

CITY OF AURORA APPROVAL:

City Attorney:	<u>W.R. Morgan</u>	Date:	<u>5/1/79</u>
Planning Director:	<u>John E. Boney</u>	Date:	<u>4/10/79</u>
Planning Commission:	<u>Paula Swartz</u> (Chairman)	Date:	<u>4/5/79</u>
City Council:	<u>Paul E. Brown</u>	Date:	<u>4-30-79</u>
Attest:	<u>David J. Kinstore</u> (City Clerk)	Date:	<u>5-1-79</u>

5
WIDTH OF GROUND
SIGN DETERMINED SO
AS NOT TO EXCEED
ALLOWED SIGN AREA.

BY: Donald E. Smith
SIGNATURE OF OWNER

Witness my hand and official seal: [Signature]
NOTARY PUBLIC

79-6007-

REVISED LAND SCAPE
PLAN SEE MYLAR
IN PARKS DEPT.

© PIN & CAP L.S. NO. 11010 (FOUND)
 ○ PIN & CAP L.S. NO. 13502 (FOUND)
 CONTOUR INTERVAL - 2'

VICINITY MAP

drawn sh	checked K
date 1/22/79	job no. 7802

blizzard &
simmons-
architects

professional company
14231 E. FOURTH AVE., 214
AURORA, COLORADO, 80011
TELEPHONE: 341-9707

JOB NUMBER 3051

7931
MMEET

PAGE 1 OF 1

79-6007-

17-500

ADM. ADMT. 8-29-90, 12-1-93

PONDEROSA PROFESSIONAL PLAZA

79-6007-1

DATA:
Land area within property lines 1.4225 Acres
Gross floor area (8-16-1 City Code) 35,776 sq. ft.
Total Building Coverage 24%=13,750 sq. ft.
Hard-surface area 57%=31,050 sq. ft.
(exclusive of buildings)
Area devoted to landscaping 19%=10,770 sq. ft.
within site
Present zoning classification A.O.D.
Proposed uses Professional Offices
Number of stories 3 over parking
Maximum height of buildings 35 ft.
Loading spaces provided 28 spaces
Total parking spaces provided 127 spaces
(36 are under building)
Parking spaces required 90 spaces
Aurora City Code 8.14.5, Use Classification (L)
Offices: Business, Professional, and Public -
One space for each four hundred (400)
sq. ft. of gross floor area.

PARKS DEPARTMENT

By _____ Date _____

Ponderosa Professional Plaza - Planned Building Group

Legal Description: Beginning at the southeast corner of said Section 31; thence N89°57'15"W. along the South line of said Section 31 a distance of 880.00 feet; thence N00°08'29"E. along a line parallel to the East line of said Section 31 a distance of 55.00 feet to the true point of beginning; thence N89°57'15"W. along a line parallel to the South line of said Section 31 a distance of 187.14 feet; thence N00°08'29"E. along a line parallel to the East of said Section 31 a distance of 360.00 feet; thence S89°57'15"W. along a line parallel to the South line of said Section 31 a distance of 187.14 feet; thence S00°08'29"W. along a line parallel to the East line of said Section 31 a distance of 360.00 feet to the true point of beginning. Said tract contains 1.547 acres more or less except for the East 30 feet which is to be dedicated to roadway purpose.

All Special Plans registered and recorded hereunder shall be binding upon the applicants therefor, their successors and assigns, shall limit and control the issuance and validity of all building permits and shall restrict and limit the construction, location, use and operation of all land and structures included within such Plans to all conditions and limitations set forth in such Plans.

IN WITNESS THEREOF Ponderosa Properties, Ltd. has caused these presents to be executed this

13th day of May, AD 1981.

By: [Signature]
SIGNATURE OF OWNER

State of Colorado
County of Teller ss.

Subscribed and sworn to before me this 13th day of May, AD 1981, by [Signature].

WITNESS my hand and official seal: [Signature] Notary Public

My commission expires: My Commission Expires Sept. 22, 1982

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN SECTION 31, T. 4 S., R. 66 W. OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE N 89° 57' 15" W ALONG THE SOUTH LINE OF SAID SECTION 31 A DISTANCE OF 880.00 FEET; THENCE N 00° 08' 29" E ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION 31 A DISTANCE OF 55.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 89° 57' 15" W ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION 31 A DISTANCE OF 344.28 FEET; THENCE N 00° 08' 29" E ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION 31 A DISTANCE OF 360.00 FEET; THENCE S 89° 57' 15" E ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION 31 A DISTANCE OF 344.28 FEET; THENCE S 00° 08' 29" W ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION 31 A DISTANCE OF 360.00 FEET TO THE TRUE POINT OF BEGINNING. SAID TRACT CONTAINS 2.845 ACRES MORE OR LESS EXCEPT FOR THE EAST 30 FEET WHICH IS TO BE DEDICATED TO ROADWAY PURPOSE.

OWNER: PONDEROSA PLAZA LTD.

274 UNION BLVD. SUITE 400
LAKEWOOD COLO



GRAPHICS ON PRESET SURFACE

4" X 4" SQUARE STEEL SUPPORT POSTS

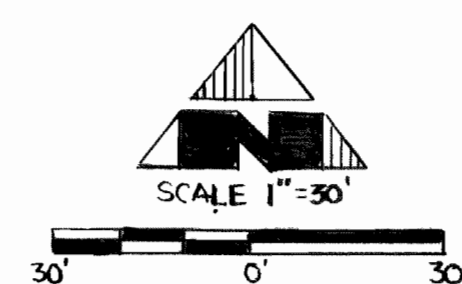
SIGN
NO SCALE

LANDSCAPE LEGEND

NO.	SYMBOL	NAME	SIZE
16		JAPANESE BARBERRY	5GAL
7		BERBERIS THUNBERGII	5GAL
4		COTONEASTER	5GAL
9		LUCIDIA	5GAL
9		SAVIN CHINESE JUNIPER	5GAL
9		JUNIPERUS, SABINA, THUNBERGIA	5GAL
9		AUSTRIAN PINE	6'-8'
9		PINUS NIGRA	3" CALIPER
9		COTTONLESS COTTONWOOD	3" CALIPER
3		POPULUS DELTOIDES	2" CALIPER
3		GREEN ASH	2" CALIPER
3		FRAXINUS PENNSYLVANICA	2" CALIPER
9245		SOD	

NOTE: ALL LANDSCAPING WILL BE WATERED BY
AUTOMATIC IRRIGATION SYSTEM

NOTE: ALL DECIDUOUS TREES WILL BE STAKED & GUAYD



PONDEROSA PROFESSIONAL
PLAZA

PONDEROSA PROFESSIONAL PLAZA 4/8
LANDSCAPE PLAN (REVISED) 79-0007

LEGEND

—

EXIST. PROPERTY LINE

- - - - -

ADJ. PROPERTY LINE

—

EXISTING FENCE

—

EDGE OF PAVEMENT

—OHW—

OVERHEAD UTILITY WIRE

●

PROPERTY CORNER

⊕

SECTION CORNER

⊙

EXIST. UTILITY POLE

⊞

TELCO PEDESTAL

⊞

ELECTRICAL PEDESTAL

⊞

IRRIGATION VALVE

⊞

EXISTING TRANSFORMER

1-A CERTIFICATION

LATITUDE

N 39.653823° (NAD '83)

LONGITUDE

W 104.813416° (NAD'83)

BUILDING ELEV. (AMSL)

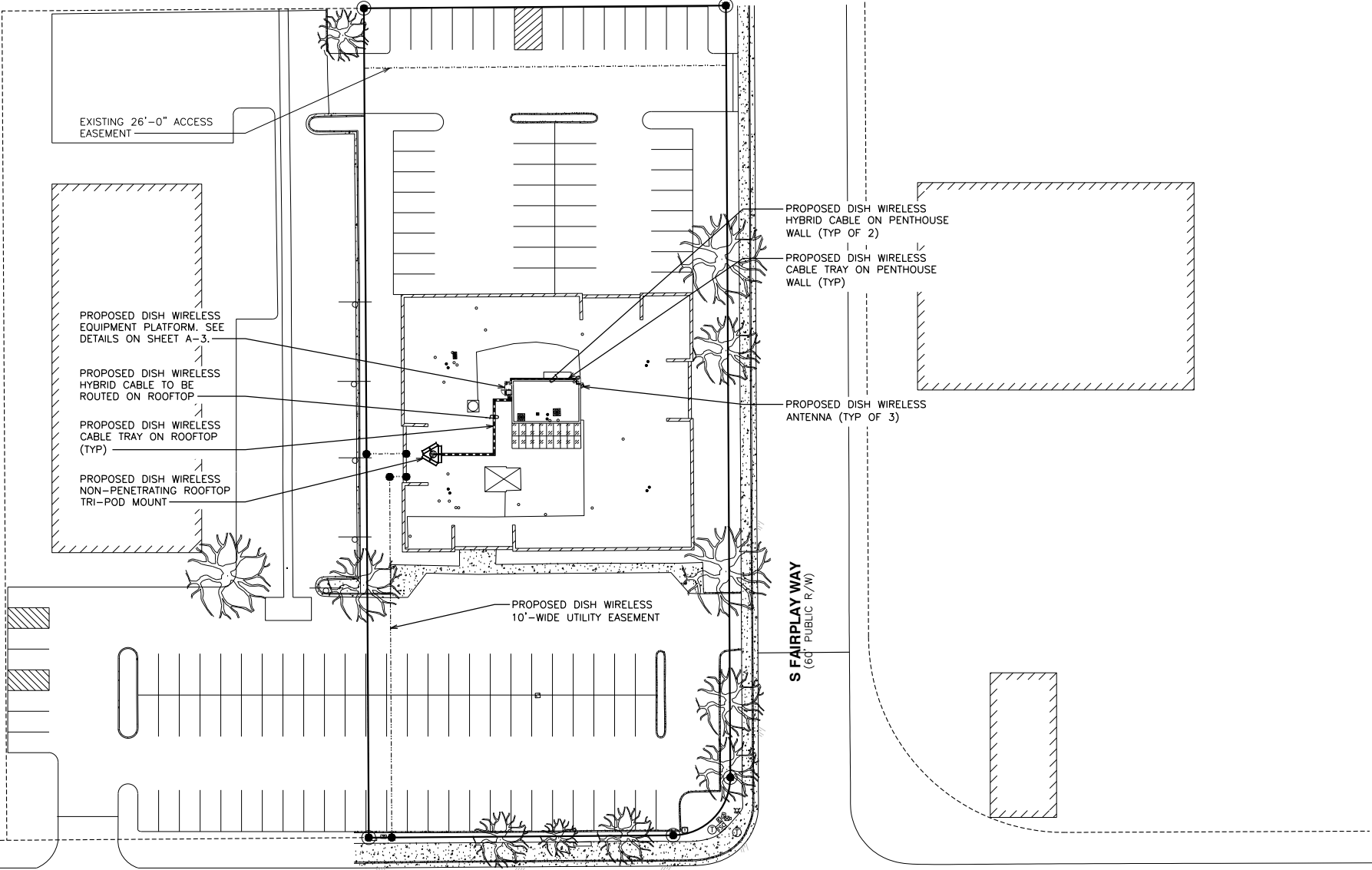
5,701' (NAVD '88)

- NOTES
1. BASIS OF THE BEARINGS AND COORDINATES IS THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM (NAD 83/2011) BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON NOVEMBER 02, 2020; TIED TO THE NATIONAL SPATIAL REFERENCE SYSTEM VIA CORS STATIONS AND OPUS; AND EXPRESSED IN US SURVEY FEET. THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4° SOUTH, RANGE 66° WEST, 6TH° PRINCIPAL MERIDIAN. AS SHOWN HEREON.

2. VERTICAL INFORMATION BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND EXPRESSED IN US SURVEY FEET.

3. DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.

4. PROPERTY LOCATED IN FLOOD ZONE "X". AREA DETERMINED TO BE OUTSIDE 0.2% CHANCE OF ANNUAL FLOOD BASED UPON FEMA COMMUNITY PANEL# 08005C0189K, EFFECTIVE DECEMBER 17, 2010.



- NOTES
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.

2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED LTE GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.

dish
WIRELESS

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

TOWER ENGINEERING PROFESSIONALS

326 TRYON ROAD

RALEIGH, NC 27603-3530

OFFICE: (919) 681-6351

www.tepgroup.net



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DRAWN BY: CHECKED BY: APPROVED BY:

BLB CSN ---

RFDS REV #: 001

CONSTRUCTION
GENERAL INFORMATION

SUBMITTALS		
REV	DATE	DESCRIPTION
A	11-16-20	ZONING
B	11-18-20	ZONING

(VENDOR) PROJECT NUMBER

255742.453208

DISH WIRELESS PROJECT NUMBER

SITE ID:
DEN00149B
ADDRESS:
14991 EAST HAMPDEN AVENUE
AURORA, CO 80014
(ARAPAHOE COUNTY)

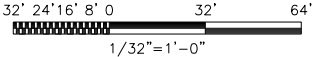
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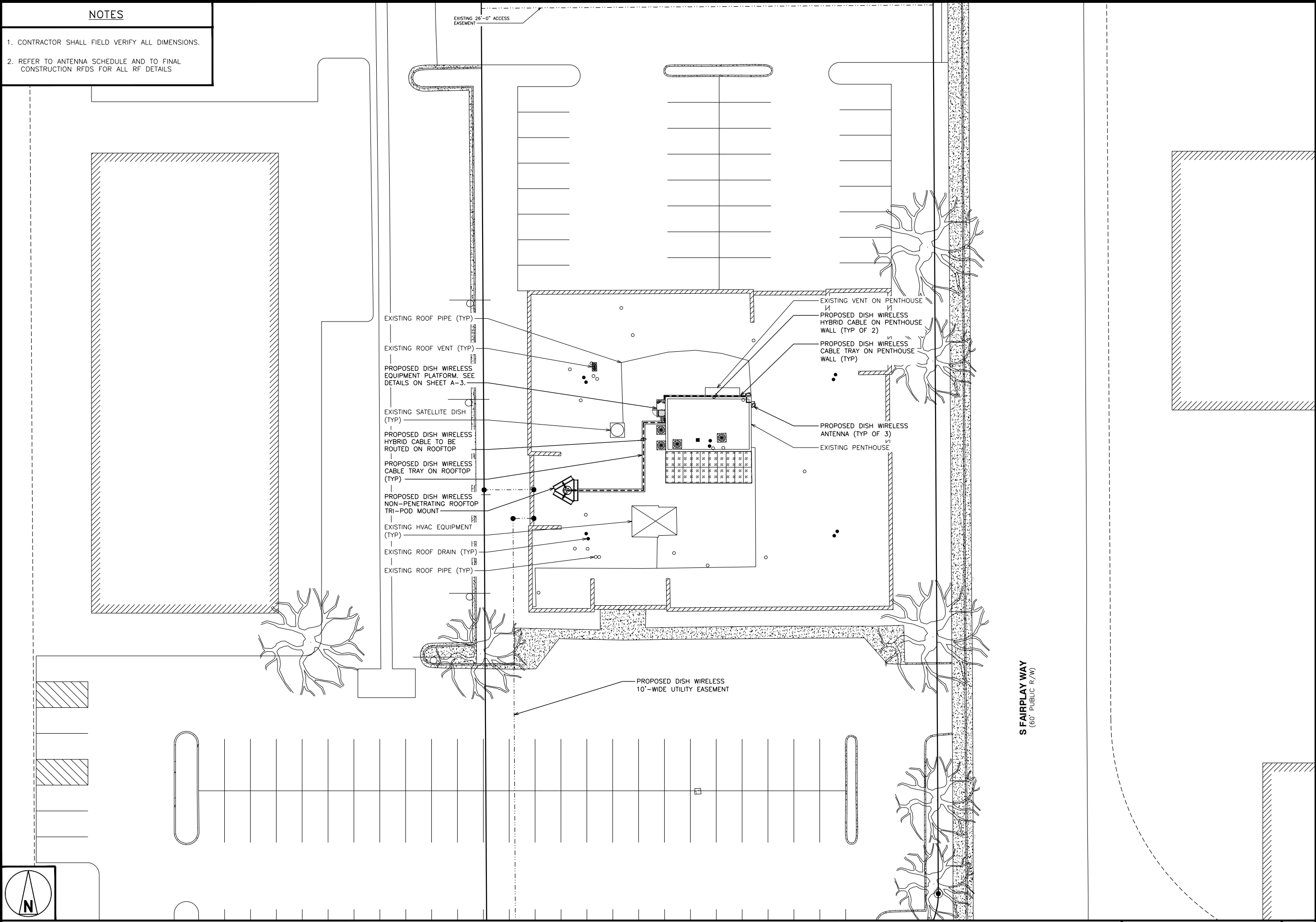
OVERALL SITE PLAN

SHEET NUMBER

A-1

OVERALL SITE PLAN



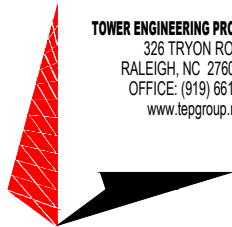


- NOTES
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.

2. REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS



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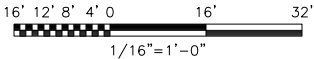
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ENLARGED SITE PLAN

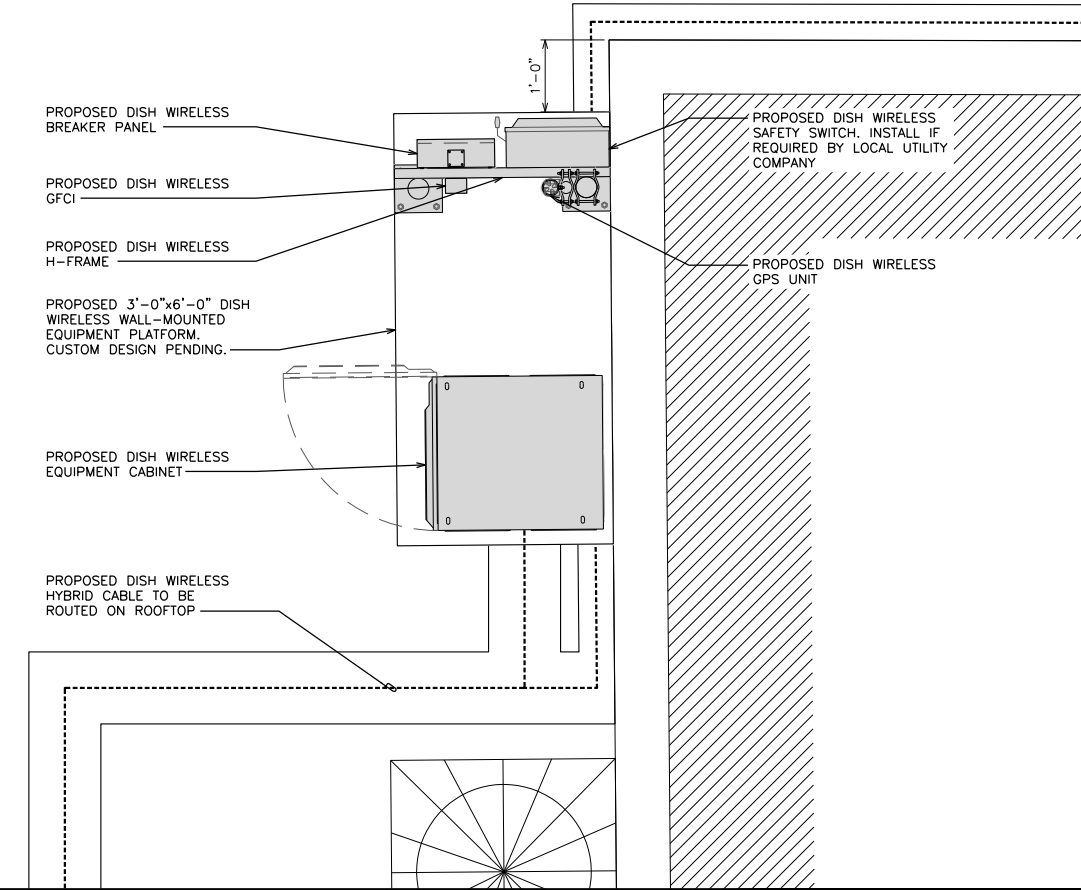
SHEET NUMBER

A-2

ENLARGED SITE PLAN



1/16"=1'-0"



EQUIPMENT COMPOUND DETAILS

1

SECTOR	POSITION	ANTENNA						TRANSMISSION CABLE
		EXISTING OR PROPOSED	MANUFACTURER - MODEL NUMBER	TECHNOLOGY	SIZE (HxW)	AZMUTH	℄	
ALPHA	A1	PROPOSED	COMMSCOPE FFV4-65B-R6	5G	72.0" x 19.6"	0°	52'-4"	(3) 1 1/8" FIBER/HYBRID (75' LONG)
BETA	B1	PROPOSED	COMMSCOPE FFV4-65B-R6	5G	72.0" x 19.6"	120°	52'-4"	
GAMMA	C1	PROPOSED	COMMSCOPE FFV4-65B-R6	5G	72.0" x 19.6"	240°	45'-2"	

NOTES

- CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.
- ANTENNA OR RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSES.

ANTENNA SCHEDULE

NO SCALE

2



PROPOSED DISH WIRELESS EQUIPMENT PLATFORM. SEE THIS SHEET FOR DETAILS.

PROPOSED DISH WIRELESS HYBRID CABLE TO BE ROUTED ON ROOFTOP (TYP OF 3)

PROPOSED DISH WIRELESS CABLE TRAY ON ROOFTOP (TYP)

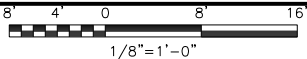
PROPOSED DISH WIRELESS RAYCAP SURGE PROTECTOR ON TRI-POD MOUNT

PROPOSED DISH WIRELESS RRH ON TRI-POD MOUNT (TYP OF 2)

PROPOSED DISH WIRELESS ANTENNA ON TRI-POD MOUNT

PROPOSED DISH WIRELESS NON-PENETRATING ROOFTOP TRI-POD MOUNT

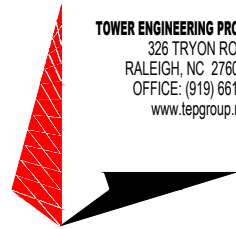
ANTENNA LAYOUT



3

dish
WIRELESS

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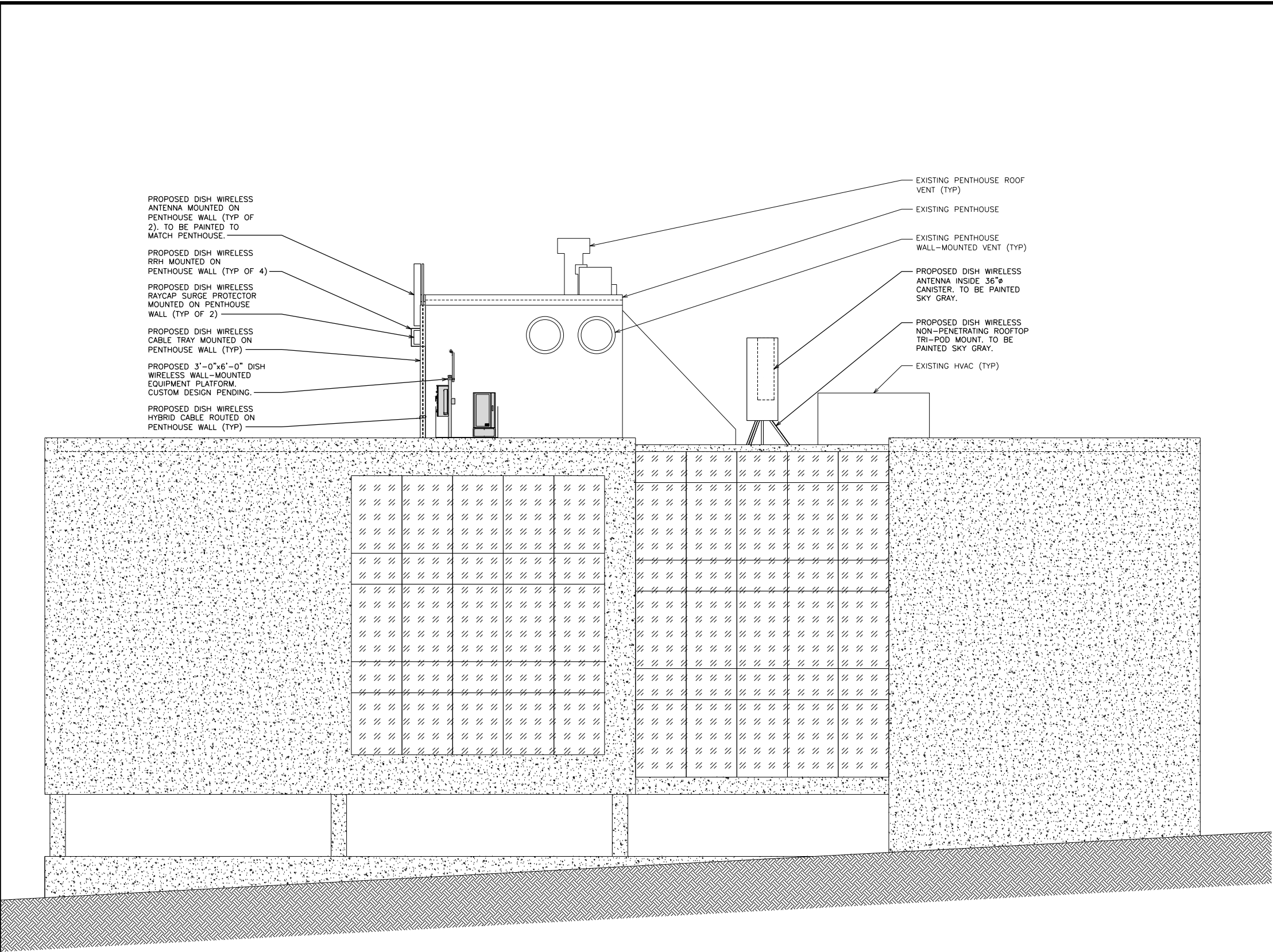
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SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER

A-3

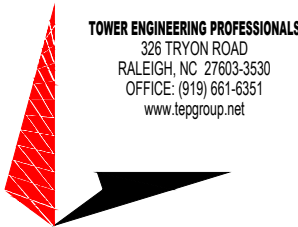


- (2) PROPOSED DISH WIRELESS ANTENNAS
ANTENNA \varnothing @ 52'-4" AGL
- EXISTING PENTHOUSE
TOP EL. @ 52'-4" AGL
- (1) PROPOSED DISH WIRELESS CANISTER
TOP EL. @ 48'-2" AGL
- (1) PROPOSED DISH WIRELESS ANTENNA
ANTENNA \varnothing @ 45'-2" AGL
- EXISTING UPPER PARAPET WALL
TOP EL. @ 38'-6" AGL
- EXISTING LOWER PARAPET WALL
TOP EL. @ 37'-10" AGL
- EXISTING ROOF
TOP EL. @ 37'-2" AGL

GROUND ELEVATION
REFERENCE @ 0'-0" AGL

dish
WIRELESS

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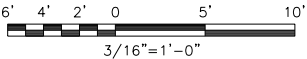
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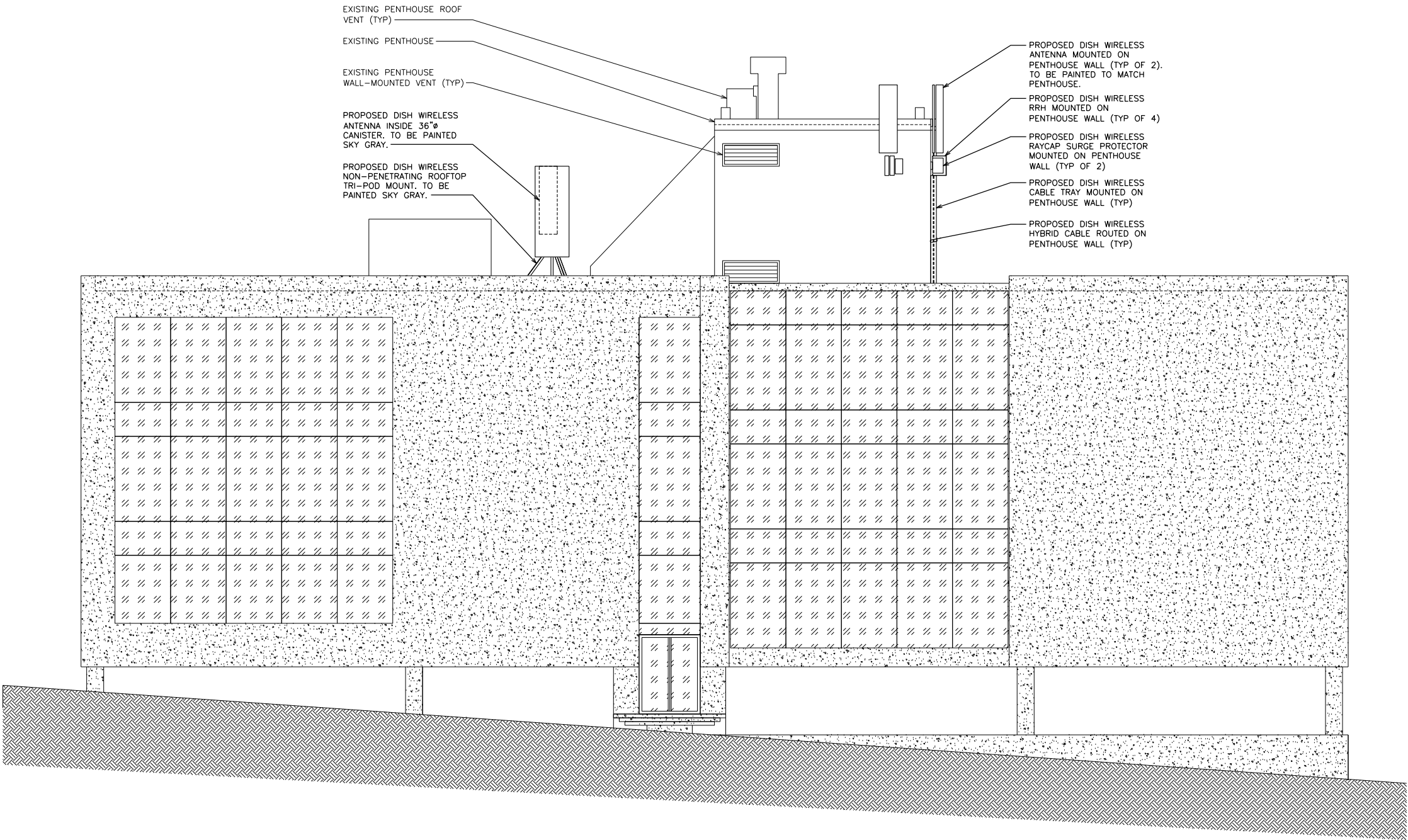
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SITE ID:
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(ARAPAHOE COUNTY)

SHEET TITLE
WEST BUILDING ELEVATION

SHEET NUMBER
A-4

WEST BUILDING ELEVATION



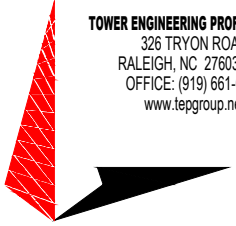


- (2) PROPOSED DISH WIRELESS ANTENNAS
ANTENNA \varnothing @ 52'-4" AGL
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- (1) PROPOSED DISH WIRELESS CANISTER
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ANTENNA \varnothing @ 45'-2" AGL
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TOP EL. @ 37'-2" AGL

GROUND ELEVATION
REFERENCE @ 0'-0" AGL



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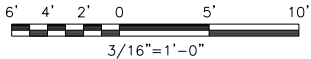
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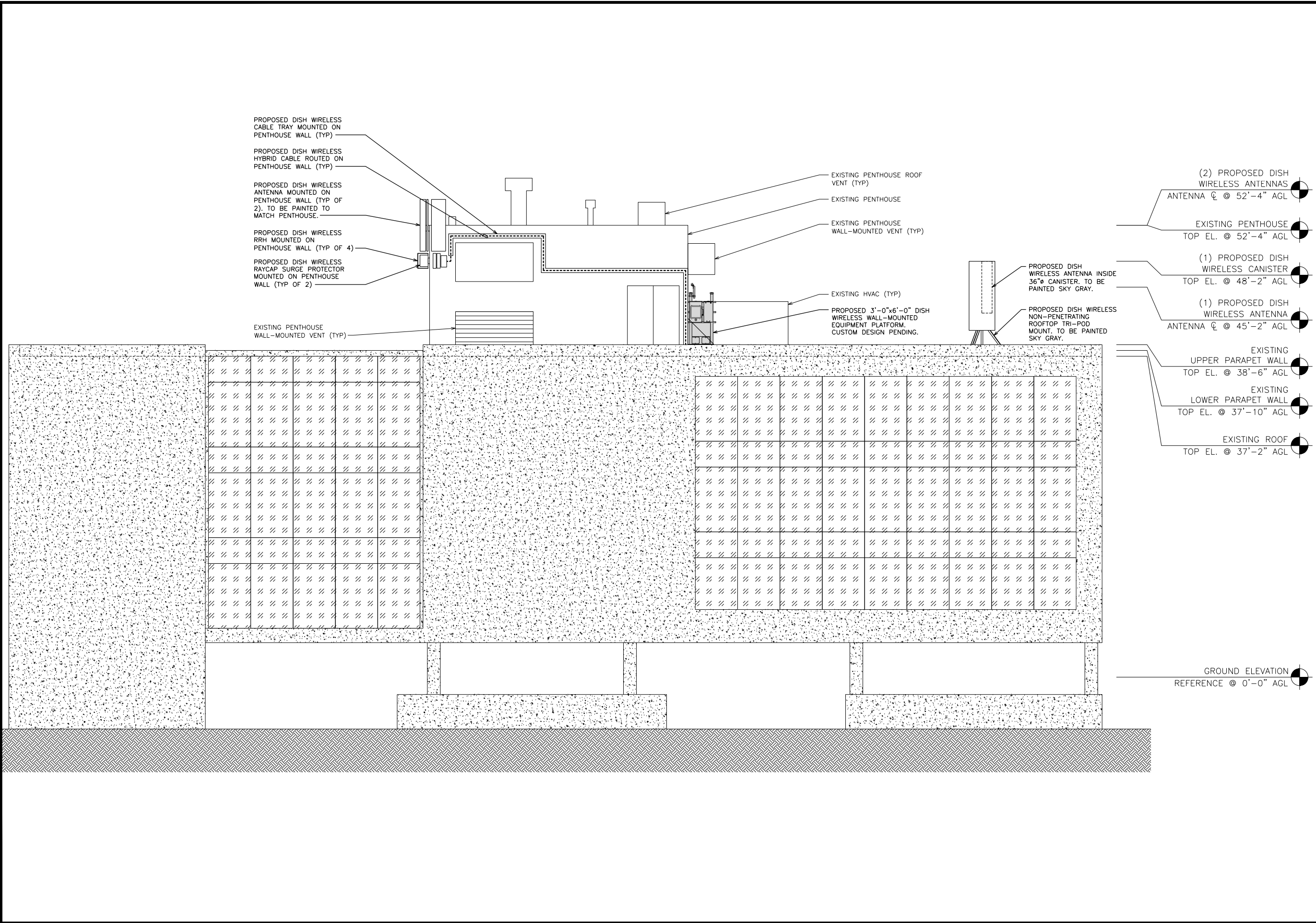
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SHEET TITLE
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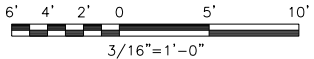
SHEET NUMBER
A-5

EAST BUILDING ELEVATION





NORTH BUILDING ELEVATION



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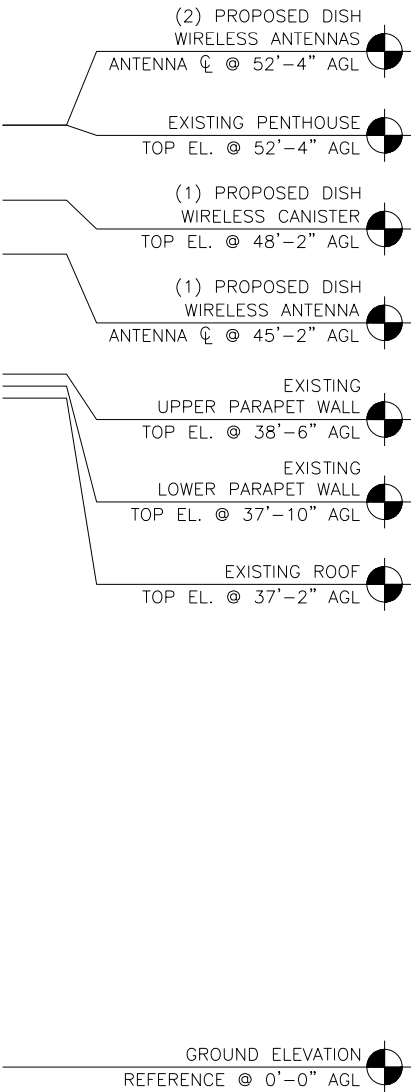
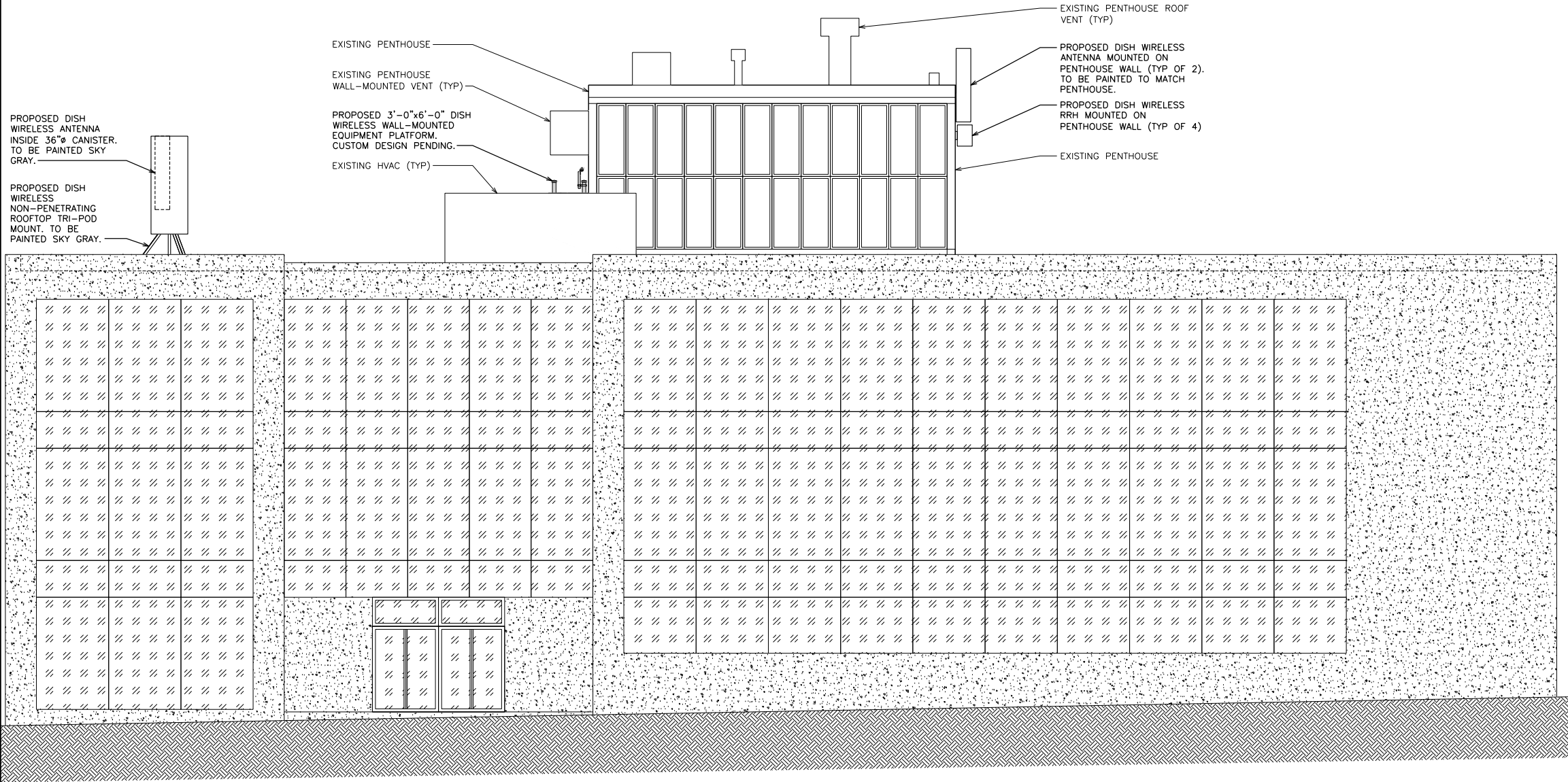
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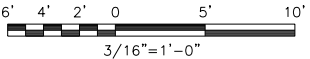
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(ARAPAHOE COUNTY)**

SHEET TITLE
NORTH BUILDING ELEVATION

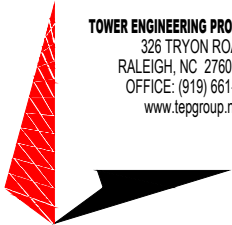
SHEET NUMBER
A-6



SOUTH BUILDING ELEVATION



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SHEET TITLE
SOUTH BUILDING ELEVATION

SHEET NUMBER
A-7