

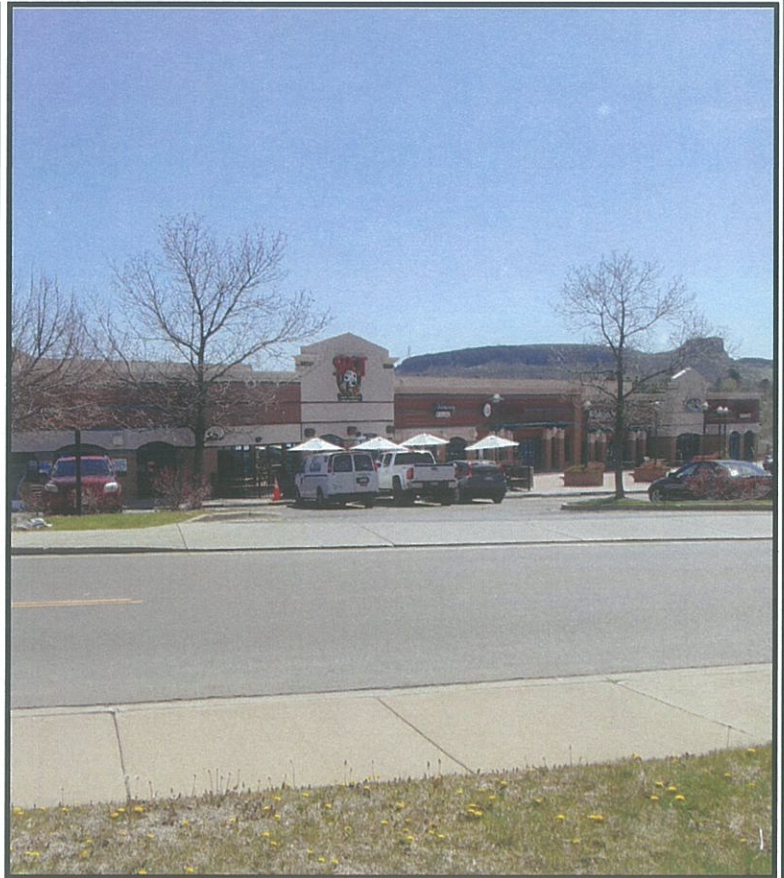
VERIZON SITE NAME: DEN LYKOS
PROJECT DESCRIPTION: PROPOSED ANTENNAS ON EXISTING ROOFTOP
STRUCTURE TYPE: 25' BUILDING
SITE ADDRESS: 111 RUBEY DRIVE
 (E911 ADDRESS TBD) GOLDEN, CO 80403
 (JEFFERSON COUNTY)
JURISDICTION: CITY OF GOLDEN
AREA OF CONSTRUCTION: 138 ± SQ. FT.
 (LEASE AREA)
ZONING: PUD
STATE PARCEL ID: 30-282-10-013
LEGAL DESCRIPTION: SEC 28, T3, R70, LOT 7

PROJECT INFORMATION



**PROJECT NAME: DEN LYKOS
ROOFTOP NEW SITE BUILD**

**111 RUBEY DRIVE
GOLDEN, CO 80403
(JEFFERSON COUNTY)**



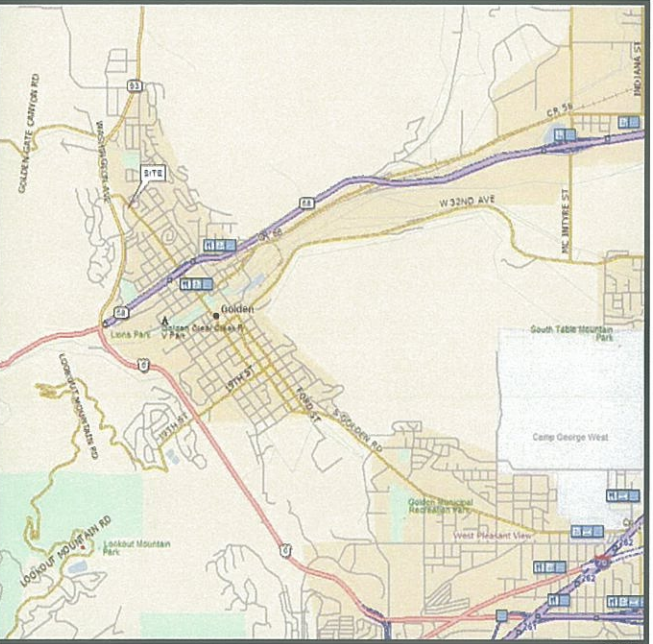
SITE PHOTO

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 5545 W. 56TH AVE., UNIT E
 ARVADA, CO 80002
 OFFICE: (303) 566-9914
 FAX: (303) 566-9916

REV	DATE	ISSUED FOR:
B	08-01-16	ZONING
A	07-19-16	ZONING

DRAWN BY: KE5 **CHECKED BY:** MFF



LOCATION MAP

FROM VZW OFFICE, GET ON I-225 SOUTH AND THEN MERGE ONTO I-25 N TOWARD DENVER. TAKE EXIT 209B FOR 6TH AVE W/US-6 W. CONTINUE STRAIGHT ONTO CO-93 N. TURN RIGHT ONTO IOWA DR. TURN LEFT ONTO RUBEY DRIVE. BUILDING WILL BE ON THE RIGHT SIDE.

DRIVING DIRECTIONS

SITE CONSTRUCTION MANAGER:
NAME: VERIZON WIRELESS
ADDRESS: 3131 S VAUGHN WAY, SUITE 550
CITY, STATE, ZIP: AURORA, CO 80014
CONTACT: CHAD WEBER
PHONE: (303) 503-6700

RF ENGINEER:
NAME: VERIZON WIRELESS
ADDRESS: 3131 S VAUGHN WAY, SUITE 550
CITY, STATE, ZIP: AURORA, CO 80014
CONTACT: MICHELLE MOHRMAN

SITE APPLICANT:
NAME: KAPPA CONSULTING
CONTACT: BECKY SISKOWSKI
PHONE: (858) 243-2900

SURVEYOR:
NAME: ALTURA LAND CONSULTANTS
ADDRESS: 9246 MORNING STAR PLACE
CITY, STATE, ZIP: PARKER, CO 80134
CONTACT: JESSE LUGO, PLS
PHONE: (303) 902-7791

LEAD ENGINEER:
NAME: TOWER ENGINEERING PROFESSIONALS
ADDRESS: 5545 W 56TH AVE, UNIT E
CITY, STATE, ZIP: ARVADA, CO 80002
CONTACT: NICHOLAS M. CONSTANTINE, P.E.
PHONE: (303) 566-9914

PROPERTY OWNER:
NAME: CPP1 LLC, CPP2 LLC, D IREY1 LLC,
 R IREY1 LLC
ADDRESS: 2000 S COLORADO BLVD 8000
CITY, STATE, ZIP: DENVER, CO 80222
CONTACT: CHRIS VINCENT
PHONE: (303) 758-3131

CONTACT INFORMATION

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:
 1. INTERNATIONAL BUILDING CODE (2012 EDITION)
 2. INTERNATIONAL CODE COUNCIL
 3. ANSI/TIA/EIA-222-G
 4. COLORADO STATE BUILDING CODE W/ AMENDMENTS
 5. NATIONAL ELECTRIC CODE (2011 EDITION)
 6. LOCAL BUILDING CODE
 7. CITY/COUNTY ORDINANCES

CODE COMPLIANCE

APPROVAL	SIGNATURE	DATE
RF		
C.M. APPROVED		
OWNER APPROVED		

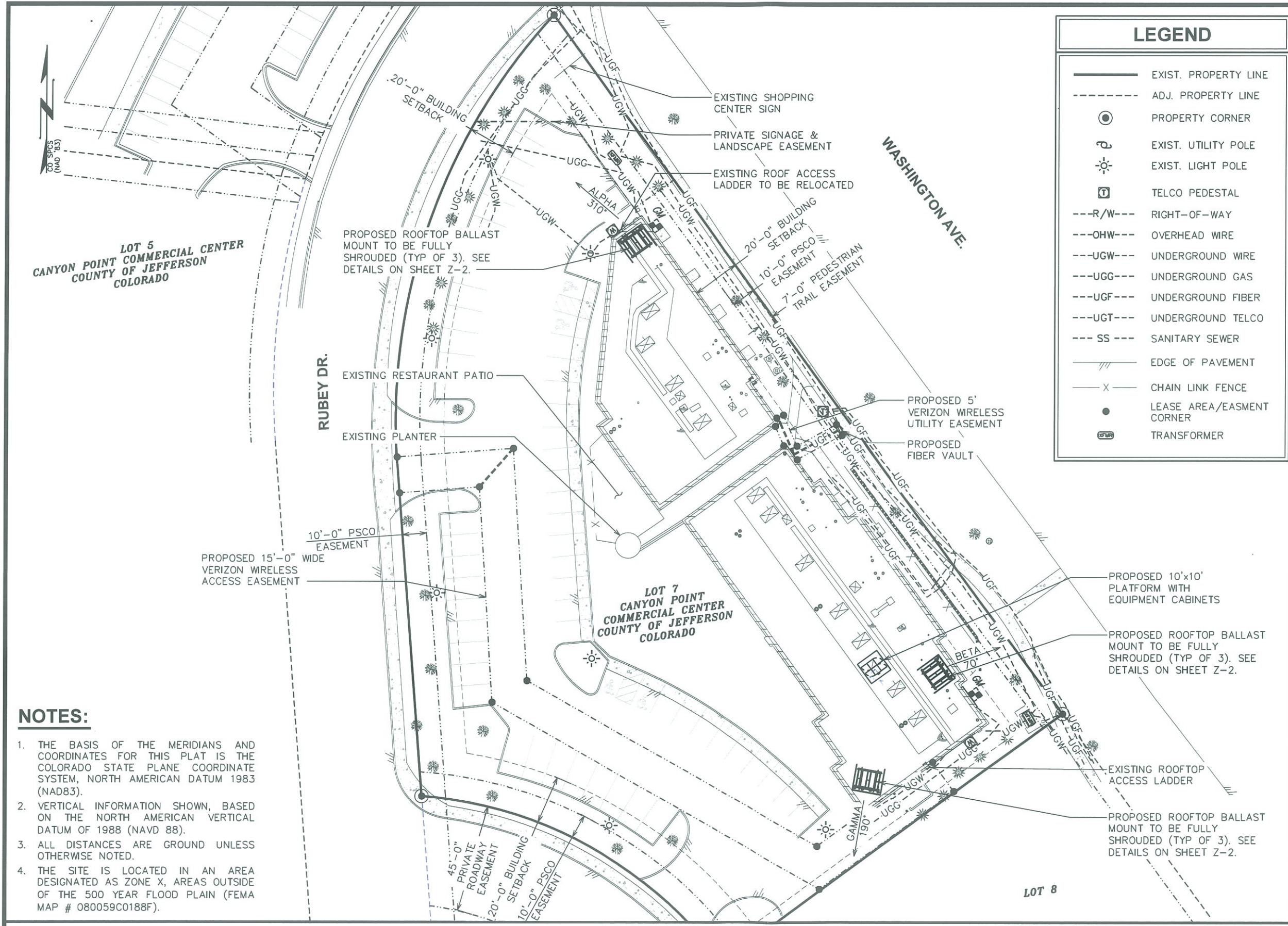
SHEET	DESCRIPTION	REV
T1	TITLE SHEET	B
LS1	TOPOGRAPHIC SURVEY	1
Z1	SITE PLAN	B
Z2	ROOF AND COMPOUND PLANS	B
Z3	BUILDING ELEVATION I	B

INDEX OF SHEETS

SEAL:

SEAL:

SHEET NUMBER: T-1
REVISION: B
 TEP #: 65568.42196



LEGEND	
—	EXIST. PROPERTY LINE
- - -	ADJ. PROPERTY LINE
⊙	PROPERTY CORNER
⊕	EXIST. UTILITY POLE
⊙	EXIST. LIGHT POLE
⊕	TELCO PEDESTAL
- - - R/W - - -	RIGHT-OF-WAY
- - - OHW - - -	OVERHEAD WIRE
- - - UGW - - -	UNDERGROUND WIRE
- - - UGG - - -	UNDERGROUND GAS
- - - UGF - - -	UNDERGROUND FIBER
- - - UGT - - -	UNDERGROUND TELCO
- - - SS - - -	SANITARY SEWER
—	EDGE OF PAVEMENT
— X —	CHAIN LINK FENCE
●	LEASE AREA/EASEMENT CORNER
⊕	TRANSFORMER

PLANS PREPARED FOR:
verizon
 3131 SOUTH VAUGHN WAY, SUITE 550
 AURORA, CO 80014
 OFFICE: (303) 489-7836

PROJECT INFORMATION:
DEN LYKOS
 111 RUBEY DRIVE
 GOLDEN, CO 80403
 (JEFFERSON COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 5545 W. 56TH AVE., UNIT E
 ARVADA, CO 80002
 OFFICE: (303) 566-9914
 www.tepgroup.net

SEAL:

- NOTES:**
1. THE BASIS FOR THE MERIDIANS AND COORDINATES FOR THIS PLAT IS THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83).
 2. VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
 3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
 4. THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X, AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAN (FEMA MAP # 080059C0188F).

REV	DATE	ISSUED FOR:
B	08-01-16	ZONING
A	07-19-16	ZONING

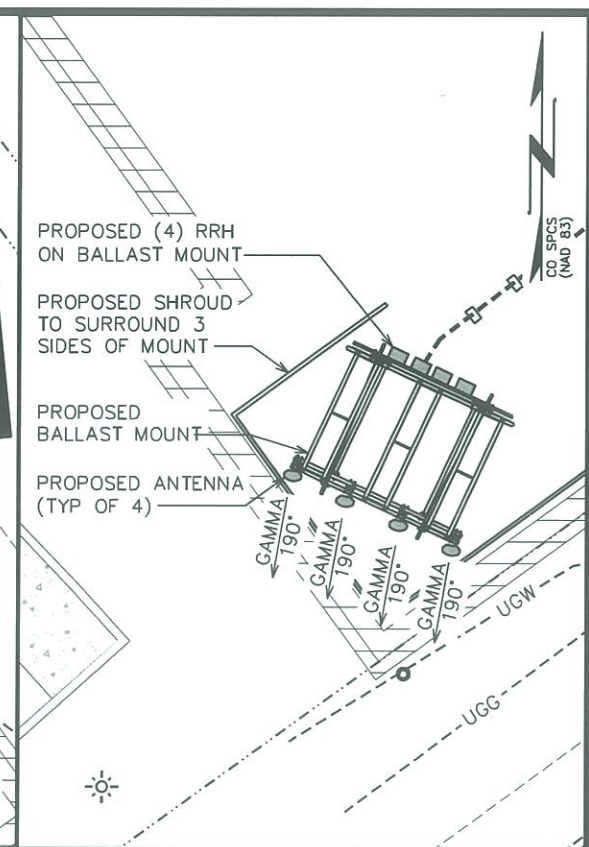
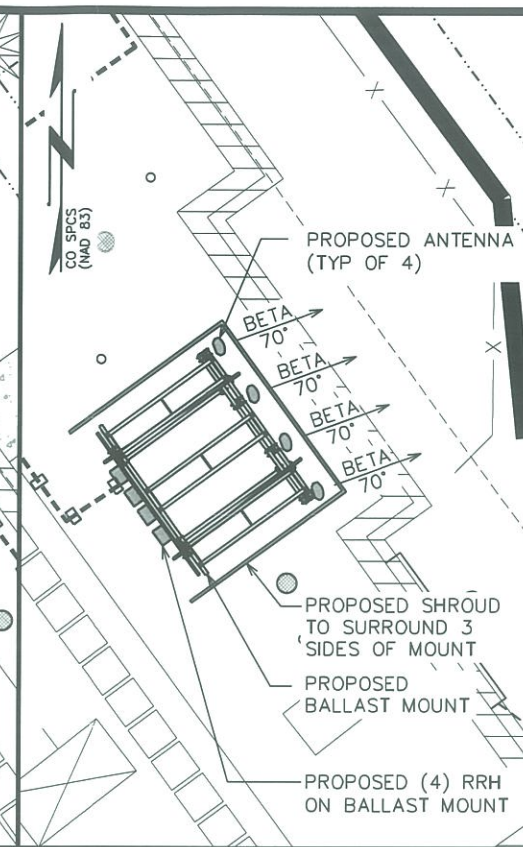
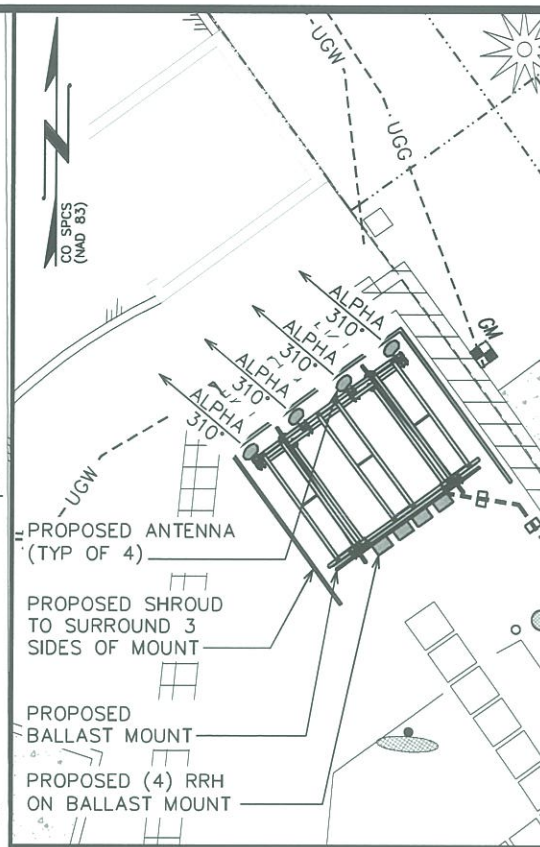
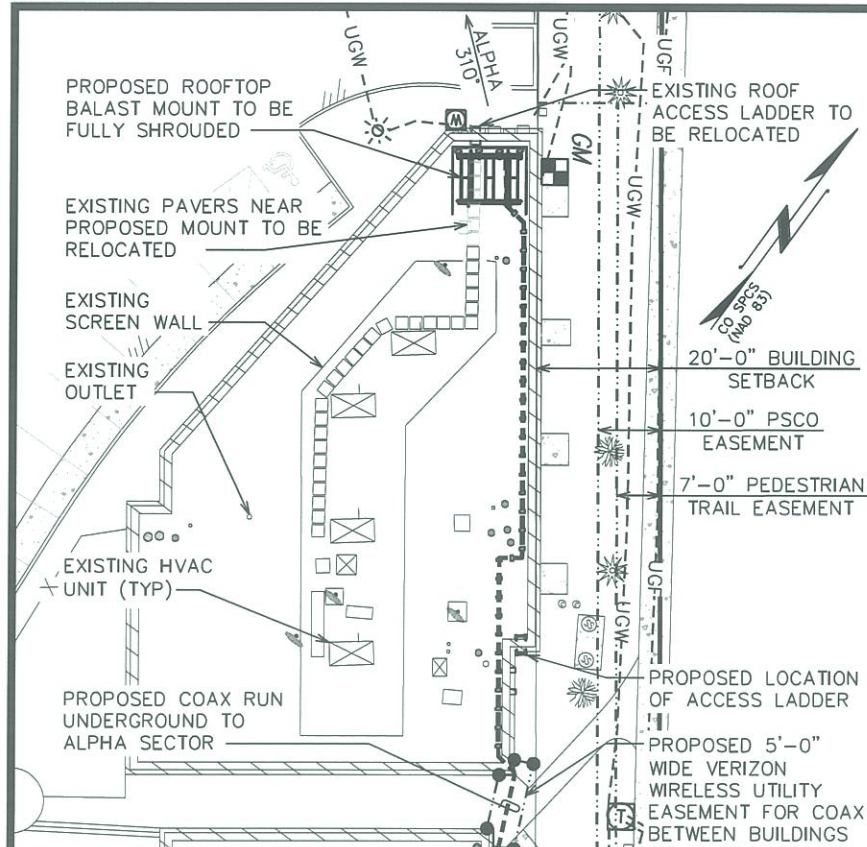
DRAWN BY: KES CHECKED BY: MFF

SHEET TITLE:
SITE PLAN

SITE PLAN
 SCALE: 1" = 40'



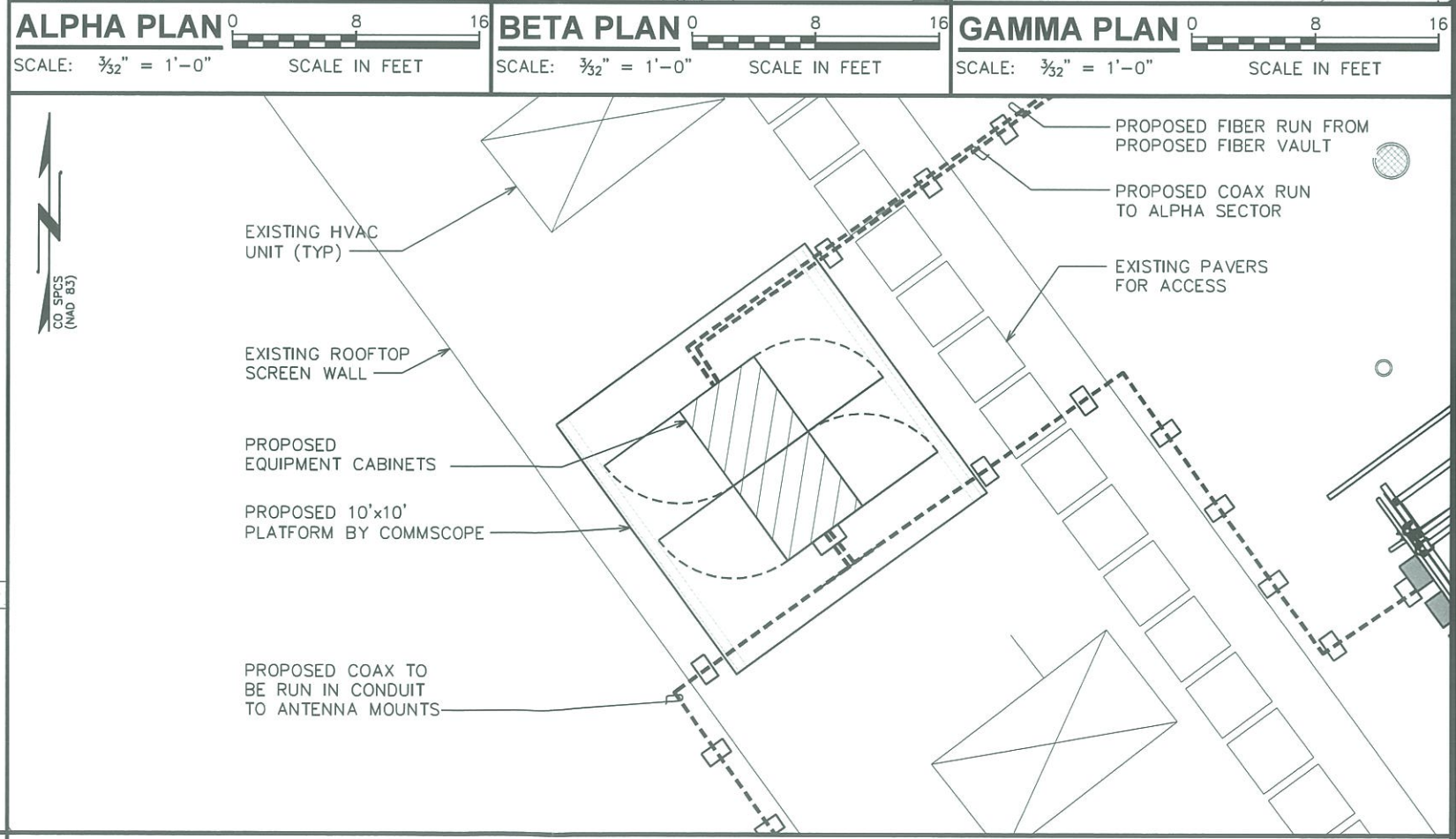
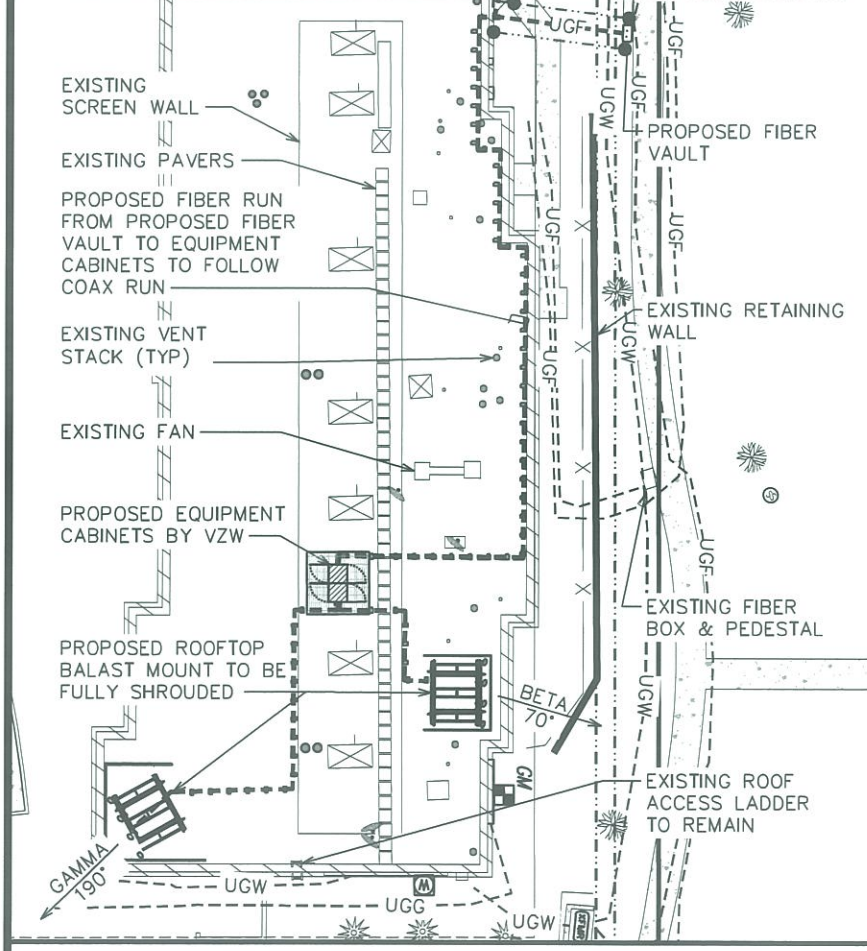
SHEET NUMBER: **Z-1**
 REVISION: **B**
 TEP #:65568.42198



ALPHA PLAN
SCALE: 3/32" = 1'-0" SCALE IN FEET

BETA PLAN
SCALE: 3/32" = 1'-0" SCALE IN FEET

GAMMA PLAN
SCALE: 3/32" = 1'-0" SCALE IN FEET



ROOF PLAN
SCALE: 1" = 30'-0" SCALE IN FEET

EQUIPMENT PLAN
SCALE: 1/8" = 1'-0" SCALE IN FEET

PLANS PREPARED FOR:
verizon
3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, CO 80014
OFFICE: (303) 489-7836

PROJECT INFORMATION:
DEN LYKOS
111 RUBEY DRIVE
GOLDEN, CO 80403
(JEFFERSON COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
5545 W. 56TH AVE., UNIT E
ARVADA, CO 80002
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:

REV	DATE	ISSUED FOR:
B	08-01-16	ZONING
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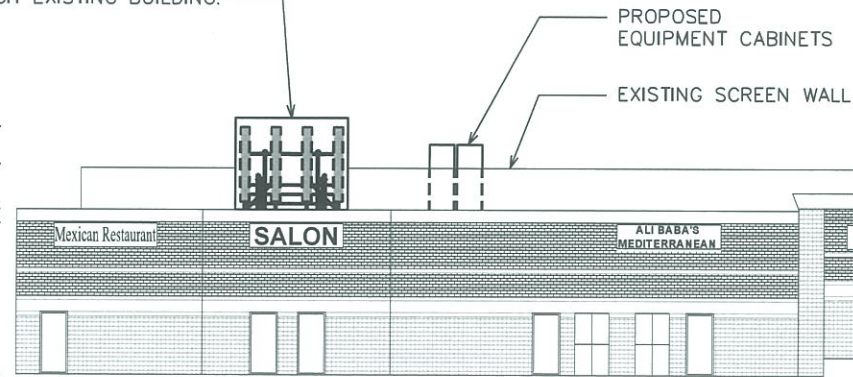
DRAWN BY: KES CHECKED BY: NMC

SHEET TITLE:
ROOF AND COMPOUND PLAN

SHEET NUMBER: **Z-2** REVISION: **B**
TEP #:65568.42198

PROPOSED BETA ANTENNAS TO BE FULLY SHROUDED. SHROUD TO BE PAINTED TO MATCH EXISTING BUILDING.

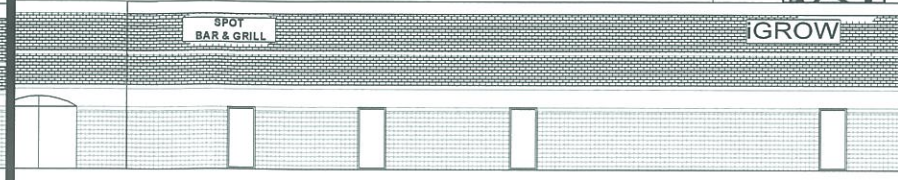
- 26'-6"± T/ANTENNAS
- 22'-6"± C/ANTENNAS
- 17'-8"± T/PARAPET
- 16'-2"± T/ROOF
- 0'-0" (REF) T/GRADE



PROPOSED ALPHA ANTENNAS TO BE FULLY SHROUDED. SHROUD TO BE PAINTED TO MATCH EXISTING BUILDING.

- 26'-6"± T/ANTENNA
- 22'-6"± C/ANTENNAS
- 17'-4"± T/PARAPET
- 15'-4"± T/ROOF
- 0'-0" (REF) T/GRADE

EXISTING SCREEN WALL



PROPOSED EAST ELEV. OF SOUTH BLDG.

SCALE: 1" = 20'



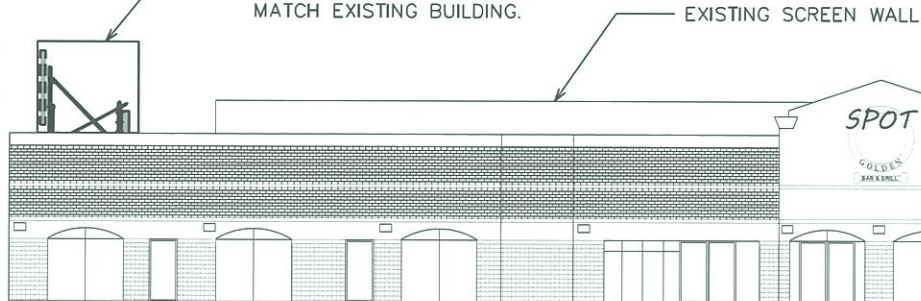
PROPOSED EAST ELEV. OF NORTH BLDG.

SCALE: 1" = 20'



- 26'-6"± T/ANTENNA
- 22'-6"± C/ANTENNAS
- 17'-4"± T/PARAPET
- 15'-4"± T/ROOF
- 0'-0" (REF) T/GRADE

PROPOSED ALPHA ANTENNAS TO BE COMPLETELY SHROUDED. SHROUD TO BE PAINTED TO MATCH EXISTING BUILDING.



PROPOSED GAMMA ANTENNAS TO BE COMPLETELY SHROUDED. SHROUD TO BE PAINTED TO MATCH EXISTING BUILDING.

- 26'-6"± T/ANTENNAS
- 22'-6"± C/ANTENNAS
- 17'-8"± T/PARAPET
- 16'-2"± T/ROOF
- 0'-0" (REF) T/GRADE

PROPOSED EQUIPMENT CABINETS
EXISTING SCREEN WALL



PROPOSED WEST ELEV. OF NORTH BLDG.

SCALE: 1" = 20'



PROPOSED WEST ELEV. OF SOUTH BLDG.

SCALE: 1" = 20'



PLANS PREPARED FOR:



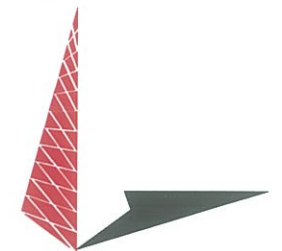
3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, CO 80014
OFFICE: (303) 489-7836

PROJECT INFORMATION:

DEN LYKOS

111 RUBEY DRIVE
GOLDEN, CO 80403
(JEFFERSON COUNTY)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
5545 W. 56TH AVE., UNIT E
ARVADA, CO 80002
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:

REV	DATE	ISSUED FOR:
B	08-01-16	ZONING
A	07-19-16	ZONING

DRAWN BY: KES CHECKED BY: NMC

SHEET TITLE:

**NORTH AND SOUTH
ELEVATION**

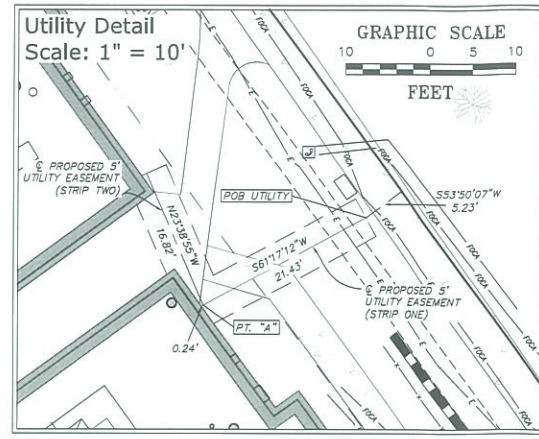
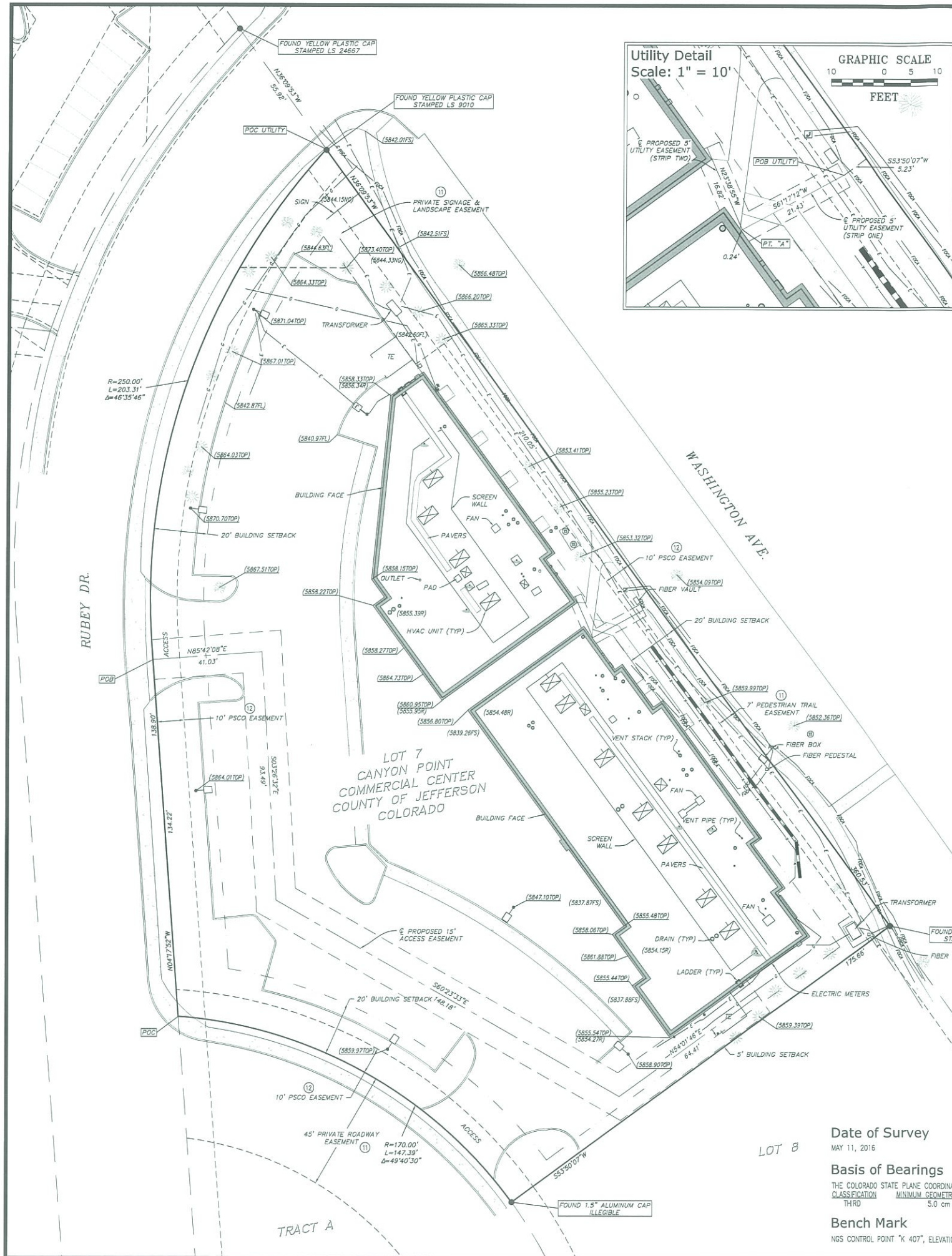
SHEET NUMBER:

Z-3

REVISION:

B

TEP #:65568.42198



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	NG	NATURAL GROUND
☀	CONIFEROUS TREE	+	PARKING BOLLARD
∅	DIAMETER	POB	POINT OF BEGINNING
☀	DECIDUOUS TREE	POC	POINT OF COMMENCEMENT
FF	EDGE OF ASPHALT	---	OVERHEAD ELECTRIC LINE
FS	FINISHED FLOOR	---	POWER POLE
FL	FINISH SURFACE	---	PROPERTY LINE
FL	FIRE HYDRANT	R.O.W.	RIGHT OF WAY
FL	FLOW LINE	⊙	SEWER MANHOLE
●	FOUND MONUMENT AS NOTED	⊙	TELEPHONE PEDESTAL
⊙	FOUND SECTION MONUMENT	⊙	STREET LIGHT STANDARD
⊙	GEOGRAPHIC LOCATION	⊙	TELEPHONE PEDESTAL
⊙	GAS METER	⊙	TYPICAL
⊙	IRRIGATION CONTROL VALVE	⊙	WATER METER
⊙		⊙	WATER VALVE

Title Report

PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
 ORDER NO: 5509-2631548
 EFFECTIVE DATE: APRIL 1, 2016

Legal Description

LOT 7, CANYON POINT COMMERCIAL CENTER, COUNTY OF JEFFERSON, STATE OF COLORADO.

Assessor's Parcel No.

30-282-10-003

Easements

8. NOTES AND EASEMENTS AS SHOWN ON THE PLAT OF SITE DEVELOPMENT PLAN, FINAL DEVELOPMENT PLAN CANYON POINT RECORDED JANUARY 28, 1991 AT RECEPTION NO. 91007445 AND AMENDMENT RECORDED JULY 10, 2001 AT RECEPTION NO. F1271689. (NOT A PLOTTABLE ITEM).

9. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 599 RECORDED JULY 7, 1995 AT RECEPTION NO. F0080614. (NOT A PLOTTABLE ITEM).

10. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN SUBDIVISION DEVELOPMENT AGREEMENT RECORDED JULY 7, 1995 AT RECEPTION NO. F0080615. (NOT A PLOTTABLE ITEM).

11. NOTES AND EASEMENTS AS SHOWN ON THE PLAT OF CANYON POINT COMMERCIAL CENTER RECORDED JULY 7, 1995 AT RECEPTION NO. F0080616. (PLOTTED HEREON).

12. AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO BY THE INSTRUMENT RECORDED DECEMBER 28, 1995 AT RECEPTION NO. F0165103 UPON THE TERMS AND CONDITIONS SET FORTH IN THE INSTRUMENT. (PLOTTED HEREON).

13. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, (DELETING ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS CONTAINED IN INSTRUMENT RECORDED OCTOBER 16, 1997 AT RECEPTION NO. F0493812 AND ANY AND ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO. (BLANKET IN NATURE).

14. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN USE RESTRICTION RECORDED DECEMBER 4, 1998 AT RECEPTION NO. F0750595. (DOES NOT AFFECT SUBJECT PROPERTY).

15. NOTES AND EASEMENTS AS SHOWN ON THE PLAT OF ALTA/ACSM LAND TITLE SURVEY RECORDED JUNE 16, 2000 AT RECEPTION NO. F1072067. (DOCUMENT NOT PROVIDED).

16. COLORADO UCC FINANCING STATEMENT RECORDED APRIL 26, 2010 AT RECEPTION NO. 2010034915. (BLANKET IN NATURE).

17. DEED OF TRUST FROM CPP1, LLC, A COLORADO LIMITED LIABILITY COMPANY, CPP2, LLC, A COLORADO LIMITED LIABILITY COMPANY, D. IREY1, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND R. IREY1, LLC, A COLORADO LIMITED LIABILITY COMPANY, YZK RESOURCES, LLC, A COLORADO LIMITED LIABILITY COMPANY AND PHILLIPS99CPP, LLC, A COLORADO LIMITED LIABILITY COMPANY TO SECURE AN INDEBTEDNESS IN THE PRINCIPAL SUM OF \$1,043,000.00, AND ANY OTHER AMOUNTS AND/OR OBLIGATIONS SECURED THEREBY, DATED MARCH 21, 2013, AND RECORDED APRIL 30, 2013 AT RECEPTION NO. 2013051325 AND RECEPTION NO. 2013051326 AND RECEPTION NO. 2013051327.

TRUSTEE: PUBLIC TRUSTEE OF JEFFERSON COUNTY
 BENEFICIARY: WELLS FARGO BANK NATIONAL ASSOCIATION

NOTE: ASSIGNMENT OF RENTS GIVEN BY AND BETWEEN THE SAME PARTIES, RECORDED APRIL 30, 2013 AT RECEPTION NO. 2013051328 AND RECEPTION NO. 2013051329 AND RECEPTION NO. 2013051330, GIVEN IN CONNECTION WITH THE ABOVE DEED OF TRUST. (BLANKET IN NATURE).

Lease Area/Access & Utility Easements

ACCESS EASEMENT
 BEING A STRIP OF LAND 15.00 FEET IN WIDTH LYING WITHIN A PORTION OF LOT 7, CANYON POINT COMMERCIAL CENTER, COUNTY OF JEFFERSON, STATE OF COLORADO, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE ALONG THE WEST LINE OF SAID LOT, N04°17'52"W, 134.22 FEET TO THE POINT OF BEGINNING; THENCE N85°42'08"E, 41.03 FEET; THENCE S03°26'32"E, 93.49 FEET; THENCE S67°23'33"E, 148.18 FEET; THENCE N54°01'46"E, 64.41 FEET TO THE END OF SAID STRIP OF LAND.

UTILITY EASEMENTS
 BEING TWO STRIPS OF LAND 5.00 FEET IN WIDTH LYING WITHIN A PORTION OF LOT 7, CANYON POINT COMMERCIAL CENTER, COUNTY OF JEFFERSON, STATE OF COLORADO, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINES:

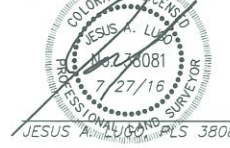
(STRIP ONE)
 COMMENCING AT THE NORTH CORNER OF SAID LOT 7; THENCE ALONG THE EASTERLY LINE OF SAID LOT, S36°09'53"W, 210.05 FEET; THENCE S53°50'07"W, 9.23 FEET TO THE POINT OF BEGINNING; THENCE S61°17'12"W, 21.43 FEET TO A POINT HERENAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING S61°17'12"W, 0.24 FEET TO THE END OF SAID STRIP OF LAND.

(STRIP TWO)
 BEGINNING AT POINT "A" AS DESCRIBED ABOVE; THENCE N23°38'55"W, 16.82 FEET TO THE END OF SAID STRIP OF LAND.

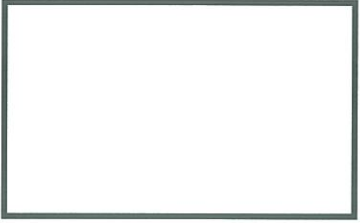
SIDELINES OF SAID STRIPS OF LAND ARE TO BE LENGTHENED AND/OR SHORTENED TO PREVENT GAPS AND/OR OVERLAPS.

Certificate of Survey

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



THIS DOES NOT REPRESENT A MONUMENTED SURVEY. REFERENCE IS MADE TO A COMMITMENT FOR TITLE INSURANCE, NUMBER 5509-2631548, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND HAVING AN EFFECTIVE DATE OF APRIL 1, 2016. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THE LESSOR'S LEGAL DESCRIPTION AND RECORD BOUNDARY ARE SHOWN HEREON FOR REFERENCE ONLY. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE LESSOR'S PROPERTY.



1	7/27/16	ADDED EASEMENTS
0	5/17/16	SUBMITTAL

TOWER ENGINEERING PROFESSIONALS
 5545 W. 56TH AVE., UNIT E
 ARVADA, CO 80002
 OFFICE: (303) 566-9914
 www.tepgroup.net

Altura
 Land Consultants
 6551 S. Revere Plwy., Suite 165
 Englewood, CO 80111
 Phone: (720) 488-1303 ~ Fax: (720) 488-1306

PROJECT NO: 16301

DRAWN BY: JT

CHECKED BY: JAL

SITE NUMBER:

**SITE NAME:
 DEN LYKOS ALT 2
 112 N. RUBEY RD.
 GOLDEN, CO. 80403
 COUNTY OF JEFFERSON**

**SHEET TITLE
 TOPOGRAPHIC
 SURVEY**

**SHEET NUMBER
 LS1**

Date of Survey
 MAY 11, 2016

Basis of Bearings

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

Bench Mark

NGS CONTROL POINT "K 407", ELEVATION = 5669.34 FEET (NAVD 88)

