

### LEGAL DESCRIPTION

TRACT A ROCK CREEK RANCH FLG 20A 56.02 ACS M/L

# PROPERTY INFORMATION

ACCOUNT NUMBER: R0128970

OWNER: TOWN OF SUPERIOR

ADDRESS: 124 E COAL CREEK DR SUPERIOR, CO 80027-9626

SEC-TOWN-RANGE: 30-1S-69

SUBDIVISION: ROCK CREEK RANCH - FLG 20A - LO

MARKET AREA: 620

PARCEL NUMBER: 157530422001

PROPERTY ADDRESS: 1601 COALTON RD

NEW SITE ADDRESS: 1300 1/2 COALTON RD

LOCATION: SUPERIOR, CO

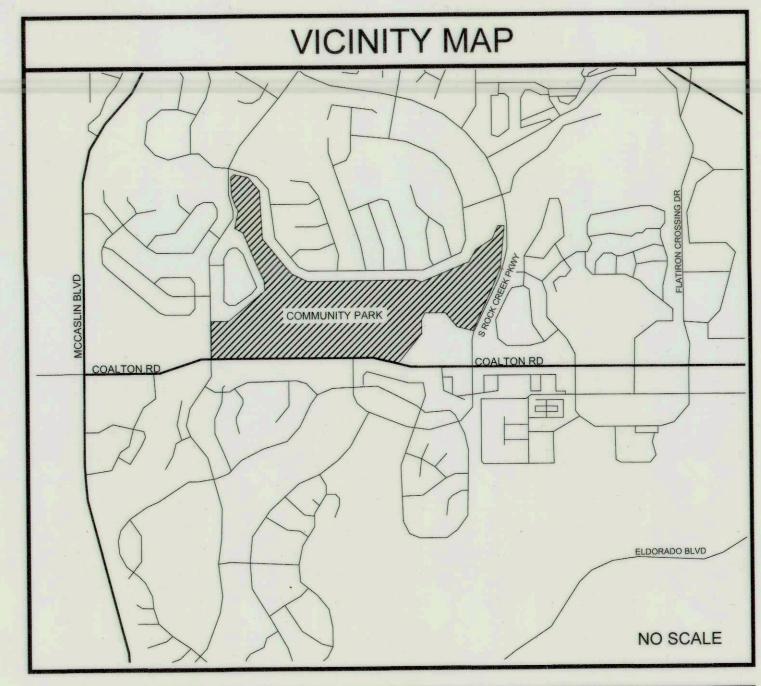
EST. PARCEL AREA: SQUARE FEET: 2,434,273

ACRES: 55.88 JURISDICTION: TOWN OF SUPERIOR

# FINAL PLAT SITE PLAN 36

ROCK CREEK RANCH FILING NO. 20D VERIZON WIRELESS SITE AT COMMUNITY PARK PORTION OF TRACT A ROCK CREEK RANCH FILING 20A

PHYLLIS L. HARDIN NOTARY PUBLIC STATE OF COLURADO NOTARY ID 19894000253 My Commission Expires Feb 5, 2021



# ENLARGED AERIAL MAP ANTENNA LIGHT POLE LOCATION EQUIPMENT LOCATION

Amendment Note: This approval was updated on June 7, 2021 to reflect a shift in location to the fiber line in order to avoid conflict with the ditch company's infrastructure. This impacted sheets T1, LS4, Z1, Z2, and Z3.

manne manner man

	DRAWING INDEX
SHEET#	SHEET DESCRIPTION
T1	TITLE SHEET
LS1	TOPOGRAPHIC SURVEY
LS2	TOPOGRAPHIC SURVEY
LS3	TOPOGRAPHIC SURVEY
LS4	TOPOGRAPHIC SURVEY
Z1	OVERALL SITE PLAN
Z2	ENLARGED SITE PLAN
Z3	ENLARGED EQUIPMENT PLANS
Z4	NEW SOUTHEAST ELEVATION
Z5	TOWER & GROUND EQUIPMENT ELEVATIONS
*****	
The state of the s	

# PLANS PREPARED BY: 8170 N. 86TH PLACE, STE 103 SCOTTSDALE, AZ 85258

TOWN OF SUPERIOR 124 E COAL CREEK DR SUPERIOR, CO 80027

3131 S. VAUGHN WAY, SUITE 550 AURORA, CO 80014

SITE NAME: **DEN COALTON** 

SITE ADDRESS: 1300 1/2 COALTON RD SUPERIOR, CO 80027 **BOULDER COUNTY** 

ISSUED FOR:				
REV	DATE	DESCRIPTION	BY:	
	07/02/19	90% ZONING DESIGN REVIEW	WSG	
А	08/06/19	90% ZONING REV A CITY COMMENTS	WSG	
В	08/20/19	90% ZONING REV B EME REPORT ADD	WSG	
C	09/12/19	90% ZONING REV C ZONING REVIEW	WSG	
D	11/01/19	90% ZONING REV D ZONING COMMENTS	WSG	
E	01/02/20	90% ZONING REV E LEGAL COMMENTS	wsg	
F	02/13/20	100% ZONING ADDRESS UPDATE	WSG	
G	03/06/20	100% ZONING 24X36 FORMAT	WSG	
Н	03/24/20	100% ZONING LL COMMENTS	wso	

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

## PROJECT TEAM

APPLICANT/CLIENT **VERIZON WIRELESS** 3131 S. VAUGHN WAY SUITE 550 124 E COAL CREEK DR AURORA, CO 80014

PROPERTY OWNER: TOWN OF SUPERIOR SUPERIOR, CO 80027 RF ENGINEER **VERIZON WIRELESS** KEVIN BROWN 3131 S. VAUGHN WAY SUITE 550 AURORA, CO 80014 PHONE: 817-301-6367

HYBRID CABLES & COAX CABLES RRH/BBU POWER/GROUNDING FIBER

CONSTRUCTION MGR **VERIZON WIRELESS** KENT MCDERMOTT 2730 BOZEMAN AVE HELENA, MT 59601 PHONE: 406-941-2110

SITE ACQUISITION: RELIANT LAND SERVICES 8170 N. 86TH PLACE, SUITE 103 SCOTTSDALE, AZ 85258 CONTACT: BETH HICKEY PHONE: 602-741-1325

ANTENNAS PENETRATIONS

RELIANT LAND SERVICES 8170 N. 86TH PLACE, SUITE 103 RELIANT LAND SERVICES SCOTTSDALE, AZ 85258 CONTACT: KEVIN RATIGAN OFFICE: 303-518-6807

LEASE AREA

ENGINEER OF RECORD: CHRIS LEE, P.E. 1745 W. ORANGEWOOD AVE. PARKER, CO 80134 SUITE 103 ORANGE, CA 92868 OFFICE: 714-685-0123

ACCESS/UTILITY LICENSE

SURVEYOR: DALEY LAND SURVEYING 17011 LINCOLN AVE, STE. 361 CONTACT: ROB DALEY, PLS PHONE: 303-953-9841

UTILITY LICENSE

# TOWN MANAGER CERTIFICATE APPROVED BY THE MANAGER OF THE TOWN OF SUPERIOR STATE OF COLORADO. WITNESS MY HAND THE CORPORATE SEAL OF THE TOWN OF SUPERIOR THIS 20 20 21. TOWN CLERK CERTIFICATE

THEREBY CERTIFY THAT THIS INSTRUMENT WAS APPROVED BY THE BOARD OF TRUSTEES BY {RESOLUTION/ORDINANCE} NO. 14 , SERIES 20 20 ON THIS 27 DAY OF January , 20 20, AND WAS FILED IN MY OFFICE ON THE THE 2014 DAY OF January , 20 21 , AT 3:000 CLOCKP M.

# LEGAL DESCRIPTION

TRACT A ROCK CREEK RANCH FLG 20A 56.02 ACS M/L

### PROPERTY INFORMATION

ACCOUNT NUMBER: R0128970

OWNER: TOWN OF SUPERIOR

ADDRESS: 124 E COAL CREEK DR

SUPERIOR, CO 80027-9626

SEC-TOWN-RANGE: 30-1S-69

SUBDIVISION: ROCK CREEK RANCH - FLG 20A - LO

MARKET AREA: 620

PARCEL NUMBER: 157530422001

PROPERTY ADDRESS: 1601 COALTON RD

NEW SITE ADDRESS: 1300 1/2 COALTON RD

JURISDICTION: TOWN OF SUPERIOR

LOCATION: SUPERIOR, CO

EST. PARCEL AREA: SQUARE FEET: 2,434,273 ACRES: 55.88

# FINAL PLAT SITE PLAN 36 AMENDMENT

ROCK CREEK RANCH FILING NO. 20D VERIZON WIRELESS SITE AT COMMUNITY PARK PORTION OF TRACT A ROCK CREEK RANCH FILING 20A

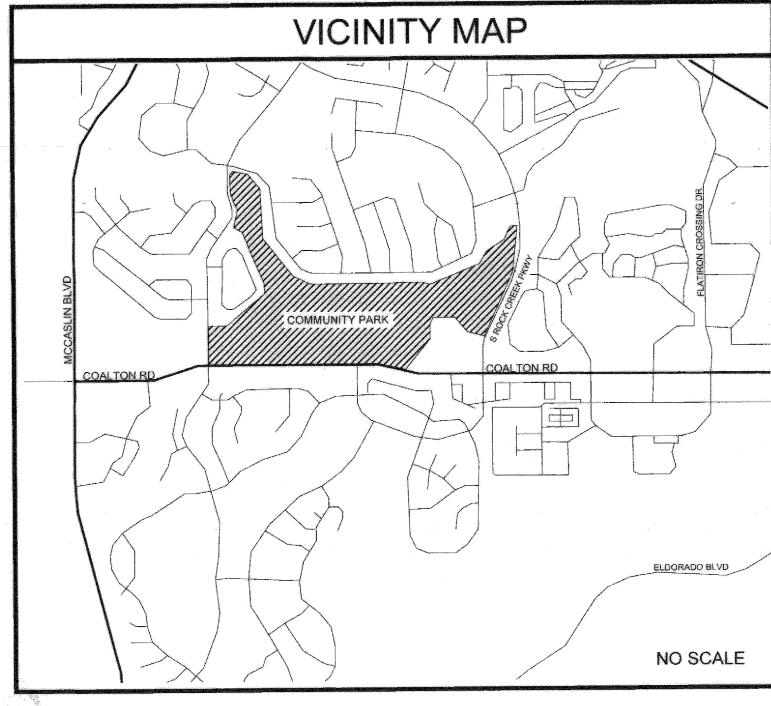
03928267

11/15/2021 02:51 PM

RF: \$13.00 DF: \$0.00

Page: 1 of 1

Electronically recorded in Boulder County Colorado. Recorded as received.



# ENLARGED AERIAL MAP ANTENNA LIGHT POLE LOCATION

ISSUED FOR: REVISED UTILITY LICENSE				
DRAWING INDEX				
SHEET#	SHEET DESCRIPTION			
T1	TITLE SHEET			
LS1	TOPOGRAPHIC SURVEY			
LS2	TOPOGRAPHIC SURVEY			
LS3	TOPOGRAPHIC SURVEY			
LS4	TOPOGRAPHIC SURVEY			
<b>Z</b> 1	OVERALL SITE PLAN			
Z2	ENLARGED SITE PLAN			
Z3	ENLARGED EQUIPMENT PLANS			
<b>Z</b> 4	NEW SOUTHEAST ELEVATION			
<b>Z</b> 5	TOWER & GROUND EQUIPMENT ELEVATIONS			

# PROJECT TEAM

APPLICANT/CLIENT **VERIZON WIRELESS** 

TOWN OF SUPERIOR 8350 E CRESCENT PKWY, STE #200 124 E COAL CREEK DR GREENWOOD VILLAGE, CO 80111 SUPERIOR, CO 80027

RF ENGINEER **VERIZON WIRELESS** 8350 E CRESCENT PKWY, STE #200 GREENWOOD VILLAGE, CO 80111 CONTACT: JOE NEKAMBUZA PHONE: 951-413-9704 PHONE: 443-610-1249

CONSTRUCTION MGR: 8350 E CRESCENT PKWY, STE #200 GREENWOOD VILLAGE, CO 80111 CONTACT: MIKE HICKEY

SITE ACQUISITION: RELIANT LAND SERVICES 5335 W 48TH AVE, STE 301 DENVER, CO 80212 CONTACT: BETH HICKEY PHONE: 404-304-3066

A&E FIRM: RELIANT LAND SERVICES 5335 W 48TH AVE, STE 301 **DENVER, CO 80212** CONTACT: KEVIN RATIGAN OFFICE: 303-518-6807

LEASE AREA

**ENGINEER OF RECORD:** AHOLA ENGINEERING 757 CAPEGLEN RD COLORADO SPRINGS, CO 80906 PARKER, CO 80134 CONTACT: MIKKO AHOLA OFFICE: 719-640-2408

SURVEYOR: DALEY LAND SURVEYING, INC 17011 LINCOLN AVE, STE. 361 CONTACT: ROB DALEY, PLS PHONE: 303-953-9841

# PURPOSE OF AMENDMENT

5335 W 48TH AVE, STE 301 DENVER, CO 80212

PLANS PREPARED BY:

TOWN OF SUPERIOR 124 E COAL CREEK DR SUPERIOR, CO 80027

8350 E CRESCENT PKWY, STE #200 GREENWOOD VILLAGE, CO 80111

SITE NAME: **DEN COALTON** 

SITE ADDRESS: 1300 1/2 COALTON RD SUPERIOR, CO 80027 **BOULDER COUNTY** 

ISSUED FOR:				
REV	DATE	DESCRIPTION	BY:	
ade Sign for	07/02/19	90% ZONING DESIGN REVIEW	WSG	
Α	08/06/19	90% ZONING REV A CITY COMMENTS	WSG	
В	08/20/19	90% ZONING REV B EME REPORT ADD	WSG	
С	09/12/19	90% ZONING REV C ZONING REVIEW	WSG	
D	11/01/19	90% ZONING REV D ZONING COMMENTS	WSG	
Ē	01/02/20	90% ZONING REV E LEGAL COMMENTS	WSG	
0	02/13/20	100% ZONING ADDRESS UPDATE	WSG	
1	03/06/20	100% ZONING REV 1 24x36 FORMAT	WSG	
2	03/24/20	100% ZONING REV 2 LL COMMENTS	WSG	
3	05/14/21	100% ZONING REV 3 UTILITY LICENSE UPDATE	WSG	
4	06/17/21	100% ZONING REV 4 MYLARS	WSG	

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

SHEET 1 OF 10

COLOR LEGEND: HYBRID CABLES & COAX CABLES RRH/BBU POWER/GROUNDING FIBER ANTENNAS PENETRATIONS

ACCESS/UTILITY LICENSE

UTILITY LICENSE

CERTIFICATE OF OWNERSHIP - TOWN OF SUPERIOR
I CERTIFY THAT I, AM AN OWNER REPRESENTATIVE OF THE PROPERTY AND CONSENT TO THIS PLAN.
IN WITNESS WHEREOF I HEREUNTO SET MY HAND THISDAY OF, 20
MAYOR, TOWN OF SUPERIOR
NOTARIAL CERTIFICATE
STATE OF COLORADO ) SS
COUNTY OF BOULDER )
THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THISDAY OF, 20, BY
MY COMMISSION EXPIRES:
BOARD OF TRUSTEES' CERTIFICATE
APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, STATE OF COLORADO. WITNESS MY HAND THE CORPORATE SEAL OF THE TOWN OF SUPERIOR THISDAY OF, 20
ATTEST:
ATTEST.
PHYLLIS L HARDIN, TOWN CLERK MAYOR
PLANNING COMMISSION CERTIFICATE  RECOMMEND APPROVED THIS DAY OF 20 BY THE TOWN OF SUPERIOR PLANNING.
RECOMMEND APPROVED THISDAY OF, 20, BY THE TOWN OF SUPERIOR PLANNING COMMISSION, RESOLUTION NO. PCSERIES 20
TOWN CLERK CERTIFICATE
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS APPROVED BY THE BOARD OF TRUSTEES BY
{RESOLUTION/ORDINANCE} NO, SERIES 20 ON THISDAY OF, 20, AND WAS FILED IN MY OFFICE ON THE THEDAY OF, 20, ATO'CLOCK _M.
TOWN CLERK

# LEGAL DESCRIPTION

TRACT A ROCK CREEK RANCH FLG 20A 56.02 ACS M/L

## PROPERTY INFORMATION

ACCOUNT NUMBER: R0128970

OWNER: TOWN OF SUPERIOR

ADDRESS: 124 E COAL CREEK DR SUPERIOR, CO 80027-9626

SEC-TOWN-RANGE: 30-1S-69

SUBDIVISION: ROCK CREEK RANCH - FLG 20A - LO

MARKET AREA: 620

PARCEL NUMBER: 157530422001

PROPERTY ADDRESS: 1601 COALTON RD

NEW SITE ADDRESS: 1300 1/2 COALTON RD

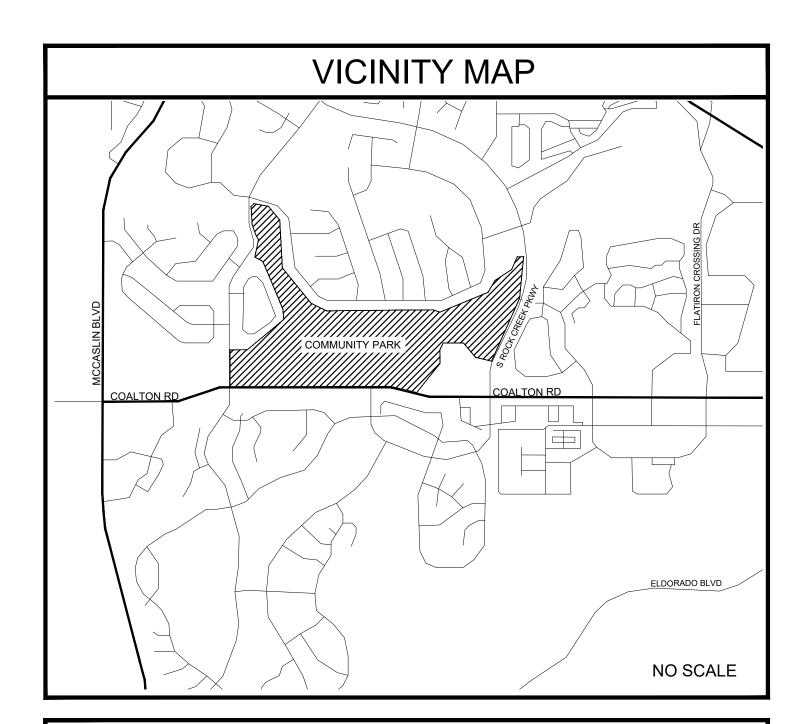
JURISDICTION: TOWN OF SUPERIOR

LOCATION: SUPERIOR, CO

EST. PARCEL AREA: SQUARE FEET: 2,434,273 ACRES: 55.88

# FINAL PLAT SITE PLAN 36

ROCK CREEK RANCH FILING NO. 20D VERIZON WIRELESS SITE AT COMMUNITY PARK PORTION OF TRACT A ROCK CREEK RANCH FILING



# ENLARGED AERIAL MAP ANTENNA LIGHT POLE LOCATION EQUIPMENT LOCATION

ISSUED FOR: FINAL ZONING				
DRAWING INDEX				
SHEET#	SHEET DESCRIPTION			
T1	TITLE SHEET			
LS1	TOPOGRAPHIC SURVEY			
LS2	TOPOGRAPHIC SURVEY			
LS3	TOPOGRAPHIC SURVEY			
LS4	TOPOGRAPHIC SURVEY			
Z1	OVERALL SITE PLAN			
<b>Z</b> 2	ENLARGED SITE PLAN			
<b>Z</b> 3	ENLARGED EQUIPMENT PLANS			
Z4	NEW SOUTHEAST ELEVATION			
<b>Z</b> 5	TOWER & GROUND EQUIPMENT ELEVATIONS			

# 8170 N. 86TH PLACE, STE 103 SCOTTSDALE, AZ 85258

TOWN OF SUPERIOR 124 E COAL CREEK DR SUPERIOR, CO 80027



3131 S. VAUGHN WAY, SUITE 550 AURORA, CO 80014

SITE NAME: **DEN COALTON** 

SITE ADDRESS: 1300 1/2 COALTON RD SUPERIOR, CO 80027 **BOULDER COUNTY** 

ISSUED FOR:				
REV	DATE	DESCRIPTION	BY:	
	07/02/19	90% ZONING DESIGN REVIEW	WSO	
Α	08/06/19	90% ZONING REV A CITY COMMENTS	wso	
В	08/20/19	90% ZONING REV B EME REPORT ADD	wso	
С	09/12/19	90% ZONING REV C ZONING REVIEW	wso	
D	11/01/19	90% ZONING REV D ZONING COMMENTS	wso	
Е	01/02/20	90% ZONING REV E LEGAL COMMENTS	wso	
F	02/13/20	100% ZONING ADDRESS UPDATE	WS	
G	03/06/20	100% ZONING 24X36 FORMAT	WS	
Н	03/24/20	100% ZONING LL COMMENTS	WS	

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

# PROJECT TEAM

APPLICANT/CLIENT **VERIZON WIRELESS** 3131 S. VAUGHN WAY SUITE 550 124 E COAL CREEK DR AURORA, CO 80014

PROPERTY OWNER: **TOWN OF SUPERIOR** SUPERIOR, CO 80027

RF ENGINEER VERIZON WIRELESS **KEVIN BROWN** 3131 S. VAUGHN WAY SUITE 550 2730 BOZEMAN AVE AURORA, CO 80014

PHONE: 817-301-6367

CONSTRUCTION MGR: **VERIZON WIRELESS** KENT MCDERMOTT HELENA, MT 59601 PHONE: 406-941-2110

SITE ACQUISITION: RELIANT LAND SERVICES SCOTTSDALE, AZ 85258 CONTACT: BETH HICKEY PHONE: 602-741-1325

A&E FIRM: RELIANT LAND SERVICES 8170 N. 86TH PLACE, SUITE 103 8170 N. 86TH PLACE, SUITE 103 RELIANT LAND SERVICES SCOTTSDALE, AZ 85258 CONTACT: KEVIN RATIGAN OFFICE: 303-518-6807

**ENGINEER OF RECORD**: CHRIS LEE, P.E. 1745 W. ORANGEWOOD AVE. PARKER, CO 80134 SUITE 103 ORANGE, CA 92868 OFFICE: 714-685-0123

SURVEYOR:
DALEY LAND SURVEYING 17011 LINCOLN AVE, STE. 361 CONTACT: ROB DALEY, PLS PHONE: 303-953-9841

POWER/GROUNDING FIBER ANTENNAS PENETRATIONS COLOR LEGEND: HYBRID CABLES & COAX CABLES LEASE AREA ACCESS/UTILITY LICENSE UTILITY LICENSE RRH/BBU

CERTIFICATE OF OWNERSHIP - PROPERTY OWNER
I CERTIFY THAT I, AM THE SOLE OWNER OF THE PROPERTY AND
CONSENT TO THIS PLAN.
EXECUTED THISDAY OF, 20
OWNERS MORTGAGEES /LIEN HOLDERS
THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THISDAY
OF, 20, BY
MAY COMMISSION EXPIRES.
MY COMMISSION EXPIRES: NOTARY PUBLIC
NOTAKTTOBEIC
CERTIFICATE OF OWNERSHIP - TOWN OF SUPERIOR
I CERTIFY THAT I, AM AN OWNER REPRESENTATIVE OF THE
PROPERTY AND CONSENT TO THIS PLAN.
IN WITNESS WHEREOF I HEREUNTO SET MY HAND THISDAY OF, 20
MAYOR, TOWN OF SUPERIOR
NOTARIAL CERTIFICATE
STATE OF COLORADO )
SS SS
COUNTY OF BOULDER )
THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY
OF, 20, BY
MY COMMISSION EXPIRES:
NOTARY PUBLIC
BOARD OF TRUSTEES' CERTIFICATE
APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, STATE OF COLORADO. WITNESS MY HAND
THE CORPORATE SEAL OF THE TOWN OF SUPERIOR THISDAY OF, 20
ATTEST:
PHYLLIS L HARDIN, TOWN CLERK MAYOR
PHILLIS L HARDIN, TOWN CLERK WATOR
PLANNING COMMISSION CERTIFICATE
RECOMMEND APPROVED THISDAY OF, 20, BY THE TOWN OF SUPERIOR PLANNING
COMMISSION, RESOLUTION NO. PC SERIES 20 .
TOWN OF EDIC CEDITION TO
TOWN CLERK CERTIFICATE
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS APPROVED BY THE BOARD OF TRUSTEES BY
{RESOLUTION/ORDINANCE} NO, SERIES 20 ON THISDAY OF, 20, AND WAS FILED IN MY OFFICE ON THE THEDAY OF, 20, ATO'CLOCK _M.
VVASTILLED IN WIT OFFICE ON THE THE DAT OF, 20, ATOCLOCK _W.
TOWN CLERK

## LEGAL DESCRIPTION

TRACT A ROCK CREEK RANCH FLG 20A 56.02 ACS M/L

### PROPERTY INFORMATION

ACCOUNT NUMBER: R0128970

OWNER: TOWN OF SUPERIOR ADDRESS: 124 E COAL CREEK DR SUPERIOR, CO 80027-9626

SEC-TOWN-RANGE: 30-1S-69

SUBDIVISION: ROCK CREEK RANCH - FLG 20A - LO

MARKET AREA: 620

PARCEL NUMBER: 157530422001

PROPERTY ADDRESS: 1601 COALTON RD

NEW SITE ADDRESS: 1300 1/2 COALTON RD

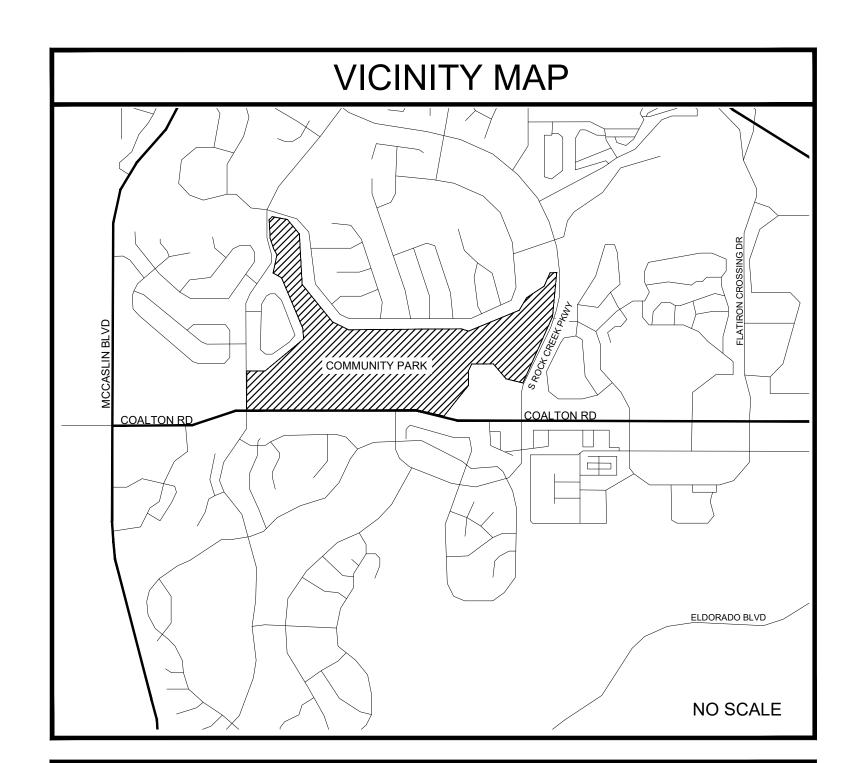
LOCATION: SUPERIOR, CO

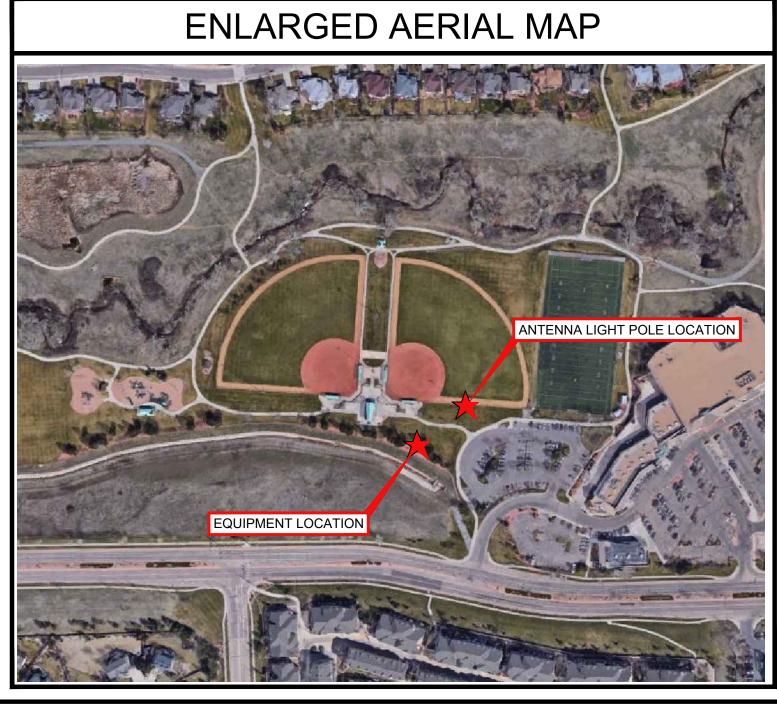
JURISDICTION: TOWN OF SUPERIOR

EST. PARCEL AREA: SQUARE FEET: 2,434,273 ACRES: 55.88

# FINAL PLAT SITE PLAN 36

ROCK CREEK RANCH FILING NO. 20D VERIZON WIRELESS SITE AT COMMUNITY PARK PORTION OF TRACT A ROCK CREEK RANCH FILING 20A





# **VESTED RIGHTS**

SUPERIOR, COLORADO. SUCH A VESTED RIGHT SHALL BE VALID FOR A PERIOD OF THREE (3) YEARS, PURSUANT TO APPROVAL BY THE TOWN OF SUPERIOR BOARD OF TRUSTEES ON \_\_\_\_\_ DAY OF \_

ISSUED FOR: REVISED UTILITY LICENSE

DRAWING INDEX

TITLE SHEET

**TOPOGRAPHIC SURVEY** 

TOPOGRAPHIC SURVEY

TOPOGRAPHIC SURVEY

TOPOGRAPHIC SURVEY

OVERALL SITE PLAN

**ENLARGED SITE PLAN** 

**ENLARGED EQUIPMENT PLANS** 

**NEW SOUTHEAST ELEVATION** 

TOWER & GROUND EQUIPMENT ELEVATIONS

SHEET DESCRIPTION

# PLANS PREPARED BY: 5335 W 48TH AVE, STE 301 **DENVER, CO 80212**

TOWN OF SUPERIOR 124 E COAL CREEK DR SUPERIOR, CO 80027

8350 E CRESCENT PKWY, STE #200 GREENWOOD VILLAGE, CO 80111

SITE NAME: **DEN COALTON** 

SITE ADDRESS: 1300 1/2 COALTON RD SUPERIOR, CO 80027 **BOULDER COUNTY** 

ISSUED FOR:				
REV	DATE	DESCRIPTION	BY:	
	07/02/19	90% ZONING DESIGN REVIEW	WSG	
Α	08/06/19	90% ZONING REV A CITY COMMENTS	WSG	
В	08/20/19	90% ZONING REV B EME REPORT ADD	wsg	
С	09/12/19	90% ZONING REV C ZONING REVIEW	wsg	
D	11/01/19	90% ZONING REV D ZONING COMMENTS	WSG	
Е	01/02/20	90% ZONING REV E LEGAL COMMENTS	WSG	
0	02/13/20	100% ZONING ADDRESS UPDATE	WSG	
1	03/06/20	100% ZONING REV 1 24x36 FORMAT	WSG	
2	03/24/20	100% ZONING REV 2 LL COMMENTS	WSG	
3	05/14/21	100% ZONING REV 3 UTILITY LICENSE UPDATE	WSG	

SHEET TITLE:

TITLE SHEET

**SHEET NUMBER:** 

SHEET 1 OF 10

# PROJECT TEAM

APPLICANT/CLIENT **VERIZON WIRELESS** 8350 E CRESCENT PKWY, STE #200 124 E COAL CREEK DR GREENWOOD VILLAGE, CO 80111 SUPERIOR, CO 80027

PROPERTY OWNER: TOWN OF SUPERIOR RF ENGINEER **VERIZON WIRELESS** 8350 E CRESCENT PKWY, STE #200 GREENWOOD VILLAGE, CO 80111 CONTACT: JOE NEKAMBUZA PHONE: 951-413-9704

**CONSTRUCTION MGR:** 8350 E CRESCENT PKWY, STE #200 RELIANT LAND SERVICES GREENWOOD VILLAGE, CO 80111 5335 W 48TH AVE, STE 301 **CONTACT: MIKE HICKEY** 

SITE ACQUISITION: **DENVER, CO 80212 CONTACT: BETH HICKEY** PHONE: 404-304-3066

A&E FIRM: RELIANT LAND SERVICES 5335 W 48TH AVE, STE 301 **DENVER, CO 80212** CONTACT: KEVIN RATIGAN OFFICE: 303-518-6807

ENGINEER OF RECORD: AHOLA ENGINEERING 757 CAPEGLEN RD COLORADO SPRINGS, CO 80906 / PARKER, CO 80134 CONTACT: MIKKO AHOLA OFFICE: 719-640-2408

SURVEYOR: DALEY LAND SURVEYING, INC. 17011 LINCOLN AVE, STE. 361 CONTACT: ROB DALEY, PLS <sup>/</sup> PHONE: 303-953-9841

SHEET#

**√**₹1∕

**Z**2

**Z**3

**Z**4

PHONE: 443-610-1249

LEASE AREA

UTILITY LICENSE COLOR LEGEND: HYBRID CABLES & COAX CABLES POWER/GROUNDING FIBER ACCESS/UTILITY LICENSE

# VERIZON WIRELESS SITE - DEN COALTON

# SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. COUNTY OF BOULDER, STATE OF COLORADO

### SURVEYOR'S CERTIFICATE

l, Robert Daley, do hereby certify only to Reliant Land Services, that on June 6, 2019, a topographic survey was conducted under my supervision using the normal standard of care of Professional Land Surveyors and the map hereon accurately represents said survey, to the best of my knowledge.

This drawing does not represent a Land Survey Plat, Improvement Land Survey Plat or Improvement Location Certificate and any monuments or boundary lines shown are for information only and are not to be relied on.

This survey relied upon a Report of Title File No. 63289—C01905—5039, U.S. Title Solutions Reference No. VZW DEN Coalton for legal descriptions and easements.

This survey does not constitute a title search by this surveyor or Daley Land Surveying, Inc. of the property shown and described hereon to determine:

Ownership of this tract of land.
 Rights—of—way, easements and encumbrances recorded or unrecorded affecting this tract of land.

2. Rights—or—way, easements and encumbrances recorded or unrecorded arre-3. Compatibility of this description with those of adjacent tracts of land.



Job No. 1811—012
For and on behalf of
Daley Land Surveying, Inc.
17011 Lincoln Ave., #361
Parker CO. 80134
303 953 9841
Robert Daley, PLS 35597

### BASIS OF BEARINGS:

The bearings shown on this survey are referenced to the South line of the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th P.M., assumed to bear North 89°54'23" West, 2633.72 feet per plat), monumented as shown hereon.

### COORDINATE SYSTEM AND DATUM:

Horizontal coordinates are referenced to NAD83, Vertical datum is NAVD88 and originates from the local C.O.R.S. network, utilizing the Geoid12A model.

The utilities which are readily visible upon the ground, such as manholes, power and light poles, inlets, etc. were located by field surveys and shown hereon. Sub—surface utilities, if shown, are the result of field surveys of utility location marks provided by others.

### FLOOD ZONE

Zone X, Areas determined to be outside the 0.2% annual chance floodplain per FEMA National Flood Insurance Program Map 080130592J, Panel 592 of 615, Map Revision date of December 18, 2012.

### NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

### LEGAL DESCRIPTION PARENT TRACT:

SCHEDULE A

1 Date of this Report 5/31/2019 Examined from 2/3/1970 Examined thru 5/21/2019

2 The estate or interest in the land described or referred to in this report is: Fee Simple

3 Title to said estate or interest in the land described or referred to in this report is at the effective date hereof vested in: The Town of Superior, a municipal corporation of the State of Colorado

### SOURCE OF TITU

Confirmation Bargain and Sale Deed made by Superior Metropolitan District No. 2, a quasi-municipal corporation and political subdivision of the State of Colorado dated December 18, 2003 recorded on December 30, 2003 in Instrument No. 2543180.

4 The land referred to in this report is described as follows: Tract A, Rock Creek Ranch Filing No. 20A.

### REPORT OF TITLE:

The following documents affect the land:

- 1. Taxes, tax liens, tax sales, water rates, sewer and assessments set forth in schedule herein. (Does affect Lease Area or associated easements) Not survey related
- 2. Mortgages returned herein. (-2-). See Separate Mortgage Schedule. **(Does affect Lease Area or associated easements) Not survey related**
- 3. Any state of facts which an accurate survey might show or survey exceptions set forth herein. (Does affect Lease Area or associated easements) Shown hereon, if any
- 4. Rights of tenants or person in possession. (Does affect Lease Area or associated easements) Not survey related

### (Judaments)

5. Decree Robert M. Hardaway III, Lee Harkey Hardaway, Robert M. Hardaway IV, Thomas G. Hardaway, Christopher Lee Hardaway, and Joan E. Hardaway (a/k/a Joan Elizabeth Hardaway), plaintiff, v C. E. Autrey (a/k/a Elmer Autrey), Charles R. Autrey, Helen C. Autrey, Clinton B. Autrey, Jacquelyn T. Autrey, Raymond K. Autrey, Eleanor M. Autrey, William C. Autrey, Duane M. Autrey, Eileen M. Hogg, Charles D. Hogg, Grace A. Slater, Vera D. Taylor, Lola D. Gaudreau, Thelma E. Harvey, et. al., defendant, dated as of 10/8/1982 recorded 12/17/1982 in Instrument No: 524663. (Does affect Lease Area or associated easements) Not survey related

### (Covenants/Restrictions)

None of Record

(Easements and Rights of Way)

- 7. Easement by Donn C. Wolfertz, Michael H. Feinstein, Spencer I. Browne, David D. Mandarich, Timothy R. Garrelts, Gary L. Mandarich, Ronald S. Morgan and Steven R. Hermanson to Jefferson County Airport Authority, dated 8/31/1988 recorded 6/14/1989 in Instrument No :00987513. Notes: Airspace easement. (Does affect Lease Area or associated easements) Blanket in nature
- 8. Easement by M.D.C. Land Corporation, a Colorado corporation to Superior Metropolitan District No. 1, a quasi—municipal corporation and political subdivision of the State of Colorado, dated 11/18/1989 recorded 4/9/1990 in Instrument No: 01036178. Notes: Maintain utilities. (Does not affect Lease Area or associated easements)
- 9. Easement by M.D.C. Land Corporation, a Colorado corporation to Superior Metropolitan District No. 1, a quasi—municipal corporation and political subdivision of the State of Colorado, dated 11/1/1989 recorded 4/9/1990 in Instrument No: 01036179. Notes: Maintain utilities. (Does not affect Lease Area or associated easements)
- 10. Quit Claim Deed and Termination, Release and Reconveyance of Easements and Rights—of—Way by Farmer's Reservoir and Irrigation Company to Richmond Homes, Inc. I, a corporation duly organized and existing under and by virtue of the laws of the State of Delaware, dated 1/10/1991 recorded 9/21/1992 in Instrument No: 01221653. Notes: Release, sell, convey, all right, title, interest to minerals, water rights, easements and community ditch. (Does not affect Lease Area or associated easements)
- 11. Right of Way by Richmond Homes, Inc. I, a corporation duly organized and existing under and by virtue of the laws of the State of Delaware to Farmer's Reservoir and Irrigation Company, dated 1/16/1991 recorded 9/21/1992 in Instrument No: 01221651. Notes: Maintenance of the community ditch. (Does not affect Lease Area or associated easements)
- 12. Easement by Richmond Homes, Inc. I, a Delaware corporation to Superior Metropolitan District No. 1, a quasi—municipal corporation and political subdivision of the State of Colorado, dated 10/3/1994 recorded 10/10/1994 in Instrument No: 01469129. Notes: Maintain storm sewer lines. (Does not affect Lease Area or associated easements)
- 13. Easement by Richmond Homes, Inc. I, a Delaware corporation to Superior Metropolitan District No. 1, a quasi—municipal corporation and political subdivision of the State of Colorado, dated 10/3/1994 recorded 10/10/1994 in Instrument No: 01469130. Notes: Maintain storm sewer lines. (Does not affect Lease Area or associated easements)
- 14. Easement by Richmond Homes Inc. I, a Delaware corporation to The Farmers Reservoir and Irrigation Company, a Colorado corporation, dated 4/28/1995 recorded 9/6/1995 in Instrument No: 1513774. Notes: Reconstruct ditch. (Does not affect Lease Area or associated easements)
- 15. Easement by Richmond Homes Inc. I, a Delaware corporation, David D. Mandarich, Donald E. Yowell, Terry Ray Hodge and Robert L. Salomon to Superior Metropolitan District No. 2, a quasi—municipal corporation and political subdivision of the State of Colorado, dated 8/15/1995 recorded 9/6/1995 in Instrument No: 01545473. Notes: Maintain roadways and utility improvements. (Does not affect Lease Area or associated easements)
- 16. Easement by Richmond Homes Inc. I, a Delaware corporation to Superior Metropolitan District No. 2, a quasi—municipal corporation and political subdivision of the State of Colorado, Superior Metropolitan District No. 1, a quasi—municipal corporation and political subdivision of the State of Colorado, dated 8/15/1995 recorded 9/6/1995 in Instrument No: 01545474. Notes: Maintain or remove drainage channel. (Does not affect Lease Area or associated easements)
- 17. Easement by The Farmers Reservoir and Irrigation Company, a Colorado corporation to Superior Metropolitan District No. 2, a quasi—municipal corporation and political subdivision of the State of Colorado, dated 4/26/1995 recorded 9/8/1995 in Instrument No: 1513773. Notes: Maintain public sidewalks, trails, fence improvement and gate, etc. (Does not affect Lease Area or associated easements)
- 18. Easement by Richmond Homes, Inc. I, a Delaware corporation to The Farmers Reservoir and Irrigation Company, a Colorado corporation, dated 2/22/1996 recorded 3/1/1996 in Instrument No: 01587480. Notes: Maintain and/or replace a ditch. (Does not affect Lease Area or associated easements)
- 19. Easement by The Farmers Reservoir and Irrigation Company, a Colorado corporation to Superior Metropolitan District No. 2, a quasi—municipal corporation and political subdivision of the State of Colorado, dated 2/20/1996 recorded 3/1/1996 in Instrument No: 01587477. Notes: Maintain and otherwise deal with certain improvements: fence, public streets, sidewalks, trails, gate, landscaping, and utility lines. (Does not affect Lease Area or associated easements) Shown hereon
- 20. Easement by The Town of Superior, a Colorado municipal corporation to The Farmers Reservoir and Irrigation Company, a Colorado corporation, dated 2/22/1966 recorded 3/1/1996 in Instrument No: 01587478. Notes: Maintain and/or replace a ditch. (Does not affect Lease Area or associated easements)
- 21. Easement by Richmond Homes, Inc. I, a Delaware corporation to Superior Metropolitan District No. 2, a quasi-municipal corporation and political subdivision of the State of Colorado, dated 2/22/1996 recorded 3/1/1996 in Instrument No: 01587481. Notes: Maintain and/or remove, and otherwise deal with certain improvements: fence, gate, signage, landscaping, and utility lines etc. (Does not affect Lease Area or associated easements) Shown hereon
- 22. Easement by Richmond American Homes of Colorado, Inc., a Delaware corporation to Superior Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado, dated 6/16/1997 recorded 7/2/1997 in Instrument No: 1711279. Notes: Maintain and/or remove, certain underground water and sewer lines and mains. Please see First Amendment to Easement Agreement in Instrument No. 1753233. (Does not affect Lease Area or associated easements)
- 23. Easement by Richmond American Homes of Colorado, Inc., a Delaware corporation to Public Service Co. of Colorado, dated 8/27/1997 recorded 10/9/1997 in Instrument No: 1737773. Notes: Replace utility lines and fixtures. (Does not affect Lease Area or associated easements)

### REPORT OF TITLE:

The following documents affect the land:

- 24. Easement by Superior Metropolitan District No. 2, a quasi-municipal corporation and political subdivision of the State of Colorado to Superior Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado, dated 11/7/1997 recorded 12/4/1997 in Instrument No: 1753230. Notes: Maintain and/or remove underground water and sanitary and/or storm sewer lines. (Does not affect Lease Area or associated easements)
- 25. Easement by Superior Metropolitan District No. 2, a quasi-municipal corporation and political subdivision of the State of Colorado to Superior Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado, dated 11/7/1997 recorded 12/4/1997 in Instrument No: 1753231. Notes: Maintain and/or remove underground water and sanitary and/or storm sewer lines. (Does not affect Lease Area or associated easements) Shown hereon
- 26. Easement by Superior Metropolitan District No. 2, a quasi—municipal corporation and political subdivision of the State of Colorado to Public Service Co. of Colorado, dated 11/7/1997 recorded 12/4/1997 in Instrument No: 1753232. Notes: Maintain and/or remove utility lines (Does not affect Lease Area or associated easements) Shown hereon
- 27. Agreement by SRO Properties L.L.P., a Colorado limited liability partnership to Superior Metropolitan District No. 2, a quasi—municipal corporation and political subdivision of the State of Colorado, dated 8/17/1998 recorded 9/2/1998 in Instrument No: 1843530. Notes: Reciprocal access and parking. (Does not affect Lease Area or associated easements) Blanket in nature
- 28. Right of Way by The Farmers Reservoir and Irrigation Company, a Colorado corporation to Level 3 Communications, LLC, a Delaware limited liability company, dated 1/13/1999 recorded 1/27/1999 in Instrument No: 1898282. Notes: Maintain fire optic cable system. (Does appear to affect Lease Area or associated easements) Blanket in nature

### (Other Filed Document

- 29. General Power of Attorney between Clay Carlson and Scott L. Carlson, my true and lawful attorney dated 12/27/1984 recorded 12/31/1984 in Instrument No. 00664862. (Does affect Lease Area or associated easements) Not survey related
- 30. Trade Name Affidavit between Lee S. Carlson, Clay Carlson, Scott L. Carlson and The Rock Creek Partnership dated 12/31/1984 recorded 12/31/1984 in Instrument No. 00664856. (Does affect Lease Area or associated easements)
  Not survey related
- 31. Trade Name Affidavit between Lee S. Carlson, Clay Carlson, Scott L. Carlson, Kent D. Carlson and The Rock Creek Partnership, a General Partnership dated 7/25/1985 recorded 8/16/1985 in Instrument No. 00706631. **(Does affect** Lease Area or associated easements) Not survey related
- 32. Cost Sharing and Cooperation Agreement between Rock Creek Partnership and Kendrick Company dated 11/7/1985 recorded 3/19/1986 in Instrument No. 00747691. (Does affect Lease Area or associated easements) Not survey related
- 33. Annexation Map of a Tract of Land Located in the S1/2 Of Section 19, The W1/2 of Section 29, Section 30, and The NE1/4 of the NW1/4 of Section 31 All in T1S R69W of the 6th P.M. dated 11/26/1986 recorded 1/26/1987 in Instrument No. 00821908. (Does affect Lease Area or associated easements) Blanket in nature
- 34. Consent, Waiver and Power of Attorney between Charles S. Ochsner, Ochsner—Ten Eyck—KK Colorado Joint Venture No. 1, a Texas joint venture, Ochsner—Ten Eyck—KK Colorado Joint Venture No. 2, a Texas joint venture, and Ochsner—Ten Eyck—KK Colorado Joint Venture No. 4, a Texas joint venture, and M.D.C. Land Corporation, a Colorado corporation dated 6/27/1987 recorded 7/13/1987 in Instrument No. 00863219. (Does affect Lease Area or associated easements) Not survey related
- 35. Memorandum of Contract between The Rock Creek Partnership, a general partnership, The Rock Creek Partnership II, a general partnership, Lee S. Carlson, The Rock Creek Partnership III, a Colorado general partnership, Ochsner—Ten Eyck—KK Colorado Joint Venture No. 1, a Texas joint venture, Ochsner—Ten Eyck—KK Colorado Joint Venture No. 4, a Texas joint venture, Ochsner—Ten Eyck—KK Colorado Joint Venture No. 5, a Texas joint venture and M.D.C. Land Corporation, a Colorado corporation dated 6/27/1987 recorded 7/13/1987 in Instrument No. 00863225. (Does affect Lease Area or associated easements) Blanket in nature
- 36. Trade Name Affidavit between Richard M. Kendrick, Ronald W. Knickerbocker, T.W. Ten Eyck, Jr., Charles S. Ochsner and Ochsner—Ten Eyck—KK Colorado Joint Venture No. 1 dated 6/27/1987 recorded 7/13/1987 in Instrument No. 00863217. (Does ffect Lease Area or associated easements) Not survey related
- 37. First Amendment to Annexation Agreement between Town of Superior, a Colorado municipal corporation and The Rock Creek Partnership, a Colorado general partnership, and M.D.C. Land Corporation, a Colorado corporation dated 12/29/1987 recorded 3/14/1988 in Instrument No. 00907565 Notes: Please see Agreement for Option to Purchase in Instrument No. 00915772, and Second Amendment to Annexation Agreement in Instrument No. 00958554. (Does affect Lease Area or associated easements) Not survey related
- 38. Order and Decree Creating District between the Organization of Superior Metropolitan District No. 2 and Superior Metropolitan District No. 2, Boulder County Colorado dated 3/3/1988 recorded 3/24/1988 in Instrument No. 00909097. (Does not affect Lease Area or associated easements) Blanket in nature
- 39. Trade Name Affidavit between Lee S. Carlson, Clay Carlson, Scott L. Carlson, Kent D. Carlson, Steven E. Young and The Rock Creek Partnership, a general partnership dated 2/6/1989 recorded 2/7/1989 in Instrument No. 00966424. (Does affect Lease Area or associated easements) Not survey related
- 40. Subdivision Improvement Agreement, Rock Creek Ranch Filing No. 20 between Town of Superior, a Colorado municipal corporation, Superior Metropolitan District No. 1, a municipal corporation and political subdivision of the State of Colorado, and Superior Metropolitan District No. 2, a municipal corporation and political subdivision of the State of Colorado and Richmond Homes, Inc., I, a Delaware corporation dated 3/25/1996 recorded 9/17/1996 in Instrument No. 001642995 Notes: Please see First Amendment to Subdivision Improvement Agreement for Rock Creek Ranch Filing No. 20 in Instrument No. 01643017. (Does affect Lease Area or associated easements) Blanket in nature
- 41. Certificate of Amendment of Certificate of Incorporation of Richmond Homes, Inc. I between Richmond Homes, Inc., a corporation organized and existing under and by virtue of the General Corporation Law of the State of Delaware and Richmond American Homes of Colorado, Inc. dated 1/17/1997 recorded 2/5/1997 in Instrument No. 01675527. (Does affect Lease Area or associated easements) Not survey related
- 42. Rock Creek Ranch Filing No. 20 dated 3/19/1997 recorded 9/17/1997 in Instrument No. 01842984. **(Does affect** Lease Area or associated easements) Shown hereon
- 43. Rock Creek Ranch Filing No. 20A dated 10/7/1997 recorded 12/4/1997 in Instrument No. 1753234. **(Does affect Lease Area or associated easements) Shown hereon**
- 44. Statement of Authority between M.D.C. Land Corporation, a Colorado corporation recorded 2/24/2000 in Instrument No. 2023663. (Does affect Lease Area or associated easements) Not survey related
- 45. Statement of Authority between Town of Superior, Colorado, a Colorado municipal corporation dated 6/6/2018 recorded 6/8/2018 in Instrument No. 03659591. (Does affect Lease Area or associated easements) Not survey related

# CARRIER: VERIZON WIRELESS SERVICES

3131 S. VAUGHN WAY, SUITE 550

AURORA, CO 80014

PLANS PREPARED BY:

RELIANT LAND SERVICES

8170 N. 86TH PLACE, STE 103
SCOTTSDALE, AZ 85258

SITE INFORMATION:

SITE NAME:
DEN COALTON

SITE ADDRESS: 1300 1/2 COALTON ROAD. SUPERIOR, CO 80027

BOULDER COUNTY

ISSUED FOR:				
	REV	DATE	DESCRIPTION	BY:
	1	6/18/19	SURVEY	AV
	2	10/23/19	LEASE/EASEMENTS	AV
	3	12/17/19	EDIT EASEMENTS TO LICENSE	SE
	4	2/18/20	NEW ADDRESS	RD
	5	5/10/21	REVISE UTILITY	RD

LICENSURE INFO:



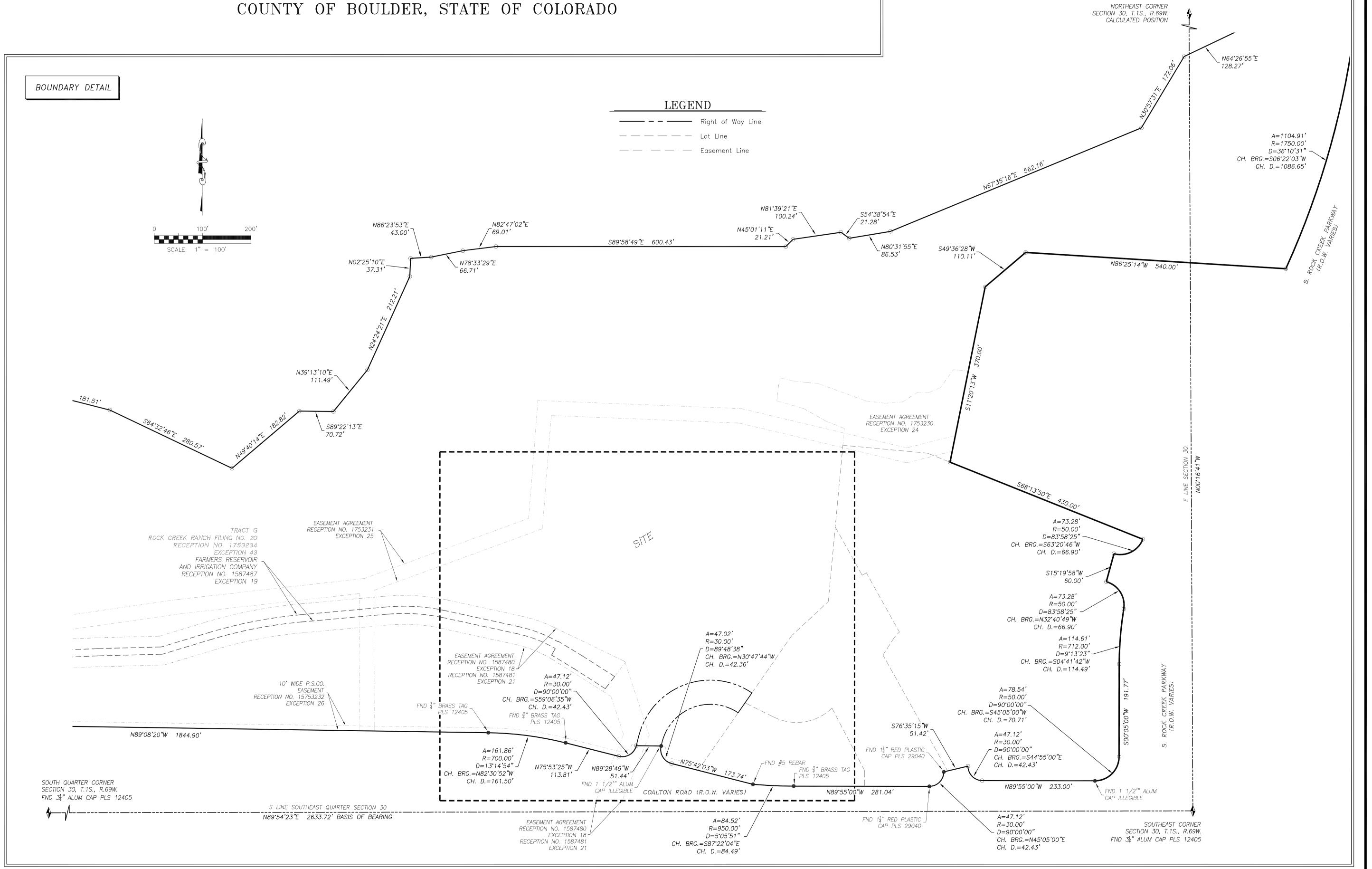
TOPOGRAPHIC SURVEY

SHEET NUMBER:

LS1

SHEET 1 0F 4

VERIZON WIRELESS SITE - DEN COALTON SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.





PLANS PREPARED BY: 8170 N. 86TH PLACE, STE 103 SCOTTSDALE, AZ 85258

SITE INFORMATION:

SITE NAME: DEN COALTON

SITE ADDRESS: 1300 1/2 COALTON ROAD. SUPERIOR, CO 80027

**BOULDER COUNTY** 

	ISSUED FOR:				
REV	DATE	DESCRIPTION	BY:		
1	6/18/19	SURVEY	AV		
2	10/23/19	LEASE/EASEMENTS	AV		
3	12/17/19	EDIT EASEMENTS TO LICENSE	SE		
4	2/18/20	NEW ADDRESS	RD		
5	5/10/21	REVISE UTILITY	RD		

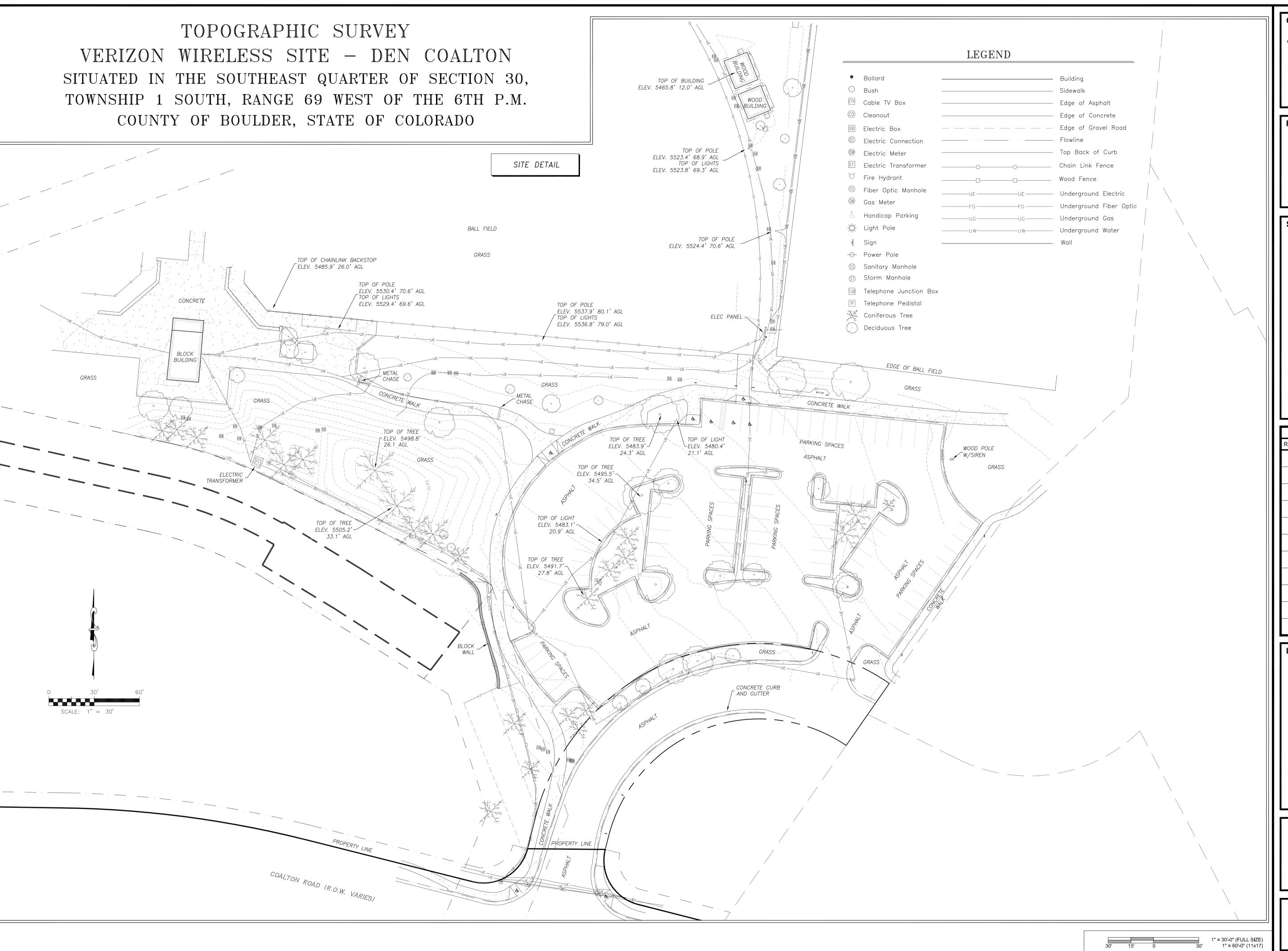
**LICENSURE INFO:** 



SHEET TITLE: TOPOGRAPHIC SURVEY SHEET 2 0F 4

**SHEET NUMBER:** 

1" = 100'-0" (FULL SIZE) 1" = 200'-0" (11x17)





AURORA, CO 80014

PLANS PREPARED BY:

RELIANT LAND SERVICES

8170 N. 86TH PLACE, STE 103
SCOTTSDALE, AZ 85258

SITE INFORMATION:

SITE NAME:
DEN COALTON

SITE ADDRESS: 1300 1/2 COALTON ROAD. SUPERIOR, CO 80027

**BOULDER COUNTY** 

ISSUED FOR:				
REV	DATE	DESCRIPTION	BY:	
1	6/18/19	SURVEY	AV	
2	10/23/19	LEASE/EASEMENTS	AV	
3	12/17/19	EDIT EASEMENTS TO LICENSE	SE	
4	2/18/20	NEW ADDRESS	RD	
5	5/10/21	REVISE UTILITY	RD	

LICENSURE INFO:



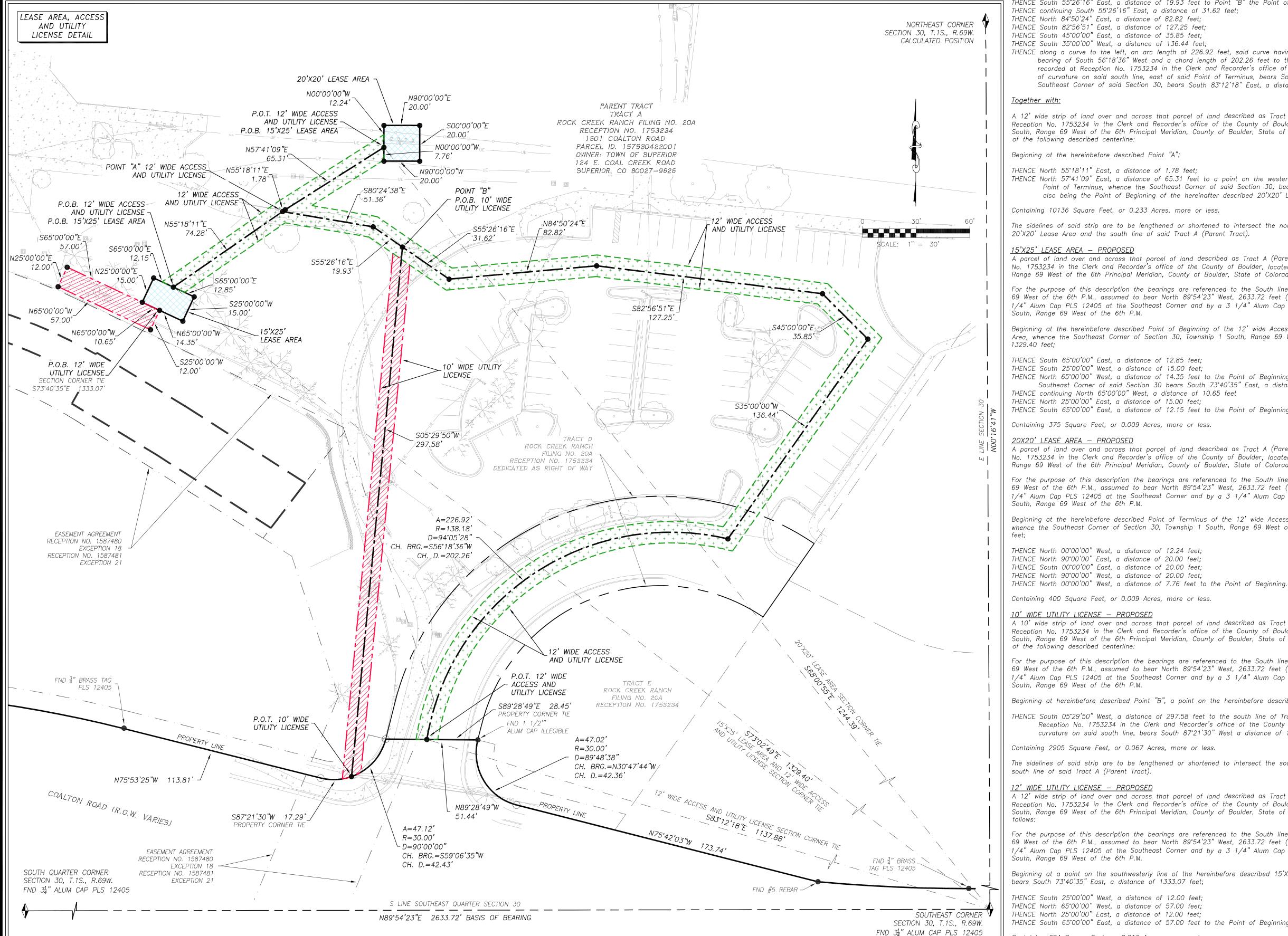
SHEET TITLE:
TOPOGRAPHIC
SURVEY

SHEET NUMBER:

LS3

SHEET 3 0F 4

VERIZON WIRELESS SITE - DEN COALTON SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. COUNTY OF BOULDER, STATE OF COLORADO



12' WIDE ACCESS AND UTILITY LICENSE - PROPOSED

A 12' wide strip of land over and across that parcel of land described as Tract D and Tract A (Parent Tract), Rock Creek Ranch Filing No. 20A, recorded at Reception No. 1753234 in the Clerk and Recorder's office of the County of Boulder, located in the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, said 12 foot wide strip being 6.00 feet on both sides of the following described centerline:

For the purpose of this description the bearings are referenced to the South line of the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th P.M., assumed to bear North 89°54'23" West, 2633.72 feet (North 89°54'23" West, 2633.72 feet per plat). Monumented by a 3 1/4" Alum Cap PLS 12405 at the Southeast Corner and by a 3 1/4" Alum Cap PLS 12405 at the South Quarter Corner of Section 30, Township 1 South, Range 69 West of the 6th P.M.

Beginning at a point on the northerly line of the hereinafter described 15'X25' Lease Area, whence the Southeast Corner of Section 30, Township 1 South, Range 69 West of the 6th P.M., bears South 73°02'49" East, a distance of 1329.40 feet;

THENCE North 55°18'11" East, a distance of 74.28 feet to Point "A"; THENCE South 80°24'38" East, a distance of 51.36 feet;

Southeast Corner of said Section 30, bears South 83'12'18" Fast, a distance of 1137.88 feet.

THENCE South 55°26'16" East, a distance of 19.93 feet to Point "B" the Point of Beginning of the hereinafter described 10' wide Utility License; THENCE continuing South 55°26'16" East, a distance of 31.62 feet;

THENCE North 84°50'24" East, a distance of 82.82 feet; THENCE South 82°56'51" East, a distance of 127.25 feet;

THENCE South 45°00'00" East, a distance of 35.85 feet;

THENCE South 35°00'00" West, a distance of 136.44 feet;

THENCE along a curve to the left, an arc length of 226.92 feet, said curve having a radius of 138.18 feet, a delta angle of 94°05'28", a chord bearing of South 56°18'36" West and a chord length of 202.26 feet to the south line of Tract D, Rock Creek Ranch Filing No. 20A, recorded at Reception No. 1753234 in the Clerk and Recorder's office of the County of Boulder and the Point of Terminus, whence a point of curvature on said south line, east of said Point of Terminus, bears South 89°28'49" East, a distance of 28.45 feet and whence the

### <u>Together with:</u>

A 12' wide strip of land over and across that parcel of land described as Tract A (Parent Tract), Rock Creek Ranch Filing No. 20A, recorded at Reception No. 1753234 in the Clerk and Recorder's office of the County of Boulder, located in the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, said 12 foot wide strip being 6.00 feet on both sides of the following described centerline:

Beginning at the hereinbefore described Point "A";

THENCE North 55°18'11" East, a distance of 1.78 feet;

THENCE North 57°41'09" East, a distance of 65.31 feet to a point on the westerly line of the hereinafter described 20'X20' Lease Area and the Point of Terminus, whence the Southeast Corner of said Section 30, bears South 68°00'55" East, a distance of 1244.39 feet. Said Point also being the Point of Beginning of the hereinafter described 20'X20' Lease Area.

Containing 10136 Square Feet, or 0.233 Acres, more or less.

The sidelines of said strip are to be lengthened or shortened to intersect the northerly line of said 15'X25' Lease Area, the west line of said 20'X20' Lease Area and the south line of said Tract A (Parent Tract).

15'X25' LEASE AREA — PROPOSED

A parcel of land over and across that parcel of land described as Tract A (Parent Tract), Rock Creek Ranch Filing No. 20A, recorded at Reception No. 1753234 in the Clerk and Recorder's office of the County of Boulder, located in the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, said strip of land being more particularly described as follows:

For the purpose of this description the bearings are referenced to the South line of the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th P.M., assumed to bear North 89°54'23" West, 2633.72 feet (North 89°54'23" West, 2633.72 feet per plat). Monumented by a 1/4" Alum Cap PLS 12405 at the Southeast Corner and by a 3 1/4" Alum Cap PLS 12405 at the South Quarter Corner of Section 30, Township 1 South, Range 69 West of the 6th P.M.

Beginning at the hereinbefore described Point of Beginning of the 12' wide Access and Utility License on the northerly line of the 15'X25' Lease Area, whence the Southeast Corner of Section 30, Township 1 South, Range 69 West of the 6th P.M., bears South 73°02'49" East, a distance of

THENCE South 65°00'00" East, a distance of 12.85 feet; THENCE South 25°00'00" West, a distance of 15.00 feet;

THENCE North 65°00'00" West, a distance of 14.35 feet to the Point of Beginning of the hereinafter described 12' wide Utility License whence the Southeast Corner of said Section 30 bears South 73°40'35" East, a distance of 1330.07 feet THENCE continuing North 65°00'00" West, a distance of 10.65 feet

THENCE North 25°00'00" East, a distance of 15.00 feet; THENCE South 65°00'00" East, a distance of 12.15 feet to the Point of Beginning.

Containing 375 Square Feet, or 0.009 Acres, more or less.

### <u> 20X20' LEASE AREA — PROPOSED</u>

A parcel of land over and across that parcel of land described as Tract A (Parent Tract), Rock Creek Ranch Filing No. 20A, recorded at Reception No. 1753234 in the Clerk and Recorder's office of the County of Boulder, located in the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, said strip of land being more particularly described as follows:

For the purpose of this description the bearings are referenced to the South line of the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th P.M., assumed to bear North 89°54'23" West, 2633.72 feet (North 89°54'23" West, 2633.72 feet per plat). Monumented by a 3 1/4" Alum Cap PLS 12405 at the Southeast Corner and by a 3 1/4" Alum Cap PLS 12405 at the South Quarter Corner of Section 30, Township 1 South, Range 69 West of the 6th P.M.

Beginning at the hereinbefore described Point of Terminus of the 12' wide Access and Utility License on the west line of the 20'X20' Lease Area. whence the Southeast Corner of Section 30, Township 1 South, Range 69 West of the 6th P.M., bears South 68°00'55" East, a distance of 1244.39

THENCE North 00°00'00" West, a distance of 12.24 feet;

THENCE North 90°00'00" East, a distance of 20.00 feet; THENCE South 00°00'00" East, a distance of 20.00 feet;

THENCE North 90°00'00" West, a distance of 20.00 feet;

Containing 400 Square Feet, or 0.009 Acres, more or less.

### 10' WIDE UTILITY LICENSE - PROPOSED

A 10' wide strip of land over and across that parcel of land described as Tract A (Parent Tract), Rock Creek Ranch Filing No. 20A, recorded at Reception No. 1753234 in the Clerk and Recorder's office of the County of Boulder, located in the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, said 10 foot wide strip being 5.00 feet on both sides of the following described centerline:

For the purpose of this description the bearings are referenced to the South line of the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th P.M., assumed to bear North 89°54'23" West, 2633.72 feet (North 89°54'23" West, 2633.72 feet per plat). Monumented by a 1/4" Alum Cap PLS 12405 at the Southeast Corner and by a 3 1/4" Alum Cap PLS 12405 at the South Quarter Corner of Section 30, Township 1 South, Range 69 West of the 6th P.M.

Beginning at hereinbefore described Point "B", a point on the hereinbefore described centerline of the 12' wide Access and Utility License;

THENCE South 05°29'50" West, a distance of 297.58 feet to the south line of Tract A (Parent Tract), Rock Creek Ranch Filing No. 20A, recorded at Reception No. 1753234 in the Clerk and Recorder's office of the County of Boulder and the Point of Terminus, whence a point of curvature on said south line, bears South 87°21'30" West a distance of 17.29 feet.

Containing 2905 Square Feet, or 0.067 Acres, more or less.

The sidelines of said strip are to be lengthened or shortened to intersect the southerly line of said 12' wide Access and Utility License and the south line of said Tract A (Parent Tract).

### <u> 12' WIDE UTILITY LICENSE — PROPOSED</u>

A 12' wide strip of land over and across that parcel of land described as Tract A (Parent Tract), Rock Creek Ranch Filing No. 20A, recorded at Reception No. 1753234 in the Clerk and Recorder's office of the County of Boulder, located in the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, said strip of land being more particularly described as

For the purpose of this description the bearings are referenced to the South line of the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th P.M., assumed to bear North 89°54'23" West, 2633.72 feet (North 89°54'23" West, 2633.72 feet per plat). Monumented by a 3 1/4" Alum Cap PLS 12405 at the Southeast Corner and by a 3 1/4" Alum Cap PLS 12405 at the South Quarter Corner of Section 30, Township 1 South, Range 69 West of the 6th P.M.

Beginning at a point on the southwesterly line of the hereinbefore described 15'X25' Lease Area, whence the Southwest Corner of said Section 30 bears South 73°40'35" East, a distance of 1333.07 feet;

THENCE South 25°00'00" West, a distance of 12.00 feet; THENCE North 65°00'00" West, a distance of 57.00 feet;

THENCE North 25°00'00" East, a distance of 12.00 feet; THENCE South 65°00'00" East, a distance of 57.00 feet to the Point of Beginning.

Containing 684 Square Feet, or 0.016 Acres, more or less.

1" = 30'-0" (FULL SIZE)

**CARRIER:** 

3131 S. VAUGHN WAY, SUITE 550

AURORA, CO 80014

PLANS PREPARED BY: 8170 N. 86TH PLACE, STE 103

SCOTTSDALE, AZ 85258

SITE INFORMATION:

SITE NAME: DEN COALTON

SITE ADDRESS: 1300 1/2 COALTON ROAD. SUPERIOR, CO 80027

**BOULDER COUNTY** 

	ISSUED FOR:					
	R	EV	DATE	DESCRIPTION	BY:	
		1	6/18/19	SURVEY	AV	
		2	10/23/19	LEASE/EASEMENTS	AV	
		3	12/17/19	EDIT EASEMENTS TO LICENSE	SE	
		4	2/18/20	NEW ADDRESS	RD	
1						
)						

**LICENSURE INFO:** 



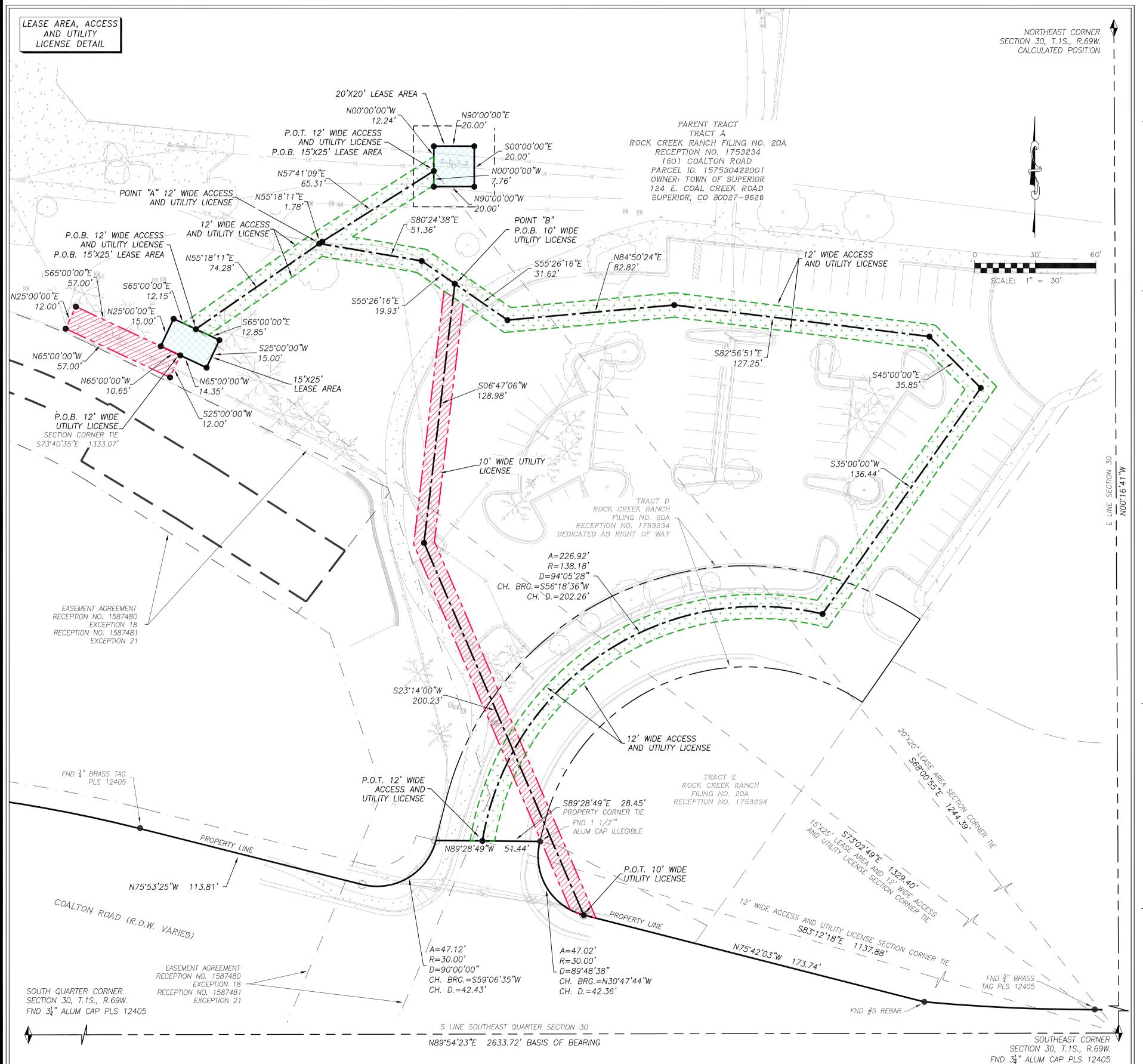
SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET 4 0F 4

SHEET NUMBER:

VERIZON WIRELESS SITE - DEN COALTON SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. COUNTY OF BOULDER, STATE OF COLORADO



12' WIDE ACCESS AND UTILITY LICENSE - PROPOSED

A 12' wide strip of land over and across that parcel of land described as Tract D and Tract A (Parent Tract), Rock Creek Ranch Filing No. 20A, recorded at Reception No. 1753234 in the Clerk and Recorder's office of the County of Boulder, located in the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, said 12 foot wide strip being 6.00 feet on both sides of the following described centerline:

For the purpose of this description the bearings are referenced to the South line of the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th P.M., assumed to bear North 89°54'23" West, 2633.72 feet (North 89°54'23" West, 2633.72 feet per plat). Monumented by a 3 1/4" Alum Cap PLS 12405 at the Southeast Corner and by a 3 1/4" Alum Cap PLS 12405 at the South Quarter Corner of Section 30, Township 1 South, Range 69 West of the 6th P.M.

Beginning at a point on the northerly line of the hereinafter described 15'X25' Lease Area, whence the Southeast Corner of Section 30, Township 1 South, Range 69 West of the 6th P.M., bears South 73°02'49" East, a distance of 1329.40 feet;

THENCE North 55°18'11" East, a distance of 74.28 feet to Point "A"; THENCE South 80°24'38" East, a distance of 51.36 feet;

THENCE South 55°26'16" East, a distance of 19.93 feet to Point "B" the Point of Beginning of the hereinafter described 10' wide Utility License;

THENCE continuing South 55°26'16" East, a distance of 31.62 feet;

Southeast Corner of said Section 30, bears South 83°12'18" East, a distance of 1137.88 feet.

THENCE North 84°50'24" East, a distance of 82.82 feet;

THENCE South 82°56'51" East, a distance of 127.25 feet; THENCE South 45°00'00" East, a distance of 35.85 feet;

THENCE South 35°00'00" West, a distance of 136.44 feet;

THENCE along a curve to the left, an arc length of 226.92 feet, said curve having a radius of 138.18 feet, a delta angle of 94°05'28", a chord bearing of South 56°18'36" West and a chord length of 202.26 feet to the south line of Tract D, Rock Creek Ranch Filing No. 20A, recorded at Reception No. 1753234 in the Clerk and Recorder's office of the County of Boulder and the Point of Terminus, whence a point of curvature on said south line, east of said Point of Terminus, bears South 89°28'49" East, a distance of 28.45 feet and whence the

### <u>Together with:</u>

A 12' wide strip of land over and across that parcel of land described as Tract A (Parent Tract), Rock Creek Ranch Filing No. 20A, recorded at Reception No. 1753234 in the Clerk and Recorder's office of the County of Boulder, located in the Southeast Quarter of Section 30. Township 1 South, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, said 12 foot wide strip being 6.00 feet on both sides of the following described centerline:

Beginning at the hereinbefore described Point "A";

THENCE North 55°18'11" East, a distance of 1.78 feet;

THENCE North 57°41'09" East, a distance of 65.31 feet to a point on the westerly line of the hereinafter described 20'X20' Lease Area and the Point of Terminus, whence the Southeast Corner of said Section 30, bears South 68°00'55" East, a distance of 1244.39 feet, Said Point also being the Point of Beginning of the hereinafter described 20'X20' Lease Area.

Containing 10136 Saugre Feet, or 0.233 Acres, more or less.

The sidelines of said strip are to be lengthened or shortened to intersect the northerly line of said 15'X25' Lease Area, the west line of said 20'X20' Lease Area and the south line of said Tract A (Parent Tract).

### 15'X25' LEASE AREA — PROPOSED

A parcel of land over and across that parcel of land described as Tract A (Parent Tract), Rock Creek Ranch Filing No. 20A, recorded at Reception No. 1753234 in the Clerk and Recorder's office of the County of Boulder, located in the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, said strip of land being more particularly described as follows:

For the purpose of this description the bearings are referenced to the South line of the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th P.M., assumed to bear North 89°54'23" West, 2633.72 feet (North 89°54'23" West, 2633.72 feet per plat). Monumented by a 1/4" Alum Cap PLS 12405 at the Southeast Corner and by a 3 1/4" Alum Cap PLS 12405 at the South Quarter Corner of Section 30, Township South, Range 69 West of the 6th P.M.

Beginning at the hereinbefore described Point of Beginning of the 12' wide Access and Utility License on the northerly line of the 15'X25' Lease Area. whence the Southeast Corner of Section 30, Township 1 South, Range 69 West of the 6th P.M., bears South 73°02'49" East, a distance of 1329.40 feet:

THENCE South 65°00'00" East, a distance of 12.85 feet;

THENCE South 25°00'00" West, a distance of 15.00 feet; THENCE North 65°00'00" West, a distance of 14.35 feet to the Point of Beginning of the hereinafter described 12' wide Utility License whence the Southeast Corner of said Section 30 bears South 73°40'35" East, a distance of 1330.07 feet

THENCE continuing North 65°00'00" West, a distance of 10.65 feet THENCE North 25°00'00" East, a distance of 15.00 feet;

THENCE South 65°00'00" East, a distance of 12.15 feet to the Point of Beginning.

Containing 375 Square Feet, or 0.009 Acres, more or less.

A parcel of land over and across that parcel of land described as Tract A (Parent Tract), Rock Creek Ranch Filing No. 20A, recorded at Reception No. 1753234 in the Clerk and Recorder's office of the County of Boulder Jocated in the Southeast Quarter of Section 30 Township 1 South Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, said strip of land being more particularly described as follows:

For the purpose of this description the bearings are referenced to the South line of the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th P.M., assumed to bear North 89°54'23" West, 2633.72 feet (North 89°54'23" West, 2633.72 feet per plat). Monumented by a 3 1/4" Alum Cap PLS 12405 at the Southeast Corner and by a 3 1/4" Alum Cap PLS 12405 at the South Quarter Corner of Section 30, Township South, Range 69 West of the 6th P.M.

Beginning at the hereinbefore described Point of Terminus of the 12' wide Access and Utility License on the west line of the 20'X20' Lease Area, whence the Southeast Corner of Section 30, Township 1 South, Range 69 West of the 6th P.M., bears South 68'00'55" East, a distance of 1244.39

THENCE North 00°00'00" West, a distance of 12.24 feet;

THENCE North 90°00'00" East, a distance of 20.00 feet;

THENCE South 00°00'00" East. a distance of 20.00 feet: THENCE North 90°00'00" West, a distance of 20.00 feet:

THENCE North 00°00'00" West, a distance of 7.76 feet to the Point of Beginning.

Containing 400 Square Feet, or 0.009 Acres, more or less.

### 10' WIDE UTILITY LICENSE - PROPOSED

A 10' wide strip of land over and across that parcel of land described as Tract A (Parent Tract), Rock Creek Ranch Filing No. 20A, recorded at Reception No. 1753234 in the Clerk and Recorder's office of the County of Boulder, located in the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, said 10 foot wide strip being 5.00 feet on both sides of the following described centerline:

For the purpose of this description the bearings are referenced to the South line of the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th P.M., assumed to bear North 89°54'23" West, 2633.72 feet (North 89°54'23" West, 2633.72 feet per plat). Monumented by a 1/4" Alum Cap PLS 12405 at the Southeast Corner and by a 3 1/4" Alum Cap PLS 12405 at the South Quarter Corner of Section 30, Township 1 South, Range 69 West of the 6th P.M.

Beginning at hereinbefore described Point "B", a point on the hereinbefore described centerline of the 12' wide Access and Utility License;

THENCE South 06°47'06" West, a distance of 128.98 feet;

THENCE South 23°14'00" West, a distance of 200.23 feet to the south line of Tract A (Parent Tract), Rock Creek Ranch Filing No. 20A, recorded at Reception No. 1753234 in the Clerk and Recorder's office of the County of Boulder and the Point of Terminus, being a point of curvature on the east side of the park access, whence an angle point in south line, bears South 75°42'03" East a distance of 173.74 feet.

Containing 3230 Square Feet, or 0.074 Acres, more or less.

The sidelines of said strip are to be lengthened or shortened to intersect the southerly line of said 12' wide Access and Utility License and the south line of said Tract A (Parent Tract).

<u> 12' WIDE UTILITY LICENSE — PROPOSED</u>

A 12' wide strip of land over and across that parcel of land described as Tract A (Parent Tract), Rock Creek Ranch Filing No. 20A, recorded at Reception No. 1753234 in the Clerk and Recorder's office of the County of Boulder, located in the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, said strip of land being more particularly described as

For the purpose of this description the bearings are referenced to the South line of the Southeast Quarter of Section 30, Township 1 South, Range 69 West of the 6th P.M., assumed to bear North 89°54'23" West, 2633.72 feet (North 89°54'23" West, 2633.72 feet per plat). Monumented by a 3 1/4" Alum Cap PLS 12405 at the Southeast Corner and by a 3 1/4" Alum Cap PLS 12405 at the South Quarter Corner of Section 30, Township 1 South, Range 69 West of the 6th P.M.

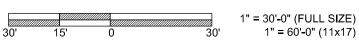
Beginning at a point on the southwesterly line of the hereinbefore described 15'X25' Lease Area, whence the Southwest Corner of said Section 30 bears South 73°40'35" East, a distance of 1333.07 feet;

THENCE South 25°00'00" West, a distance of 12.00 feet;

THENCE North 65°00'00" West, a distance of 57.00 feet; THENCE North 25°00'00" East, a distance of 12.00 feet;

THENCE South 65°00'00" East, a distance of 57.00 feet to the Point of Beginning.

Containing 684 Square Feet, or 0.016 Acres, more or less.





PLANS PREPARED BY: 8170 N. 86TH PLACE, STE 103

SCOTTSDALE, AZ 85258

3131 S. VAUGHN WAY, SUITE 550

AURORA, CO 80014

SITE INFORMATION:

SITE NAME: DEN COALTON

SITE ADDRESS: 1300 1/2 COALTON ROAD. SUPERIOR, CO 80027

**BOULDER COUNTY** 

		ISSUED FOR:				
	REV	DATE	DESCRIPTION	BY:		
	1	6/18/19	SURVEY	AV		
	2	10/23/19	LEASE/EASEMENTS	AV		
	3	12/17/19	EDIT EASEMENTS TO LICENSE	SE		
,	4	2/18/20	NEW ADDRESS	RD		
	5	5/10/21	REVISE UTILITY	RD		
e 3 1						
9						

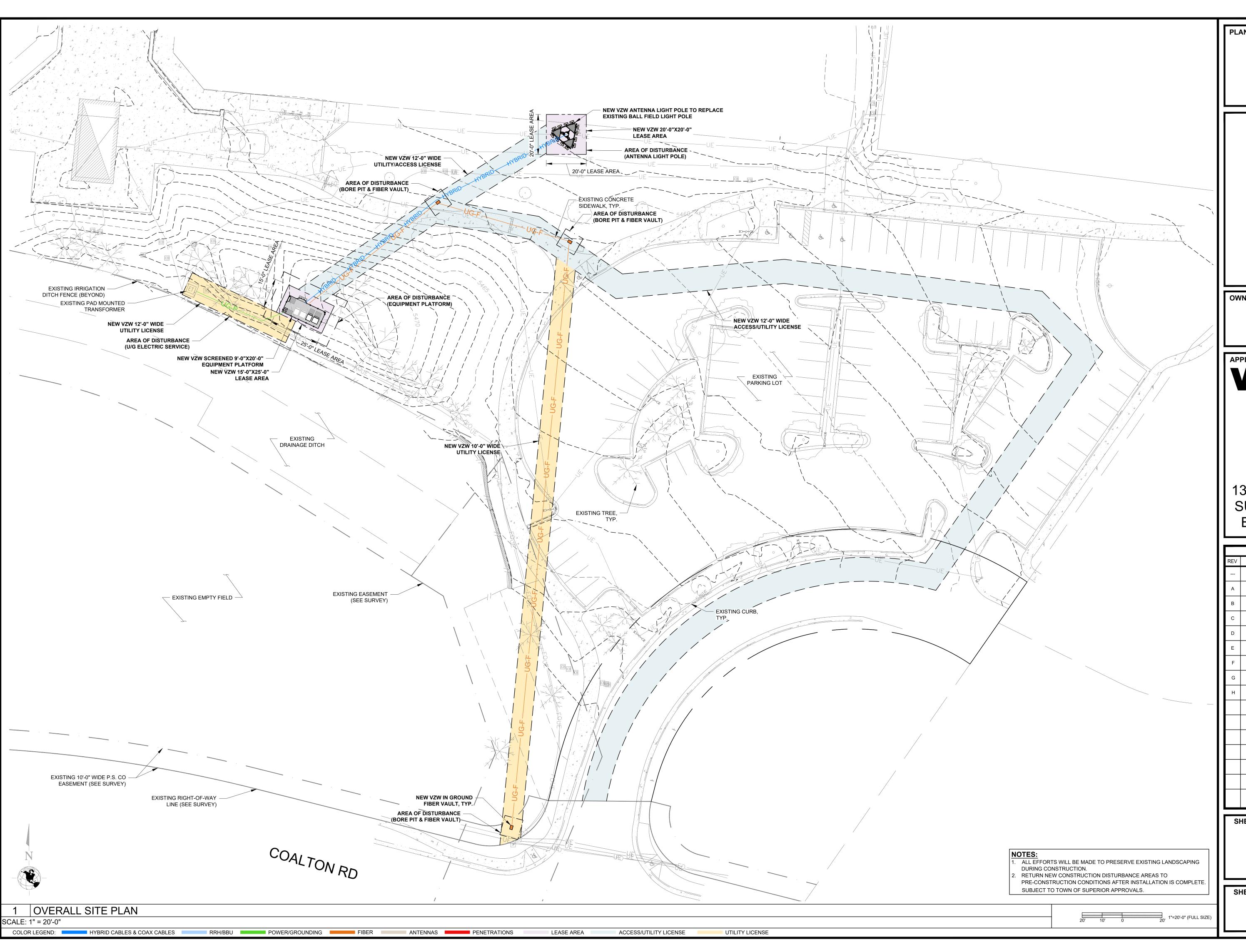
LICENSURE INFO:



SHEET TITLE: TOPOGRAPHIC **SURVEY** 

SHEET 4 0F 4

SHEET NUMBER:



RELIANT LAND SERVICES

8170 N. 86TH PLACE, STE 103 SCOTTSDALE, AZ 85258

FINAL PLAT SITE PLAN 36
ROCK CREEK RANCH FILING NO. 20D
RIZON WIRELESS SITE AT COMMUNITY PARK
ORTION OF TRACT A ROCK CREEK RANCH
FILING 20A

OWNER:

TOWN OF SUPERIOR 124 E COAL CREEK DR SUPERIOR, CO 80027

Verizon Verizo

3131 S. VAUGHN WAY, SUITE 550 AURORA, CO 80014

SITE NAME: **DEN COALTON** 

SITE ADDRESS:
1300 1/2 COALTON RD
SUPERIOR, CO 80027
BOULDER COUNTY

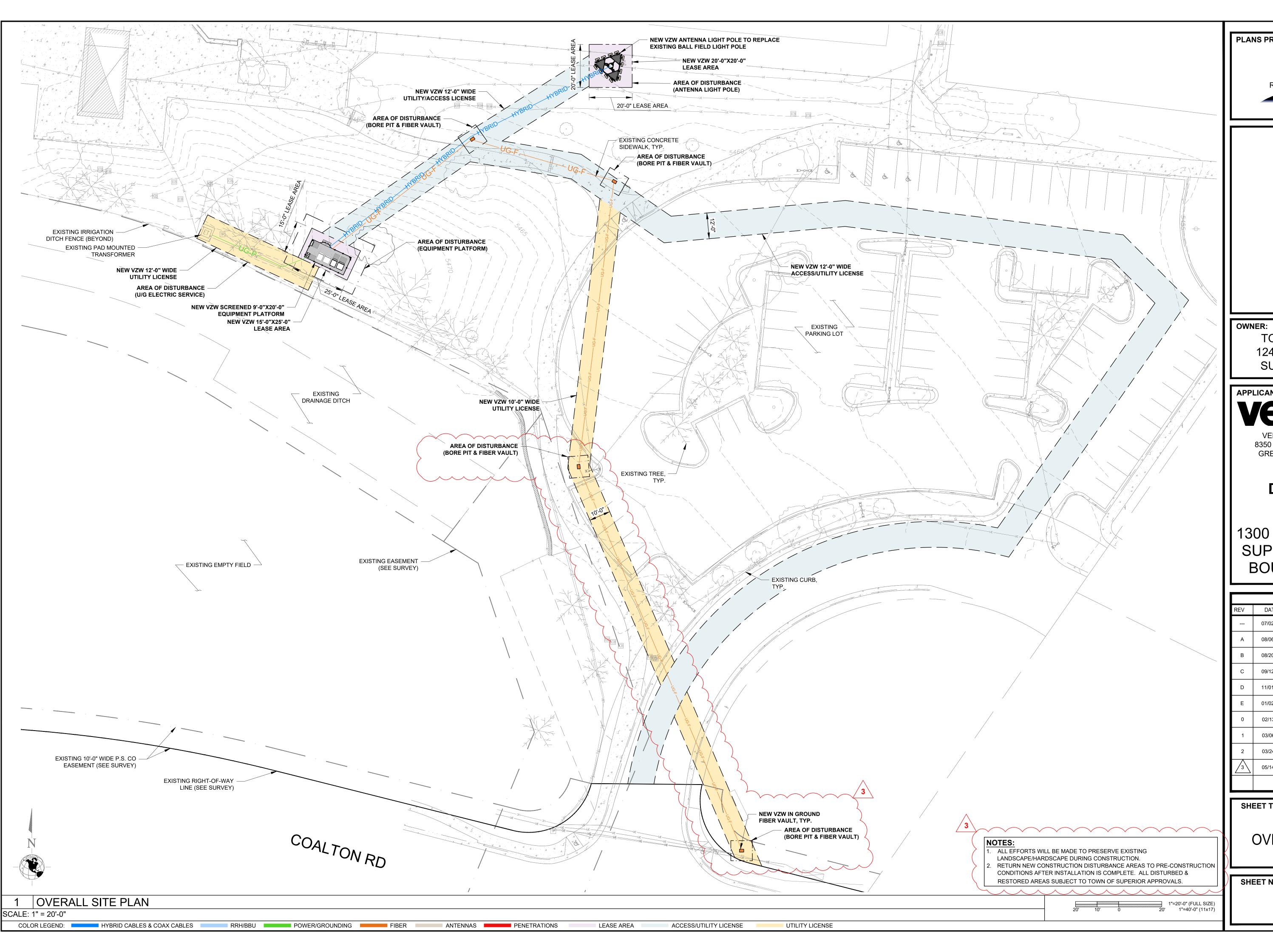
ISSUED FOR:				
REV	DATE	DESCRIPTION	BY:	
	07/02/19	90% ZONING DESIGN REVIEW	WSG	
Α	08/06/19	90% ZONING REV A CITY COMMENTS	WSG	
В	08/20/19	90% ZONING REV B EME REPORT ADD	WSG	
С	09/12/19	90% ZONING REV C ZONING REVIEW	WSG	
D	11/01/19	90% ZONING REV D ZONING COMMENTS	WSG	
Е	01/02/20	90% ZONING REV E LEGAL COMMENTS	WSG	
F	02/13/20	100% ZONING ADDRESS UPDATE	WSG	
G	03/06/20	100% ZONING 24X36 FORMAT	WSG	
Н	03/24/20	100% ZONING LL COMMENTS	WSG	

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

**Z**1



PLANS PREPARED BY: 5335 W 48TH AVE, STE 301 DENVER, CO 80212

TOWN OF SUPERIOR 124 E COAL CREEK DR SUPERIOR, CO 80027

VERIZON WIRELESS SERVICES 8350 E CRESCENT PKWY, STE #200 GREENWOOD VILLAGE, CO 80111

> SITE NAME: **DEN COALTON**

SITE ADDRESS: 1300 1/2 COALTON RD SUPERIOR, CO 80027 **BOULDER COUNTY** 

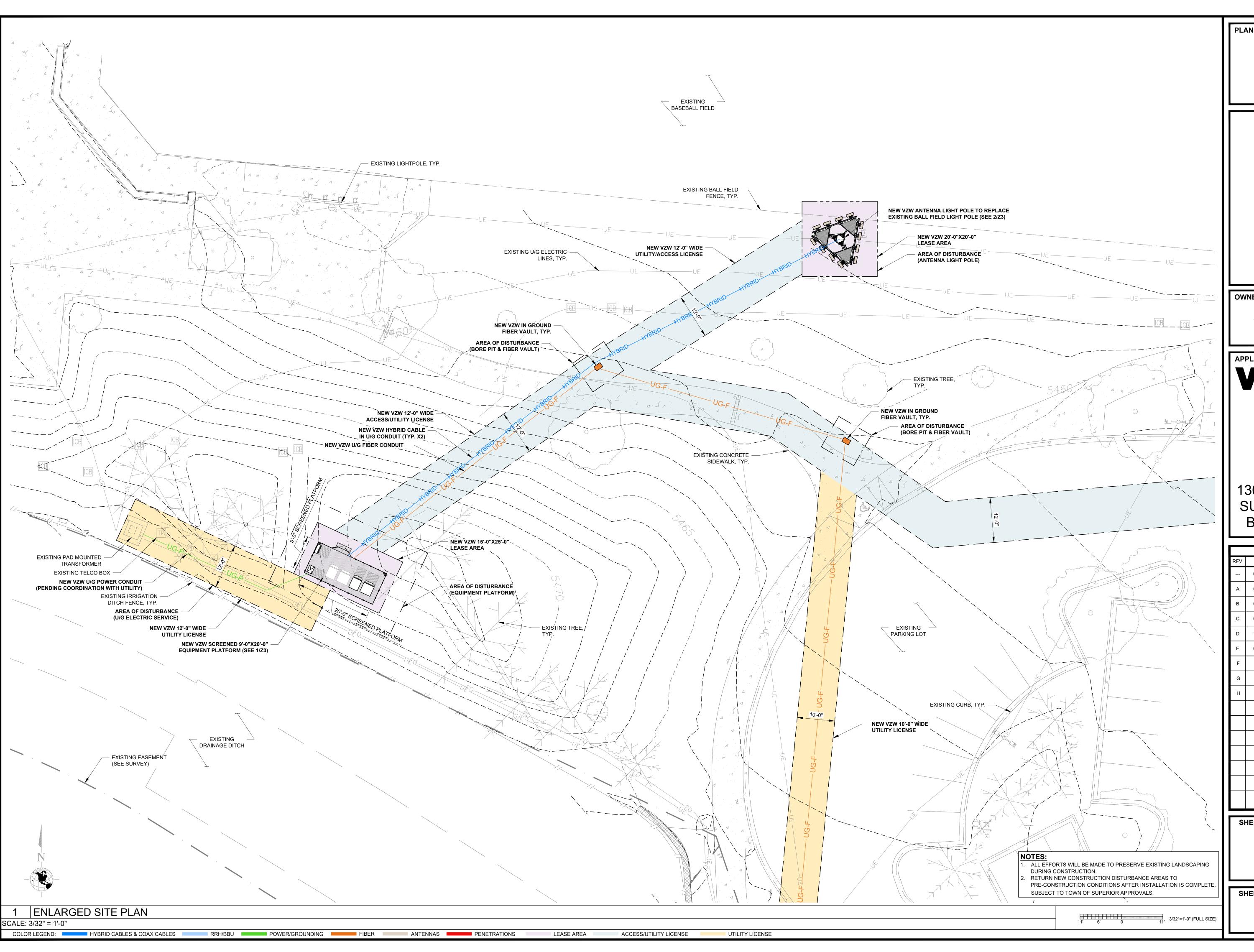
ISSUED FOR:					
REV	DATE	DESCRIPTION	BY:		
	07/02/19	90% ZONING DESIGN REVIEW	WSG		
Α	08/06/19	90% ZONING REV A CITY COMMENTS	WSG		
В	08/20/19	90% ZONING REV B EME REPORT ADD	WSG		
С	09/12/19	90% ZONING REV C ZONING REVIEW	WSG		
D	11/01/19	90% ZONING REV D ZONING COMMENTS	WSG		
Е	01/02/20	90% ZONING REV E LEGAL COMMENTS	WSG		
0	02/13/20	100% ZONING ADDRESS UPDATE	WSG		
1	03/06/20	100% ZONING REV 1 24x36 FORMAT	wsg		
2	03/24/20	100% ZONING REV 2 LL COMMENTS	WSG		
3	05/14/21	100% ZONING REV 3 UTILITY LICENSE UPDATE	WSG		

SHEET TITLE:

OVERALL SITE PLAN

**SHEET NUMBER:** 

SHEET 6 OF 10



RELIANT LAND SERVICES

8170 N. 86TH PLACE, STE 103
SCOTTSDALE, AZ 85258

FINAL PLAT SITE PLAN 36
ROCK CREEK RANCH FILING NO. 20D
'ERIZON WIRELESS SITE AT COMMUNITY PARK
PORTION OF TRACT A ROCK CREEK RANCH
FILING 20A

WNED:

TOWN OF SUPERIOR 124 E COAL CREEK DR SUPERIOR, CO 80027

APPLICANT:
VErzon

VERIZON WIRELESS SERVICES 3131 S. VAUGHN WAY, SUITE 550 AURORA, CO 80014

SITE NAME: **DEN COALTON** 

SITE ADDRESS:
1300 1/2 COALTON RD
SUPERIOR, CO 80027
BOULDER COUNTY

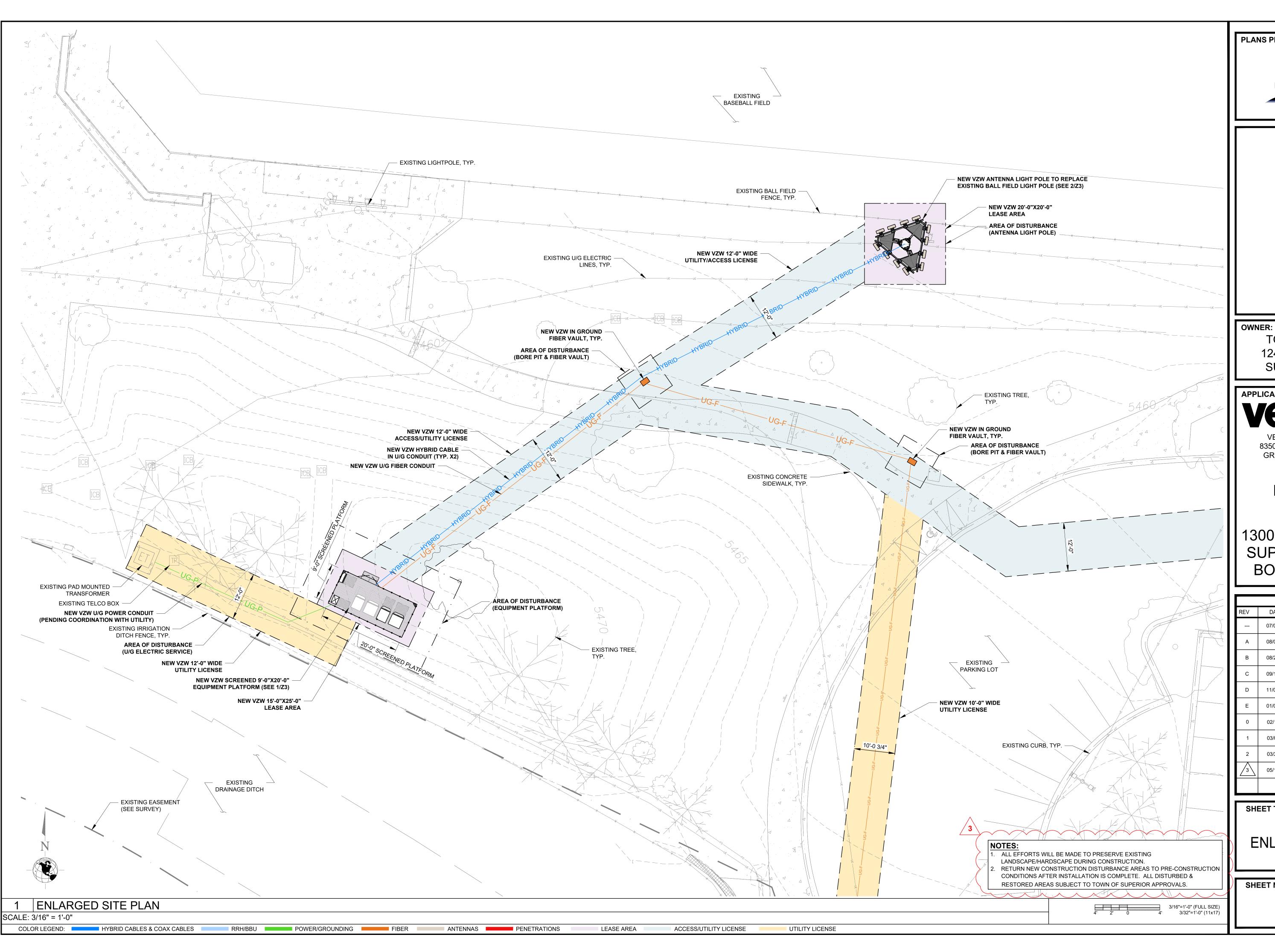
	ISSUED FOR:				
REV	DATE	DESCRIPTION	BY:		
	07/02/19	90% ZONING DESIGN REVIEW	WSG		
Α	08/06/19	90% ZONING REV A CITY COMMENTS	WSG		
В	08/20/19	90% ZONING REV B EME REPORT ADD	WSG		
С	09/12/19	90% ZONING REV C ZONING REVIEW	WSG		
D	11/01/19	90% ZONING REV D ZONING COMMENTS	WSG		
E	01/02/20	90% ZONING REV E LEGAL COMMENTS	WSG		
F	02/13/20	100% ZONING ADDRESS UPDATE	WSG		
G	03/06/20	100% ZONING 24X36 FORMAT	WSG		
Н	03/24/20	100% ZONING LL COMMENTS	WSG		

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

**Z**2





TOWN OF SUPERIOR 124 E COAL CREEK DR SUPERIOR, CO 80027

VERIZON WIRELESS SERVICES 8350 E CRESCENT PKWY, STE #200 GREENWOOD VILLAGE, CO 80111

SITE NAME: **DEN COALTON** 

SITE ADDRESS: 1300 1/2 COALTON RD SUPERIOR, CO 80027 **BOULDER COUNTY** 

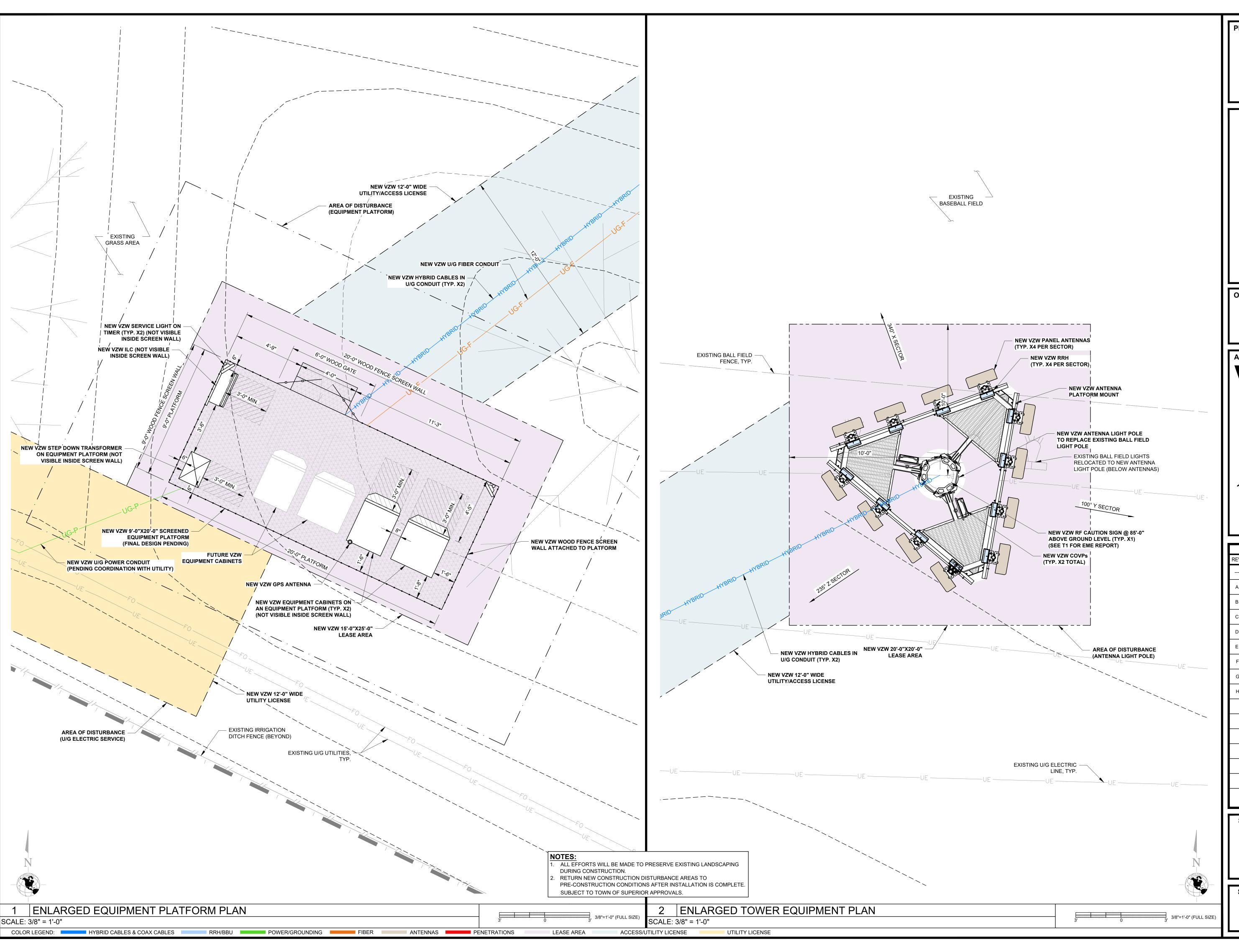
	ISSUED FOR:		
REV	DATE	DESCRIPTION	BY:
	07/02/19	90% ZONING DESIGN REVIEW	WSG
А	08/06/19	90% ZONING REV A CITY COMMENTS	WSG
В	08/20/19	90% ZONING REV B EME REPORT ADD	WSG
С	09/12/19	90% ZONING REV C ZONING REVIEW	wsg
D	11/01/19	90% ZONING REV D ZONING COMMENTS	WSG
E	01/02/20	90% ZONING REV E LEGAL COMMENTS	WSG
0	02/13/20	100% ZONING ADDRESS UPDATE	WSG
1	03/06/20	100% ZONING REV 1 24x36 FORMAT	WSG
2	03/24/20	100% ZONING REV 2 LL COMMENTS	WSG
3	05/14/21	100% ZONING REV 3 UTILITY LICENSE UPDATE	WSG

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

SHEET 7 OF 10





FINAL PLAT SITE PLAN 36
ROCK CREEK RANCH FILING NO. 20D
'ERIZON WIRELESS SITE AT COMMUNITY PARK
PORTION OF TRACT A ROCK CREEK RANCH
FILING 20A

WNED:

TOWN OF SUPERIOR 124 E COAL CREEK DR SUPERIOR, CO 80027



VERIZON WIRELESS SERVICES 3131 S. VAUGHN WAY, SUITE 550 AURORA, CO 80014

SITE NAME: **DEN COALTON** 

SITE ADDRESS: 1300 1/2 COALTON RD SUPERIOR, CO 80027 BOULDER COUNTY

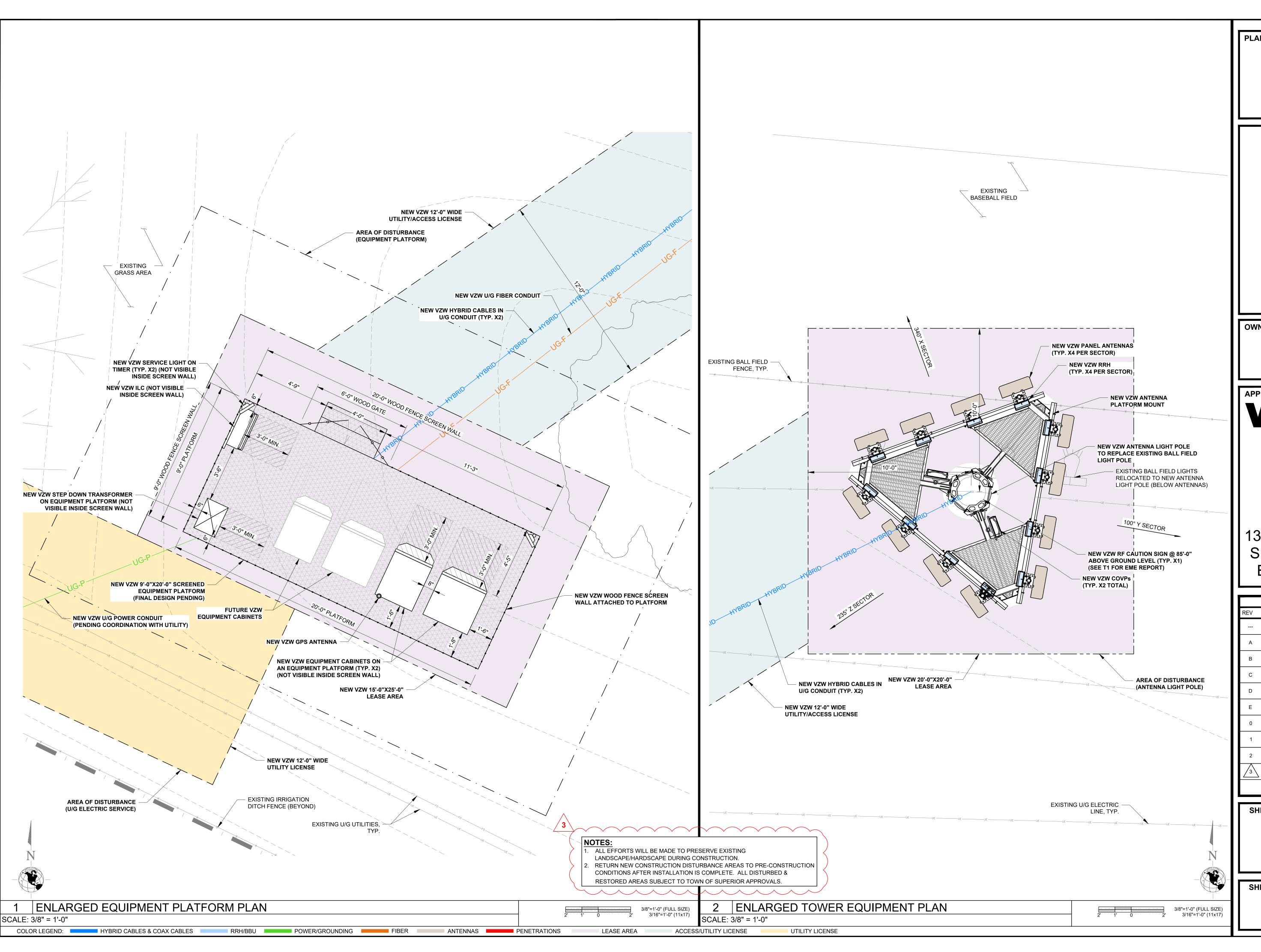
	ISSUED FOR:				
REV	DATE	DESCRIPTION	BY:		
	07/02/19	90% ZONING DESIGN REVIEW	WSG		
Α	08/06/19	90% ZONING REV A CITY COMMENTS	WSG		
В	08/20/19	90% ZONING REV B EME REPORT ADD	WSG		
С	09/12/19	90% ZONING REV C ZONING REVIEW	WSG		
D	11/01/19	90% ZONING REV D ZONING COMMENTS	WSG		
Е	01/02/20	90% ZONING REV E LEGAL COMMENTS	WSG		
F	02/13/20	100% ZONING ADDRESS UPDATE	WSG		
G	03/06/20	100% ZONING 24X36 FORMAT	WSG		
Н	03/24/20	100% ZONING LL COMMENTS	WSG		

SHEET TITLE:

ENLARGED EQUIPMENT PLANS

SHEET NUMBER:

**Z**3





FINAL PLAT SITE PLAN 36
ROCK CREEK RANCH FILING NO. 20D
/ERIZON WIRELESS SITE AT COMMUNITY PARK
PORTION OF TRACT A ROCK CREEK RANCH
FILING 20A

OWNED:

TOWN OF SUPERIOR 124 E COAL CREEK DR SUPERIOR, CO 80027

# APPLICANT: VETZON

VERIZON WIRELESS SERVICES 8350 E CRESCENT PKWY, STE #200 GREENWOOD VILLAGE, CO 80111

SITE NAME: **DEN COALTON** 

SITE ADDRESS: 1300 1/2 COALTON RD SUPERIOR, CO 80027 BOULDER COUNTY

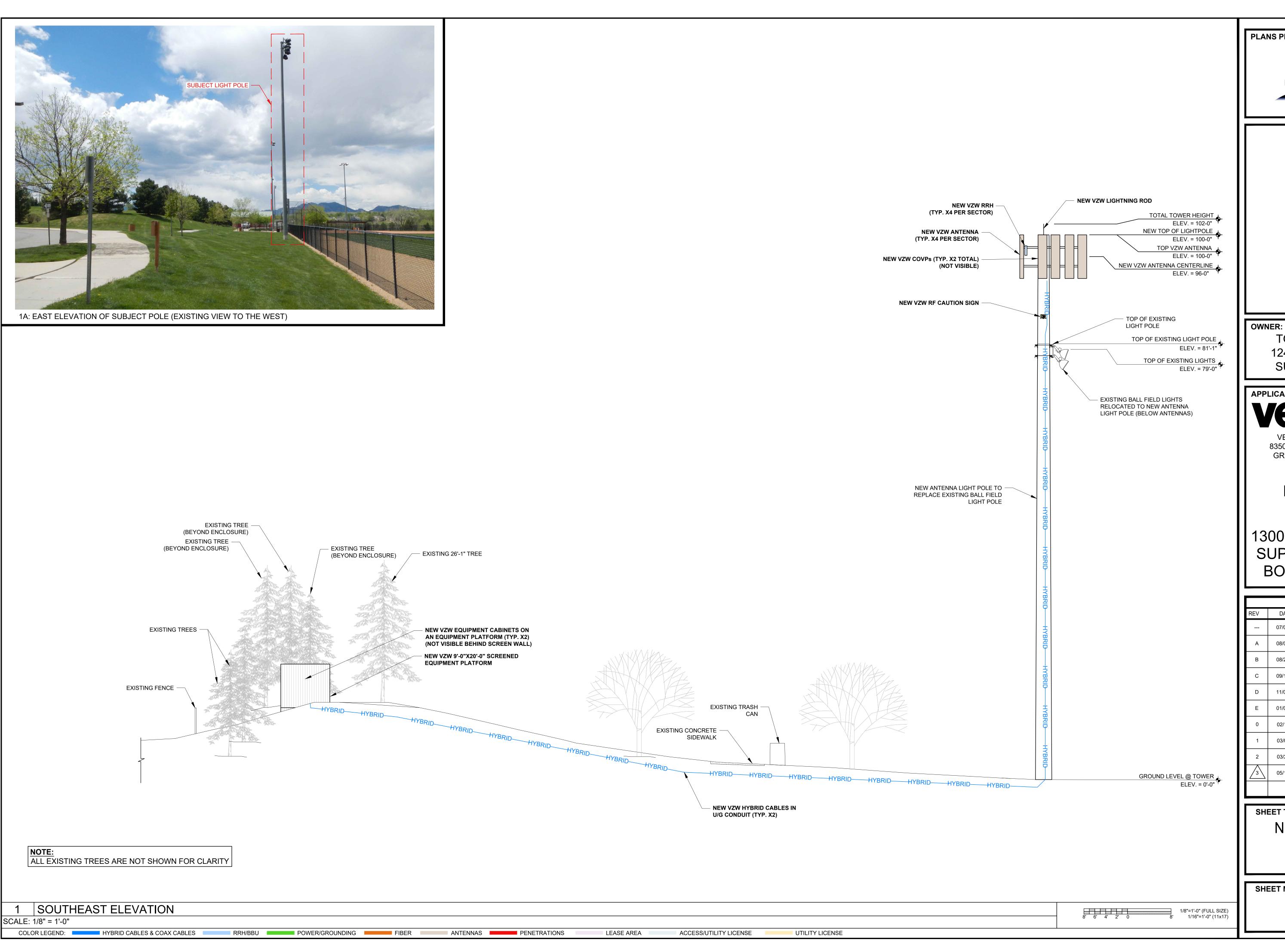
ISSUED FOR:					
REV	DATE	DESCRIPTION	BY:		
-	07/02/19	90% ZONING DESIGN REVIEW	WSG		
А	08/06/19	90% ZONING REV A CITY COMMENTS	WSG		
В	08/20/19	90% ZONING REV B EME REPORT ADD	WSG		
O	09/12/19	90% ZONING REV C ZONING REVIEW	WSG		
D	11/01/19	90% ZONING REV D ZONING COMMENTS	WSG		
Е	01/02/20	90% ZONING REV E LEGAL COMMENTS	WSG		
0	02/13/20	100% ZONING ADDRESS UPDATE	WSG		
1	03/06/20	100% ZONING REV 1 24x36 FORMAT	WSG		
2	03/24/20	100% ZONING REV 2 LL COMMENTS	WSG		
3	05/14/21	100% ZONING REV 3 UTILITY LICENSE UPDATE	WSG		

ENLARGED EQUIPMENT PLANS

SHEET NUMBER:

**Z**3

SHEET 8 OF 10





TOWN OF SUPERIOR 124 E COAL CREEK DR SUPERIOR, CO 80027

VERIZON WIRELESS SERVICES 8350 E CRESCENT PKWY, STE #200 GREENWOOD VILLAGE, CO 80111

SITE NAME: **DEN COALTON** 

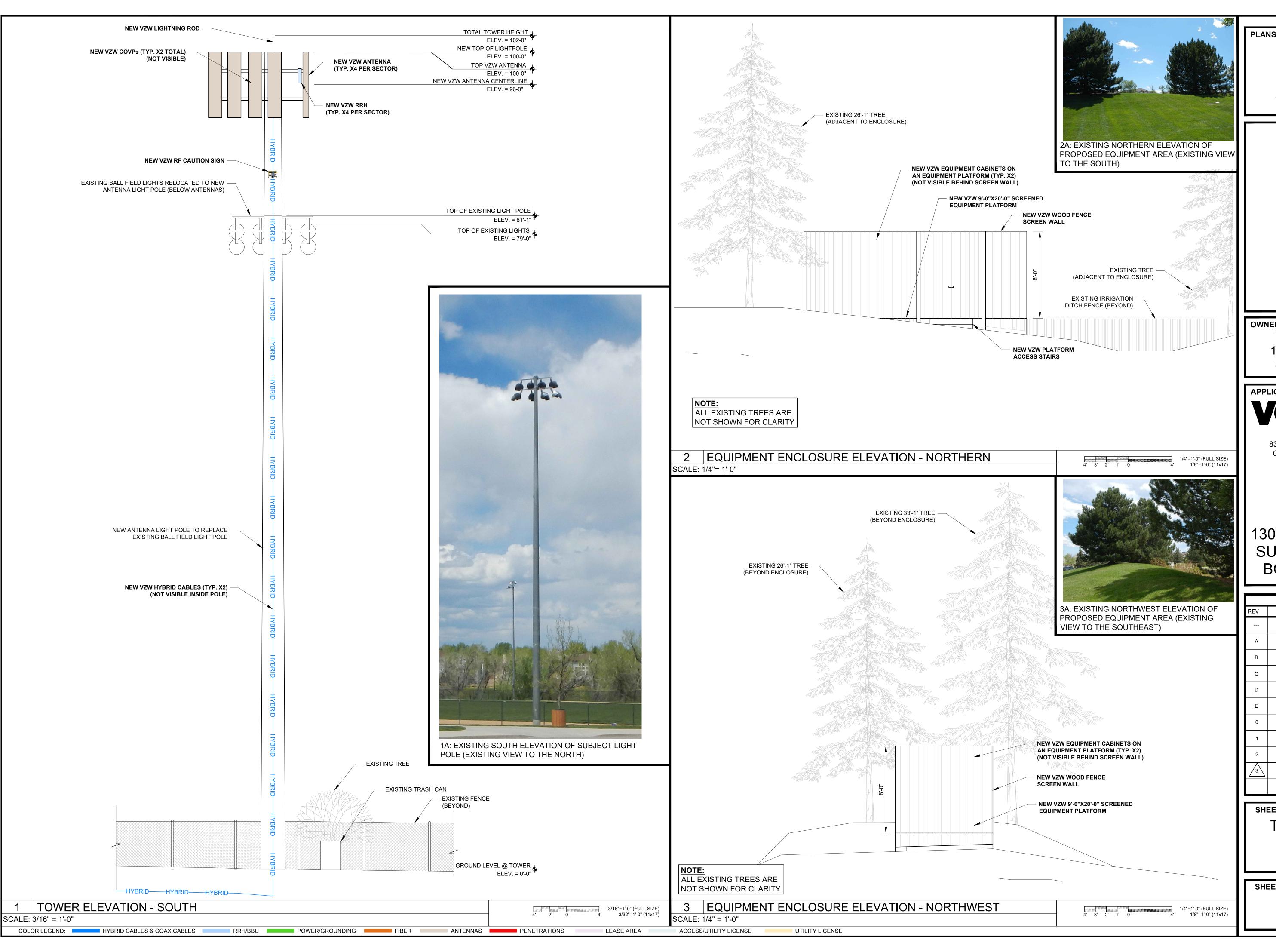
SITE ADDRESS: 1300 1/2 COALTON RD SUPERIOR, CO 80027 **BOULDER COUNTY** 

		ISSUED FOR:	
REV	DATE	DESCRIPTION	BY:
	07/02/19	90% ZONING DESIGN REVIEW	WSG
Α	08/06/19	90% ZONING REV A CITY COMMENTS	WSG
В	08/20/19	90% ZONING REV B EME REPORT ADD	WSG
С	09/12/19	90% ZONING REV C ZONING REVIEW	WSG
D	11/01/19	90% ZONING REV D ZONING COMMENTS	WSG
E	01/02/20	90% ZONING REV E LEGAL COMMENTS	wsg
0	02/13/20	100% ZONING ADDRESS UPDATE	WSG
1	03/06/20	100% ZONING REV 1 24x36 FORMAT	WSG
2	03/24/20	100% ZONING REV 2 LL COMMENTS	WSG
3	05/14/21	100% ZONING REV 3 UTILITY LICENSE UPDATE	WSG

SHEET TITLE: **NEW SOUTHEAST ELEVATION** 

SHEET NUMBER:

SHEET 9 OF 10





TOWN OF SUPERIOR 124 E COAL CREEK DR SUPERIOR, CO 80027

VERIZON WIRELESS SERVICES 8350 E CRESCENT PKWY, STE #200 GREENWOOD VILLAGE, CO 80111

SITE NAME: **DEN COALTON** 

SITE ADDRESS: 1300 1/2 COALTON RD SUPERIOR, CO 80027 **BOULDER COUNTY** 

		ISSUED FOR:	
REV	DATE	DESCRIPTION	BY:
	07/02/19	90% ZONING DESIGN REVIEW	WSG
Α	08/06/19	90% ZONING REV A CITY COMMENTS	WSG
В	08/20/19	90% ZONING REV B EME REPORT ADD	WSG
С	09/12/19	90% ZONING REV C ZONING REVIEW	WSG
D	11/01/19	90% ZONING REV D ZONING COMMENTS	WSG
E	01/02/20	90% ZONING REV E LEGAL COMMENTS	WSG
0	02/13/20	100% ZONING ADDRESS UPDATE	WSG
1	03/06/20	100% ZONING REV 1 24x36 FORMAT	WSG
2	03/24/20	100% ZONING REV 2 LL COMMENTS	WSG
3	05/14/21	100% ZONING REV 3 UTILITY LICENSE UPDATE	WSG

# SHEET TITLE: TOWER & GROUND **EQUIPMENT ELEVATIONS**

SHEET NUMBER:

SHEET 10 OF 10