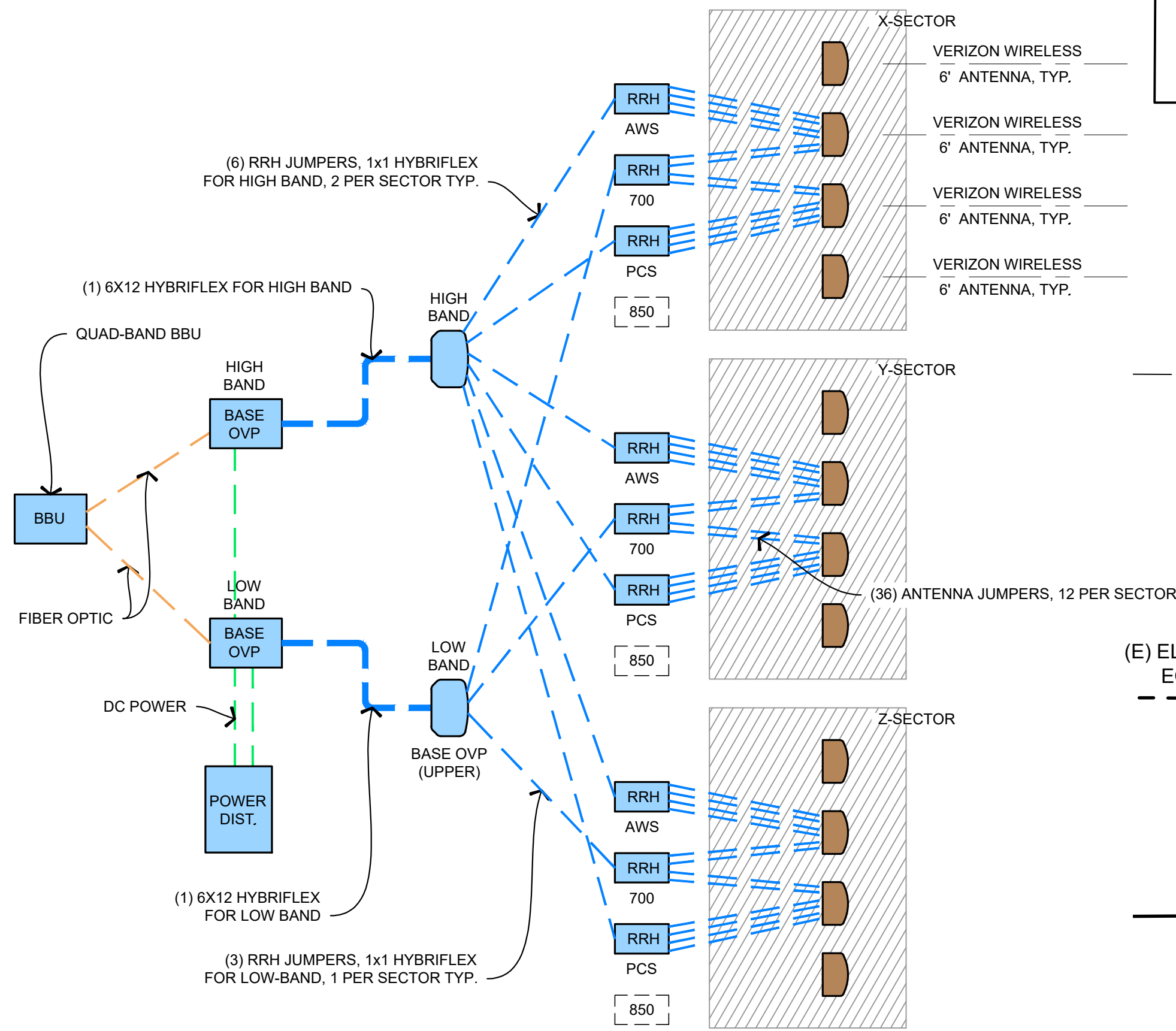
TOWN OF ERIE  
STATE OF COLORADO

**U1.0**

1 / 1

DRAWN BY: NH





2  
Z1.0 NTS

**CABLE DIAGRAM**

POWER CABLE LENGTH						
FROM PDF TO BASE OVP						
POWER	SECTOR	TYPE	LENGTH	QTY	TOTAL	
	N/A	DC PAIR	12'	2	24'	
HYBRID CABLE LENGTHS						
FROM BASE OVPS (LOWER) TO BASE OVPS (UPPER)						
	SECTOR	TYPE	SIZE	LENGTH	QTY	TOTAL
	N/A	6x12	1 5/8"	130'	1	130'
	N/A	6x12	1 5/8"	130'	1	130'
					TOTAL	260'
FROM BASE OVP (UPPER) TO RRH'S						
RRH JUMPERS	SECTOR	TYPE	SIZE	LENGTH	QTY	TOTAL
	X-SECTOR	1X1	1/2"	16'	3	48'
	Y-SECTOR	1X1	1/2"	8'	3	24'
	Z-SECTOR	1X1	1/2"	8'	3	24'
				TOTAL	96'	
COAXIAL CABLE LENGTHS						
FROM RRH'S TO ANTENNAS						
ANTENNA JUMPERS	SECTOR	TYPE	SIZE	LENGTH	QTY	TOTAL
	X-SECTOR	LDF4-50A	1/2"	8'-0"	12	96'
	Y-SECTOR	LDF4-50A	1/2"	8'-0"	12	96'
	Z-SECTOR	LDF4-50A	1/2"	8'-0"	12	96'
				TOTAL	288'	

FROM PDF TO RRH		
POWER LENGTHS	SECTOR	TOTAL LENGTH
	X-SECTOR	158'-0"
	Y-SECTOR	150'-0"
	Z-SECTOR	150'-0"

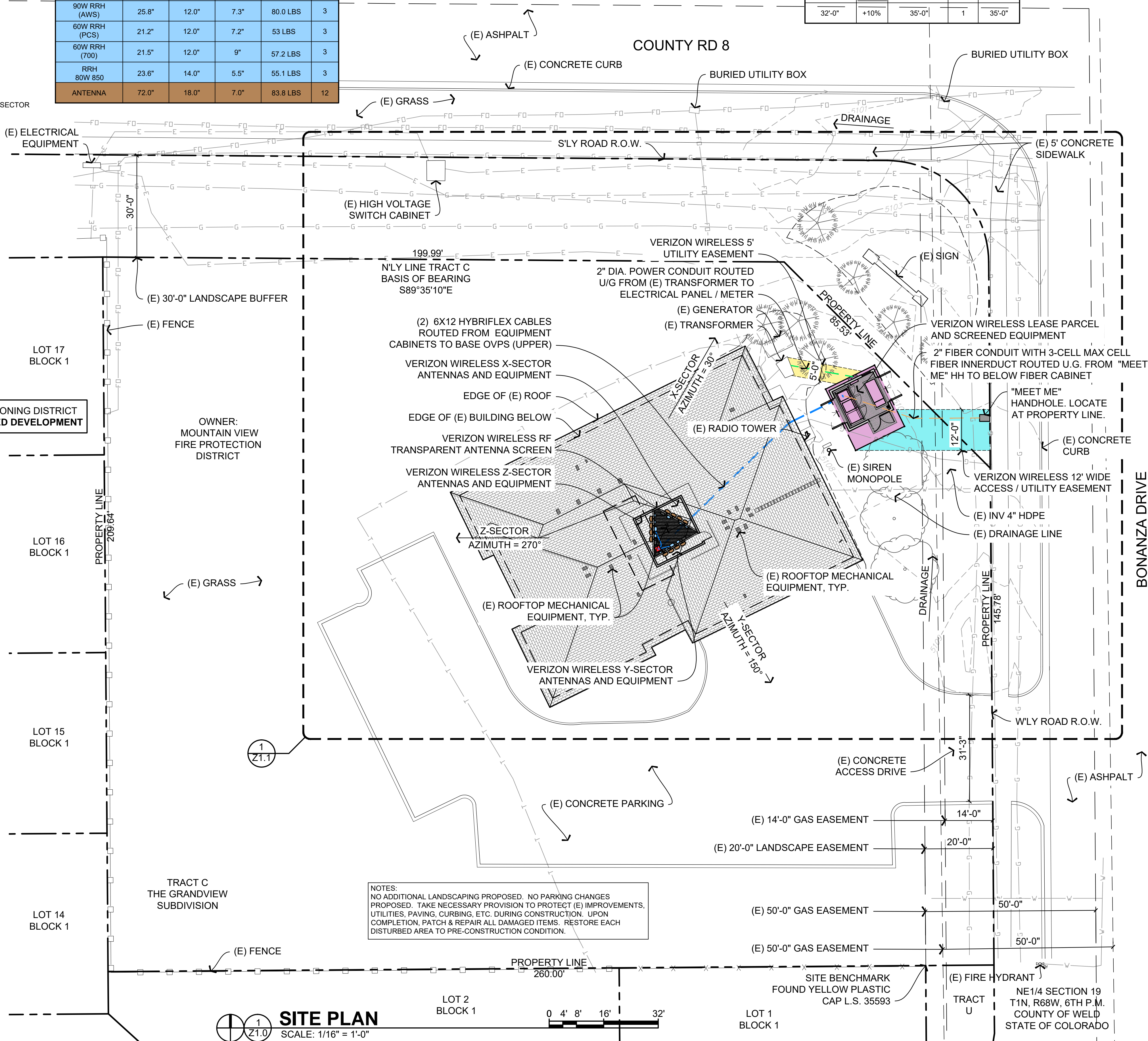
**TRACK C, THE GRANDVIEW SUBDIVISION**  
A PART OF THE E 1/2 OF T1N, R68W, OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
1.2 ACRES  
SITE PLAN SP-001012-2018 AND SPECIAL REVIEW USE SRU-001011-2018

EQUIPMENT DIMENSIONS						
TYPE	LENGTH	WIDTH	DEPTH	WEIGHT	QTY.	
BBU	19.0"	11.8"	3.5"	26.0 LBS	1	
BASE OVP (RACK MOUNT)	19.0"	13.64"	5.23"	15.25 LBS	2	
BASE OVP (UPPER)	19.8"	15.7"	10.25"	26.0 LBS	2	
90W RRH (AWS)	25.8"	12.0"	7.3"	80.0 LBS	3	
60W RRH (PCS)	21.2"	12.0"	7.2"	53 LBS	3	
60W RRH (700)	21.5"	12.0"	9"	57.2 LBS	3	
RRH 80W 850	23.6"	14.0"	5.5"	55.1 LBS	3	
ANTENNA	72.0"	18.0"	7.0"	83.8 LBS	12	

POWER LENGTH				
FROM (E) TRANSFORMER TO ELEC. PANEL				
LENGTH	SAFETY FACTOR	SUBTOTAL	QTY	TOTAL
30'-0"	+10%	33'-0"	1	33'-0"

FIBER LENGTH				
FROM MMP TO FIBER CABINET				
LENGTH	SAFETY FACTOR	SUBTOTAL	QTY	TOTAL
52'-0"	+10%	57'-0"	1	57'-0"

GPS CABLE LENGTH				
FROM FIBER CABINET TO ANTENNA				
LENGTH	SAFETY FACTOR	SUBTOTAL	QTY	TOTAL
32'-0"	+10%	35'-0"	1	35'-0"



NOTES:  
NO ADDITIONAL LANDSCAPING PROPOSED. NO PARKING CHANGES PROPOSED. TAKE NECESSARY PROVISION TO PROTECT (E) IMPROVEMENTS, UTILITIES, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION, PATCH & REPAIR ALL DAMAGED ITEMS. RESTORE EACH DISTURBED AREA TO PRE-CONSTRUCTION CONDITION.

1  
Z1.0

**SITE PLAN**  
SCALE: 1/16" = 1'-0"

STAMP

**T\*REX ARCHITEX**  
3570 E 12TH AVE, SUITE 201  
DENVER, CO 80206  
303.388.2918

DRAWINGS

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PROJECT FOR

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

DATE ISSUED

JANUARY 03, 2019

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

DATE	REVISIONS
2/14/18	REV A
3/16/18	REV B
4/11/18	REV C
6/11/18	REV D
6/29/18	FINAL ZD SET
1/3/19	ZONING REVISION

PROJECT NAME  
GRE- ERIE EAST

CELL SITE  
ZD'S - ALT 1  
50 BONANZA DRIVE  
ERIE, CO 80516

TOWN OF ERIE  
STATE OF COLORADO

**Z1.0**

1 / 6

DRAWN BY: NH



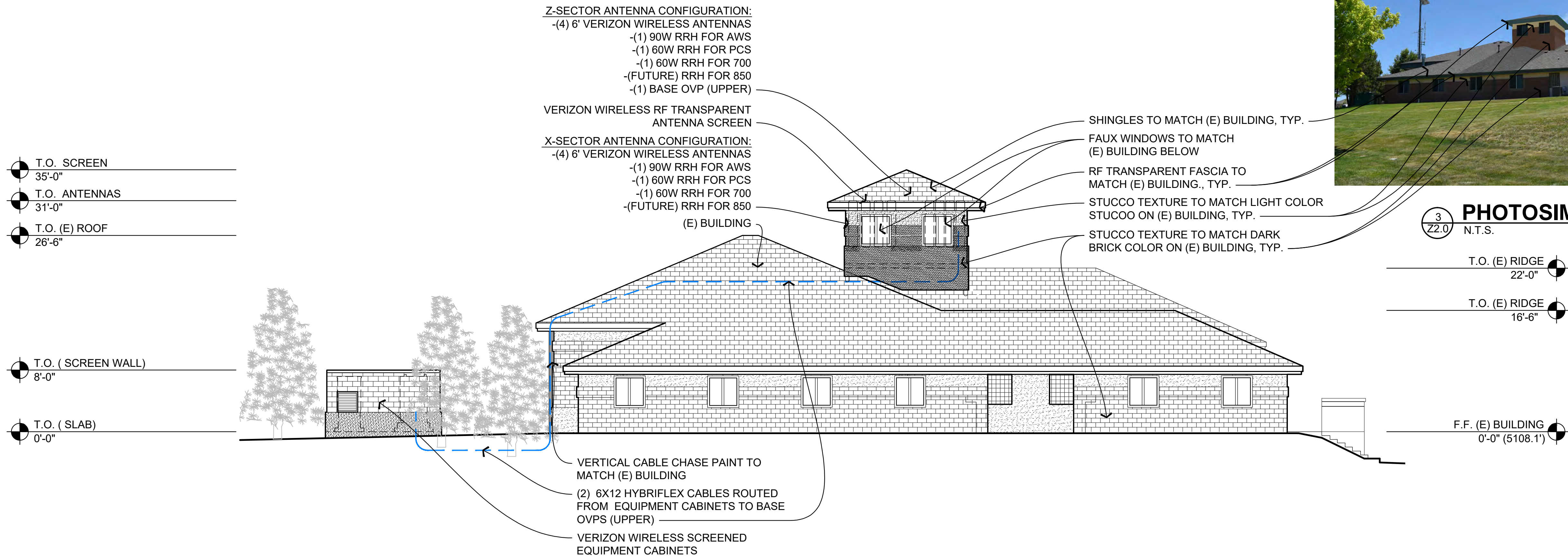




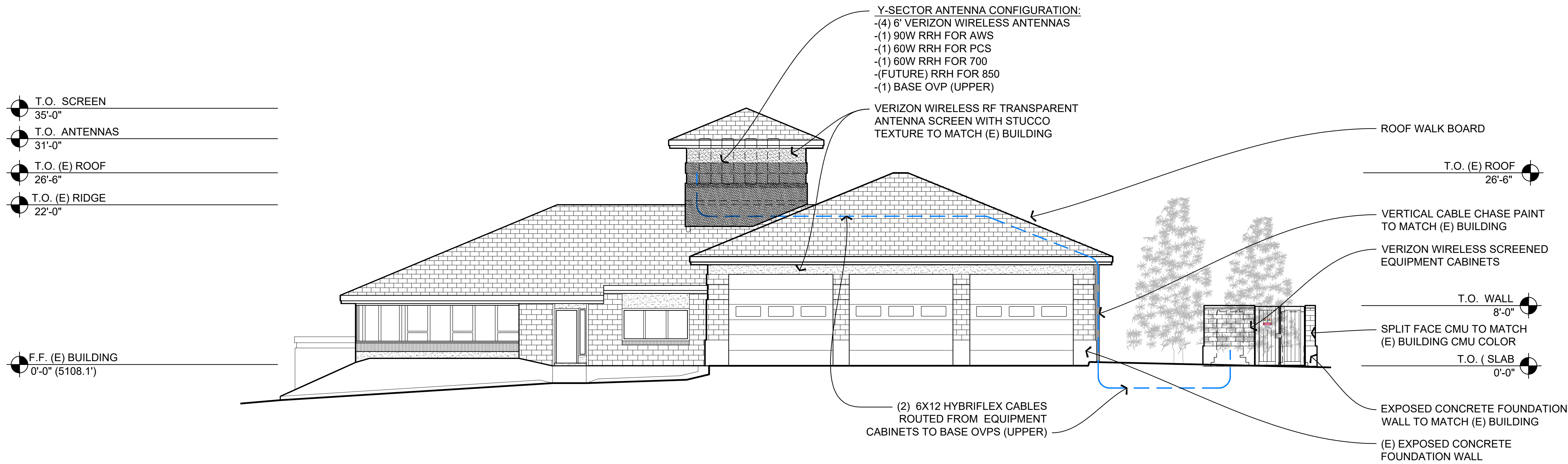
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A PART OF THE E 1/2 OF T1N, R68W, OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
1.2 ACRES

SITE PLAN SP-001012-2018 AND SPECIAL REVIEW USE SRU-001011-2018



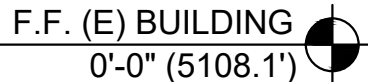
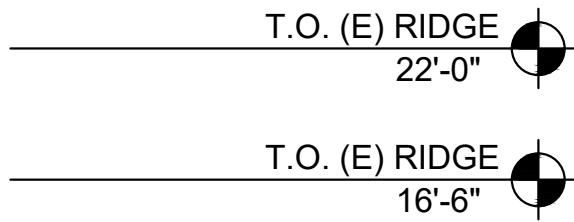
**1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 PHOTOSIMULATION**  
N.T.S.



STAMP

**T\*REX ARCHITEX**  
3570 E 12TH AVE, SUITE 201  
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

JANUARY 03, 2019

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6/11/18	REV D
6/29/18	FINAL ZD SET
1/3/19	ZONING REVISION
-----	-----
-----	-----
-----	-----

PROJECT NAME

GRE- ERIE EAST

CELL SITE  
ZD'S - ALT 1  
50 BONANZA DRIVE  
ERIE, CO 80516

TOWN OF ERIE  
STATE OF COLORADO

**Z2.0**

3 / 6

DRAWN BY: NH



TRACK C, THE GRANDVIEW SUBDIVISION  
A PART OF THE E ½ OF T1N, R68W, OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
1.2 ACRES  
SITE PLAN SP-001012-2018 AND SPECIAL REVIEW USE SRU-001011-2018



SHINGLES TO MATCH (E) BUILDING, TYP.  
RF TRANSPARENT FASCIA TO MATCH (E) BUILDING., TYP.  
STUCCO TEXTURE TO MATCH LIGHT COLOR STUCOO ON (E) BUILDING, TYP.

STUCCO TEXTURE TO MATCH DARK BRICK COLOR ON (E) BUILDING, TYP.

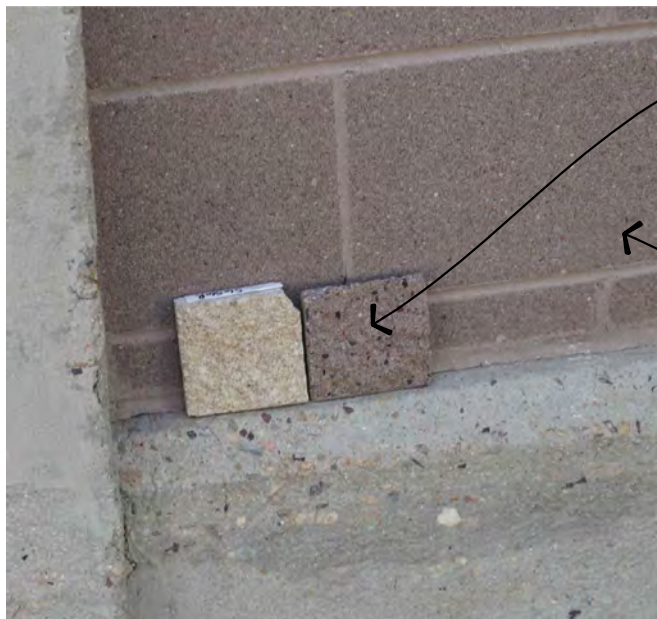
T.O. SCREEN  
35'-0"  
T.O. ANTENNAS  
31'-0"  
T.O. (E) ROOF  
26'-6"

ALL MATERIALS AND COLORS NEED TO BE VERIFIED ON SITE AND APPROVED BY THE OWNER PRIOR TO CONSTRUCTION.

4  
Z2.1  
EXISTING MATERIALS



(PROPOSED) FAUX WINDOW TO MATCH EXISTING:  
40 / 30 STEALTH CORE PANEL  
CLEAR ACRYLIC  
6858 COROTHANE SATIN / FRP  
SAMPLE 2A



(PROPOSED) SPLIT FACE CMU TO MATCH EXISTING:  
BASALITE  
870R - SPLIT FACE

(PROPOSED) CMU FOR VERIZON WIRELESS SCREENED EQUIPMENT CABINETS:  
BASALITE - 870R (SPLIT FACE)



EXISTING CMU

F.F. (E) BUILDING  
0'-0" (5108.1')

1  
Z2.1  
EAST ELEVATION

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

0' 2' 4' 8' 16'

X-SECTOR ANTENNA CONFIGURATION:  
-(4) 6' VERIZON WIRELESS ANTENNAS  
-(1) 90W RRH FOR AWS  
-(1) 60W RRH FOR PCS  
-(1) 60W RRH FOR 700  
-(FUTURE) RRH FOR 850  
-(1) BASE OVP (UPPER)

VERIZON WIRELESS RF TRANSPARENT ANTENNA SCREEN WITH STUCCO TEXTURE TO MATCH (E) BUILDING

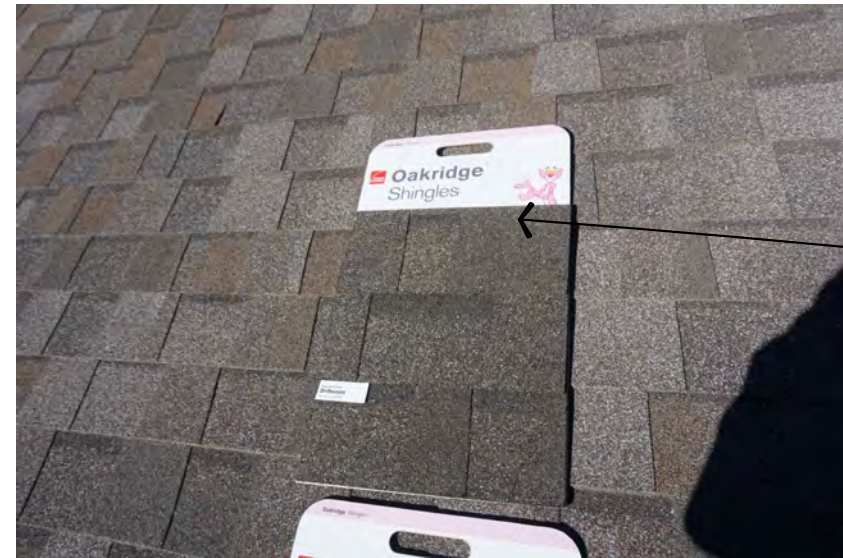
ROOF WALK BOARD

(2) 6X12 HYBRIFLEX CABLES ROUTED FROM EQUIPMENT CABINETS TO BASE OVPS (UPPER)

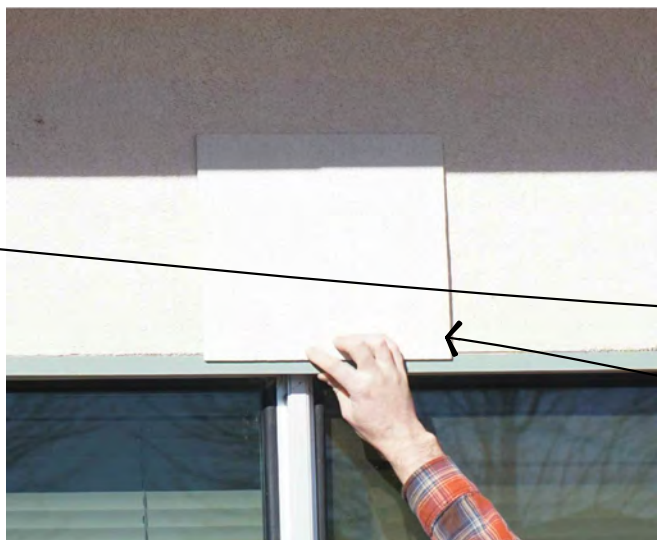
(E) BUILDING

EXPOSED CONCRETE FOUNDATION WALL TO MATCH (E) BUILDING

VERTICAL CABLE CHASE PAINT TO MATCH (E) BUILDING  
VERIZON WIRELESS SCREENED EQUIPMENT CABINETS



(PROPOSED) ROOF SHINGLE TO MATCH EXISTING:  
OWENS CORNING - OAKRIDGE DRIFTWOOD



(PROPOSED) STUCCO TEXTURED FRP - COLOR TO MATCH EXISTING LIGHT COLORED STUCCO:  
STEALTH - REGULAR BLOW STUCCO FRP SAMPLE  
7516 SUPERPAINT FLAT (B30FXH14153)  
SAMPLE 1A

SHINGLES TO MATCH (E) BUILDING, TYP.

STUCCO TEXTURE TO MATCH LIGHT COLOR STUCOO ON (E) BUILDING, TYP.

T.O. SCREEN  
35'-0"  
T.O. ANTENNAS  
31'-0"  
T.O. (E) ROOF  
26'-6"  
T.O. (E) RIDGE  
22'-0"

RF TRANSPARENT FASCIA TO MATCH (E) BUILDING., TYP.

STUCCO TEXTURE TO MATCH DARK BRICK COLOR ON (E) BUILDING, TYP.

F.F. (E) BUILDING  
0'-0" (5108.1')

2  
Z2.1  
WEST ELEVATION

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

0' 2' 4' 8' 16'

Z-SECTOR ANTENNA CONFIGURATION:  
-(4) 6' VERIZON WIRELESS ANTENNAS  
-(1) 90W RRH FOR AWS  
-(1) 60W RRH FOR PCS  
-(1) 60W RRH FOR 700  
-(FUTURE) RRH FOR 850  
-(1) BASE OVP (UPPER)

VERIZON WIRELESS RF TRANSPARENT ANTENNA SCREEN WITH STUCCO TEXTURE TO MATCH (E) BUILDING

(E) BUILDING



(PROPOSED) FRP TO MATCH (E) FASCIA:  
STEALTH - SMOOTH FRP SAMPLE  
0047 COROTHANE FLAT (B65XXL12698)  
SAMPLE 4A



(PROPOSED) FRP STUCCO, COLOR TO MATCH EXISTING DARK COLORED CMU:  
STEALTH - TEXTURED BLOCK FRP SAMPLE  
6053 SUPERPAINT (B30FXR9666)  
SAMPLE 3A

3  
Z2.1  
PROPOSED MATERIALS

STAMP

T\*REX  
ARCHITEX  
3570 E 12TH AVE, SUITE 201  
DENVER, CO 80206  
303.388.2918

DRAWINGS

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PROJECT FOR

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

DATE ISSUED

JANUARY 03, 2019

DATE	ISSUED AS
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DATE	REVISIONS
2/14/18	REV A
3/16/18	REV B
4/11/18	REV C
6/11/18	REV D
6/29/18	FINAL ZD SET
1/3/19	ZONING REVISION
-----	-----
-----	-----
-----	-----

PROJECT NAME

GRE- ERIE EAST

CELL SITE  
ZD'S - ALT 1  
50 BONANZA DRIVE  
ERIE, CO 80516

TOWN OF ERIE  
STATE OF COLORADO

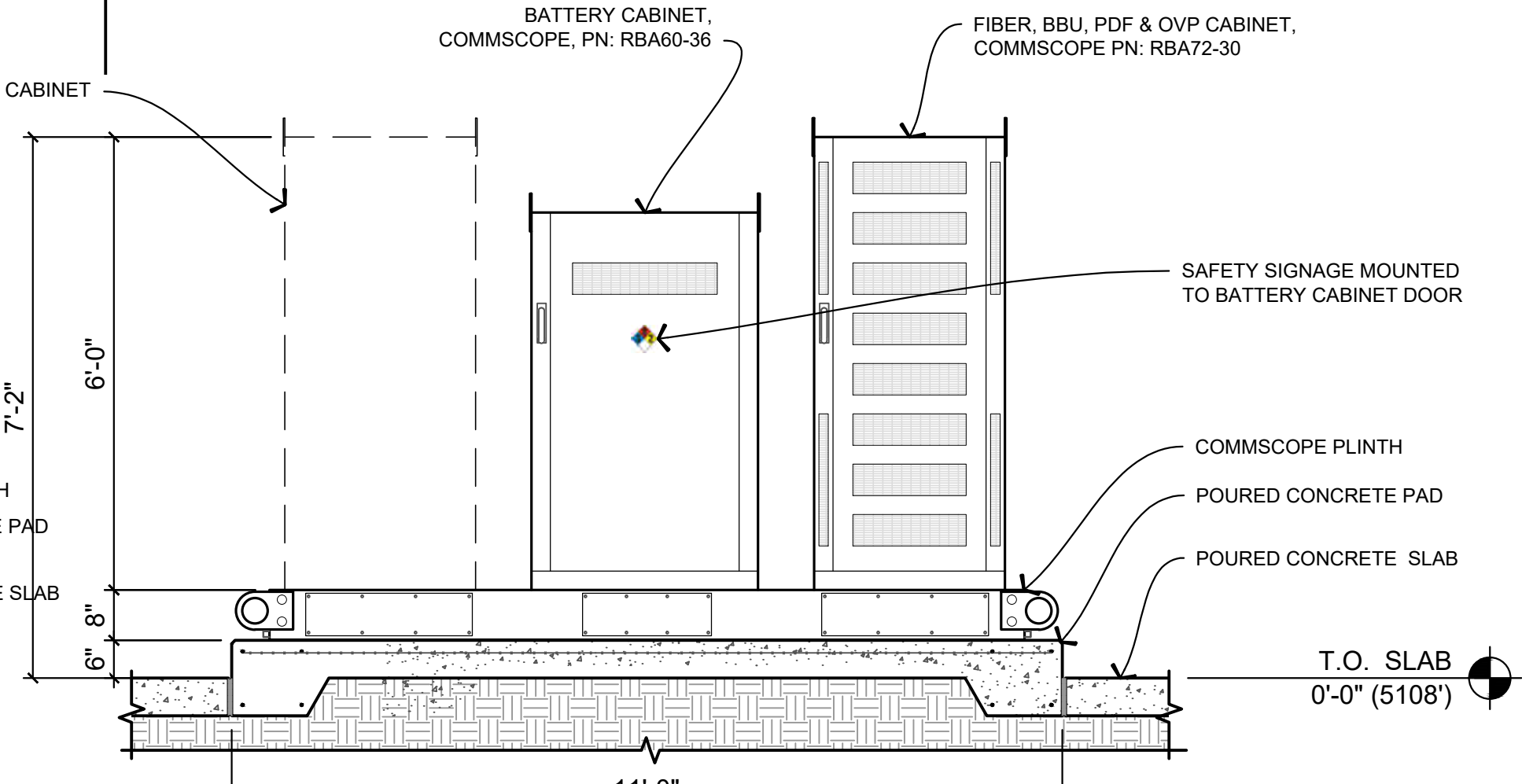
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4 / 6

DRAWN BY: NH

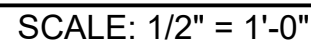


## 1.2 ACRES



## EQUIPMENT CABINET EAST ELEVATION

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



0      1'      2'      4'

6

DRAWING BY: N.H.



TRACK C, THE GRANDVIEW SUBDIVISION  
A PART OF THE E 1/2 OF T1N, R68W, OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
1.2 ACRES  
SITE PLAN SP-001012-2018 AND SPECIAL REVIEW USE SRU-001011-2018

STAMP

**T\*REX**  
**ARCHITEX**  
3570 E 12TH AVE, SUITE 201  
D e n v e r , C O 8 0 2 0 6  
3 0 3 . 3 8 8 . 2 9 1 8

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PROJECT NAME

GRE- ERIE EAST

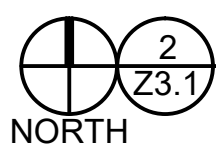
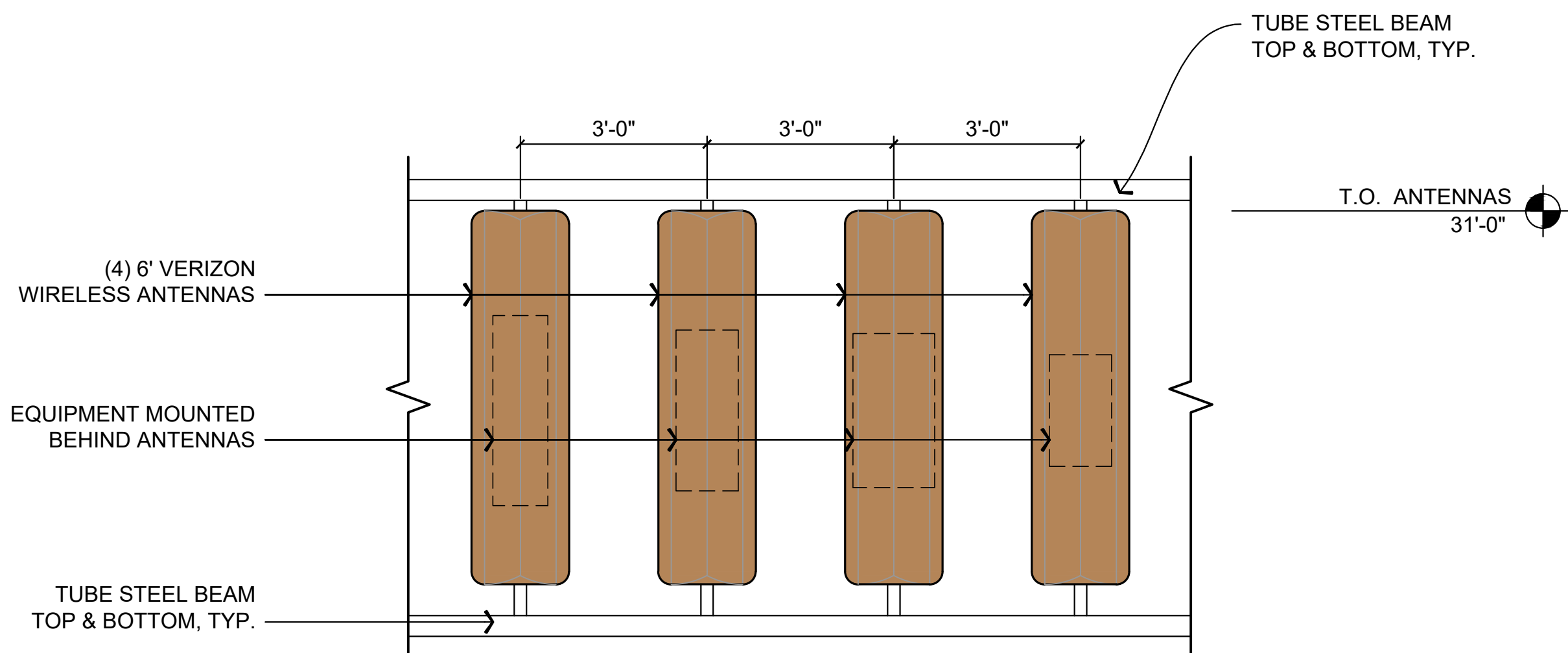
CELL SITE  
ZD'S - ALT 1  
50 BONANZA DRIVE  
ERIE, CO 80516

TOWN OF ERIE  
STATE OF COLORADO

**Z3.1**

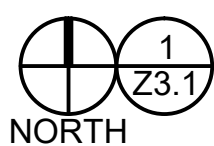
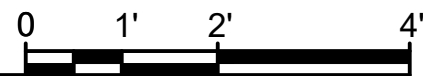
6 / 6

DRAWN BY: NH



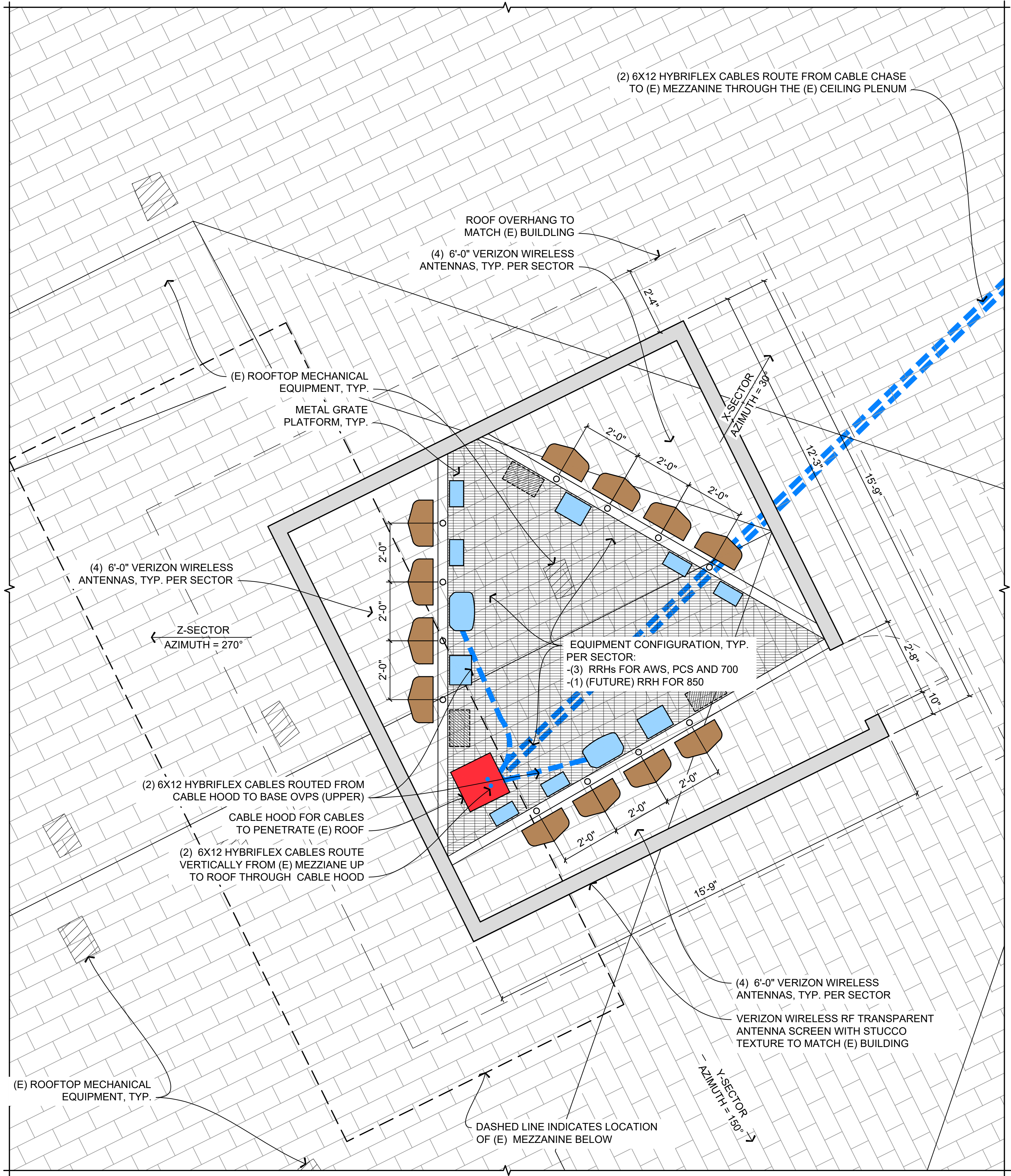
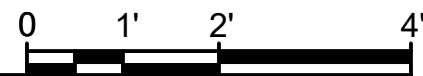
TYP. ANTENNA ELEVATION

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



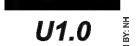
ANTENNA PLAN

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





# SITE PLAN SP-001012-2018



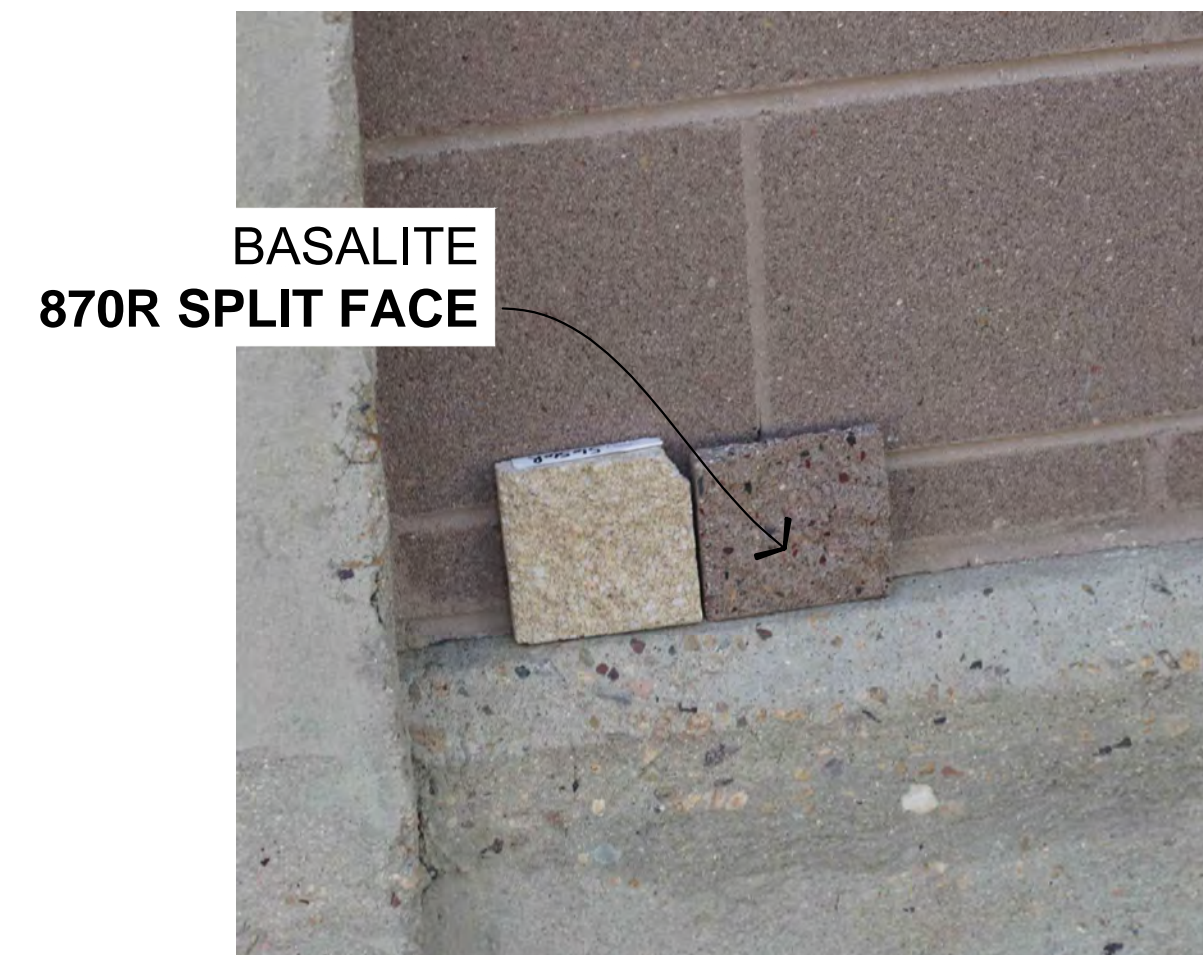


# TRACK C, THE GRANDVIEW SUBDIVISION

A PART OF THE E ½ OF T1N, R68W, OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
1.2 ACRES  
SITE PLAN SP-001012-2018



(PROPOSED) ROOF SHINGLE TO MATCH EXISTING:  
**OWENS CORNING - OAKRIDGE SHINGLES  
DRIFTWOOD**



(PROPOSED) SPLIT FACE CMU  
TO MATCH EXISTING:  
**BASALITE  
870R - SPLIT FACE**



(PROPOSED) FAUX WINDOW TO MATCH EXISTING:  
**40 / 30 STEALTH CORE PANEL  
CLEAR ACRYLIC  
6858 COROTHANE SATIN / FRP  
SAMPLE 2A**



(PROPOSED) FRP TO MATCH (E) FASCIA:  
**STEALTH - SMOOTH FRP SAMPLE  
0047 COROTHANE FLAT (B65XXL12698)  
SAMPLE 4A**



(PROPOSED) FRP STUCCO, COLOR TO  
MATCH EXISTING DARK COLORED CMU:  
**STEALTH - TEXTURED BLOCK FRP SAMPLE  
6053 SUPERPAINT (B30FXR9666)  
SAMPLE 3A**



(PROPOSED) STUCCO TEXTURED FRP - COLOR  
TO MATCH EXISTING LIGHT COLORED STUCCO:  
**STEALTH - REGULAR BLOW STUCCO FRP  
SAMPLE  
7516 SUPERPAINT FLAT (B30FXH14153)  
SAMPLE 1A**