



**APPROVAL SIGNATURE BLOCK**

The following parties have reviewed these documents:

<b>Site Acquisition Specialist:</b> <i>Paul Battaglia</i>	Approved: <input checked="" type="checkbox"/> Rejected: <input type="checkbox"/>	<b>Date:</b>  10.3.18
<b>RF Engineer:</b> <i>Steve Jahr</i>	Approved: <input checked="" type="checkbox"/> Rejected: <input type="checkbox"/>	<b>Date:</b>  10/15/2018
<b>Construction Manager:</b> <i>John Israel</i>	Approved: <input checked="" type="checkbox"/> Rejected: <input type="checkbox"/>	<b>Date:</b> 11/6/18  Approved without benefit of a site walk.
<b>Operations:</b> <i>Steve Ramsey</i>	Approved: <input checked="" type="checkbox"/> Rejected: <input type="checkbox"/>	<b>Date:</b>  11/13/18
<b>Project Manager:</b>	Approved: <input type="checkbox"/> Rejected: <input type="checkbox"/>	<b>Date:</b>

**DRAWINGS ARE NO LONGER TO BE “APPROVED WITH COMMENTS” - IF YOU HAVE ANY REDLINES TO THESE DRAWINGS THEN YOU MUST SELECT REJECTED.**



GENERAL NOTES:

1. ALL REFERENCES TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED T–MOBILE OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF COLORADO.
3. STRUCTURE IS DESIGNED IN ACCORDANCE WITH ANSI/TIA/EIA–222–G, 2005, FOR A 90 MPH 3–SECOND GUST WIND LOAD. THIS CONFORMS TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2012 EDITION.
4. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2012 EDITION.
5. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
6. ALL HARDWARE ASSEMBLY MANUFACTURER’S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
7. IT IS THE CONTRACTOR’S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE STRUCTURE AND IT’S COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
8. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER’S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
9. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
12. BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR. CONTRACTOR SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
13. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
14. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
15. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFTER MATERIAL SHALL BE REWORKED OR REPLACED.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
17. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
18. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE RESPONSIBLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

STRUCTURAL STEEL NOTES:

1. THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC SPECIFICATIONS AND MANUAL OF STEEL CONSTRUCTION, 14TH EDITION.
2. UNLESS OTHERWISE NOTED, ALL STRUCTURAL ELEMENTS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

A. STRUCTURAL STEEL, ASTM DESIGNATION A36 OR A992 GR50.

B. ALL BOLTS, ASTM A325 TYPE I GALVANIZED HIGH STRENGTH BOLTS.

C. ALL NUTS, ASTM A563 CARBON AND ALLOY STEEL NUTS.

D. ALL WASHERS, ASTM F436 HARDENED STEEL WASHERS.
3. ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH AISC SPECIFICATIONS AND MANUAL OF STEEL CONSTRUCTION, 14TH EDITION.
4. HOLES SHALL NOT BE FLAME CUT THRU STEEL UNLESS APPROVED BY THE ENGINEER.
5. HOT–DIP GALVANIZE ALL ITEMS UNLESS OTHERWISE NOTED, AFTER FABRICATION WHERE PRACTICABLE. GALVANIZING: ASTM A123, ASTM A153/A153M OR ASTM A653/A653M, G90, AS APPLICABLE.
6. REPAIR DAMAGED SURFACES WITH GALVANIZING REPAIR METHOD AND PAINT CONFORMING TO ASTM A780 OR BY APPLICATION OF STICK OR THICK PASTE MATERIAL SPECIFICALLY DESIGNED FOR REPAIR OF GALVANIZING. CLEAN AREAS TO BE REPAIRED AND REMOVE SLAG FROM WELDS. HEAT SURFACES TO WHICH STICK OR PASTE MATERIAL IS APPLIED, WITH A TORCH TO A TEMPERATURE SUFFICIENT TO MELT THE METALLICS IN STICK OR PASTED; SPREAD MOLTEN MATERIAL UNIFORMLY OVER SURFACES TO BE COATED AND WIPE OFF EXCESS MATERIAL.
7. A NUT LOCKING DEVICE SHALL BE INSTALLED ON ALL PROPOSED AND/OR REPLACED BOLTS.
8. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH TO EXCLUDE THE THREADS FROM THE SHEAR PLANE.
9. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH SUCH THAT THE END OF THE BOLT BE AT LEAST FLUSH WITH THE FACE OF THE NUT. IT IS NOT PERMITTED FOR THE BOLT END TO BE BELOW THE FACE OF THE NUT AFTER TIGHTENING IS COMPLETED.
10. ALL ASSEMBLY BOLTS ARE TO BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED IN SECTION 8.1 OF THE AISC, "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", DATED JUNE 30, 2004.
11. FLAT WASHERS ARE TO BE INSTALLED WITH BOLTS OVER SLOTTED HOLES.
12. DO NOT OVER TORQUE ASSEMBLY BOLTS. GALVANIZING ON BOLTS, NUTS, AND STEEL PARTS ;MAY ACT AS A LUBRICANT, THUS OVER TIGHTENING MAY OCCUR AND MAY CAUSE BOLTS TO CRACK AND SNAP OFF.
13. PAL NUTS ARE TO BE INSTALLED AFTER NUTS ARE TIGHT AND WITH EDGE LIP OUT. PAL NUTS ARE NOT REQUIRED WHEN SELF–LOCKING NUTS ARE PROVIDED.
14. GALVANIZED ASTM A325 BOLTS SHALL NOT BE REUSED.
15. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AMERICAN WELDING SOCIETY (AWS) D1.1–2010 STRUCTURAL WELDING CODE – STEEL.

PLANS PREPARED FOR:



18400 E. 22ND AVE.  
AURORA, CO 80011  
CUSTOMER SERVICE  
(877) 746–0909

PLANS PREPARED FOR:



3980 QUEBEC STREET, SUITE 210  
DENVER, CO 80207–1633  
(303) 954–0284

PROJECT INFORMATION:

DN02405A  
HIGHPOINT PARK

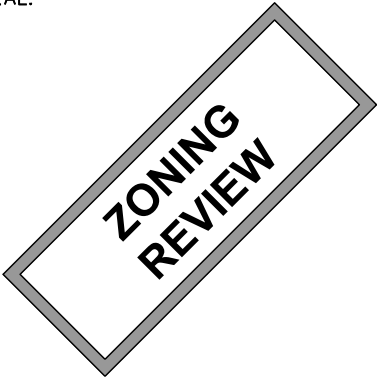
6151 N GENOA ST  
AURORA, CO 80019  
(ADAMS COUNTY)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS  
500 E 84TH AVE, SUITE C10  
THORNTON, CO 80299  
OFFICE: (303) 566-9914  
www.tepgroup.net

SEAL:



3	10-01-18	ZONING
2	09-20-18	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: CJV    CHECKED BY: ARB

SHEET TITLE:

GENERAL  
NOTES

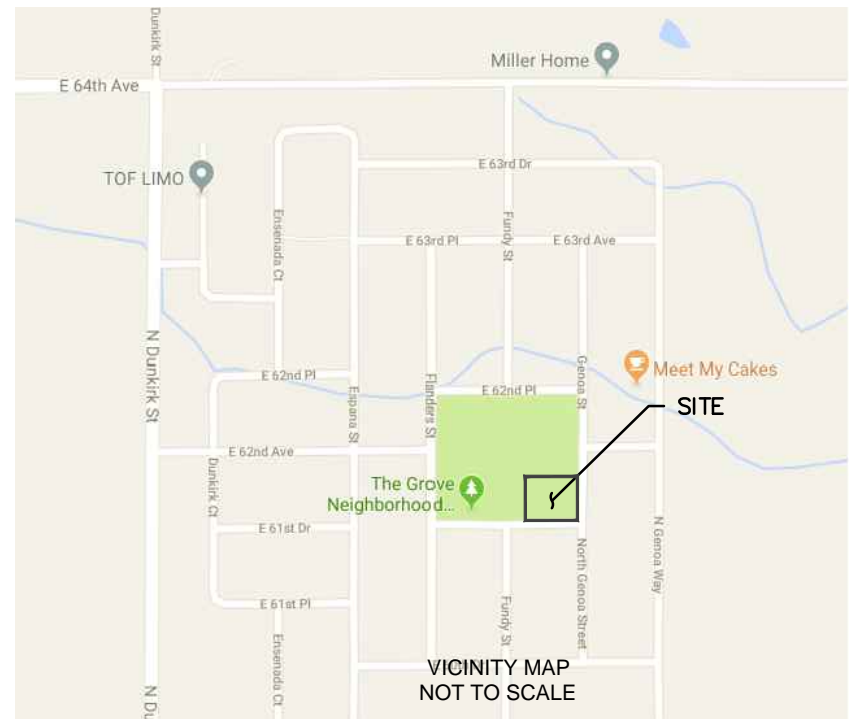
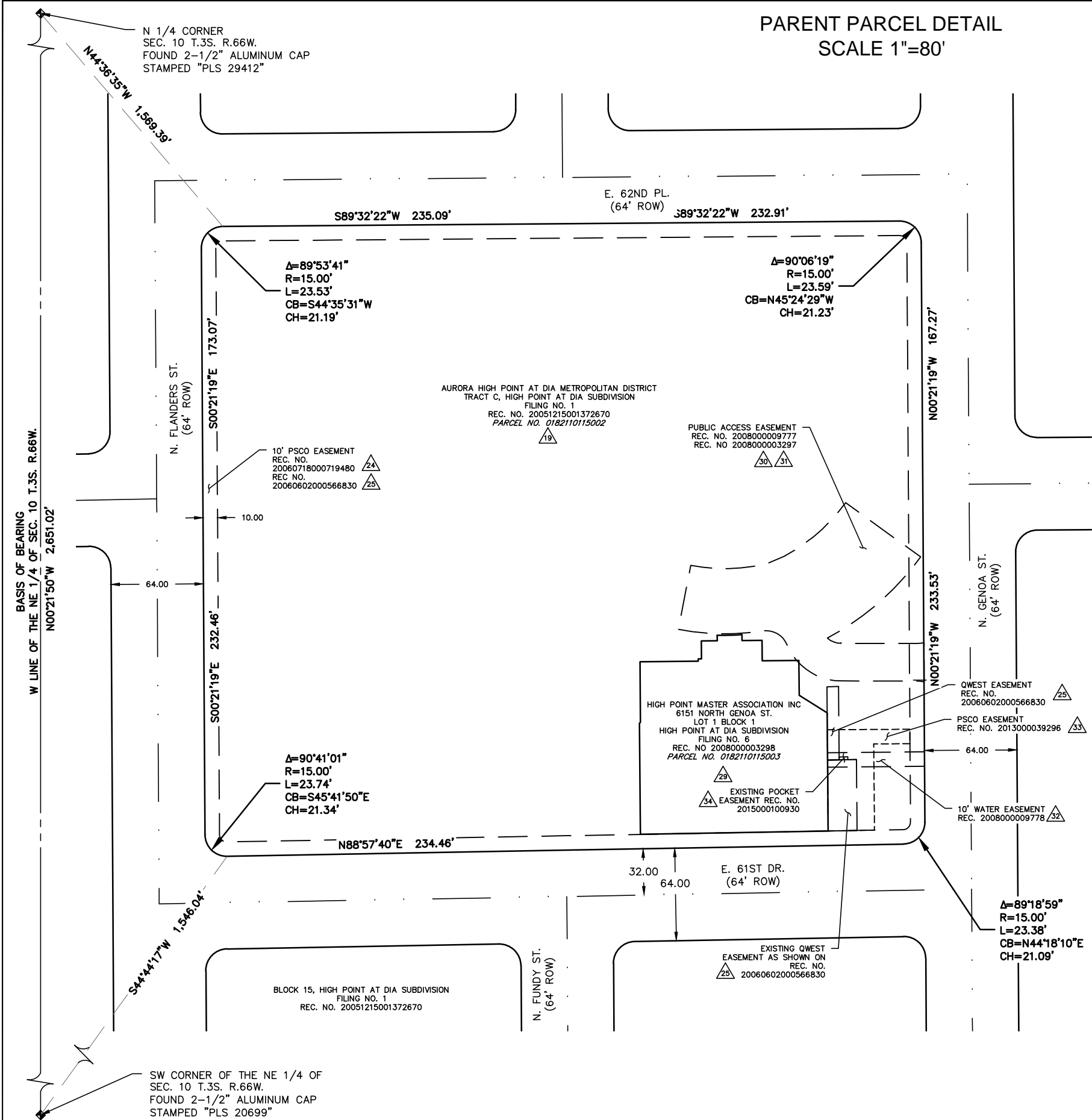
SHEET NUMBER:

N-1

REVISION:

3

TEP #:134818.115976



**PARENT PARCEL**  
PARCEL NO. 0182110115002  
OWNER: AURORA HIGH POINT AT DIA METROPOLITAN DISTRICT  
COUNTY OF ADAMS, STATE OF COLORADO

**ZONING**  
SUBJECT PROPERTY IS ZONED AS: E-470 470-rmed

**FLOOD NOTE**  
FLOODPLAIN INFORMATION SHOWN HEREON BASED UPON THE FEMA FIRM FLOOD  
INSURANCE RATE MAP NUMBER 08005C0050K, DATED NOVEMBER 17, 2010  
THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X"

NOTE: ZONE "X" DENOTES: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL  
CHANCE FLOODPLAIN

- LEGEND/ABBREVIATION & SYMBOLS**
- ◆ FOUND SECTION CORNER (AS NOTED)
  - △ CALCULATED RANGE POINT
  - FOUND MONUMENT AS NOTED
  - ⊕ FOUND CROSS CUT IN CONCRETE
  - ⊗ RISER WITH EXHAUST VENT
  - ROOF TOP FEATURE
  - ROOT TOP VENT/ ROOF TOP PENETRATION
  - ROOF TOP DRAIN
  - ⊗ UTILITY POLE
  - ROW RIGHT OF WAY
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.T. POINT OF TERMINUS
  - BLDG BUILDING
  - TPW TOP OF PARAPET WALL
  - A/C AIR CONDITIONING UNIT

**T-Mobile**

18400 EAST 22ND AVENUE  
AURORA, CO 80011

**PROJECT INFORMATION:**

SITE NAME:  
HIGH POINT PARK

SITE ID:  
DN02405

SITE ADDRESS:  
6151 NORTH GENOA ST.  
AURORA, CO 80010

NO.	DATE	D/C	DESCRIPTION
1	6/20/18	JMS	PRELIM. SURVEY

**PLANS PREPARED BY:**

**WYCO**  
**FIELD SERVICES**

16035 TABLE MOUNTAIN PARKWAY  
GOLDEN, CO 80403  
303.993.3293  
WWW.CENTERLINESOLUTIONS.COM

**LICENSURE NUMBER:**

ALL SCALES ARE SET FOR 11" X 17" SHEET

**DRAWN BY:** JSS **CHK BY:** JMR **APV BY:** MTG

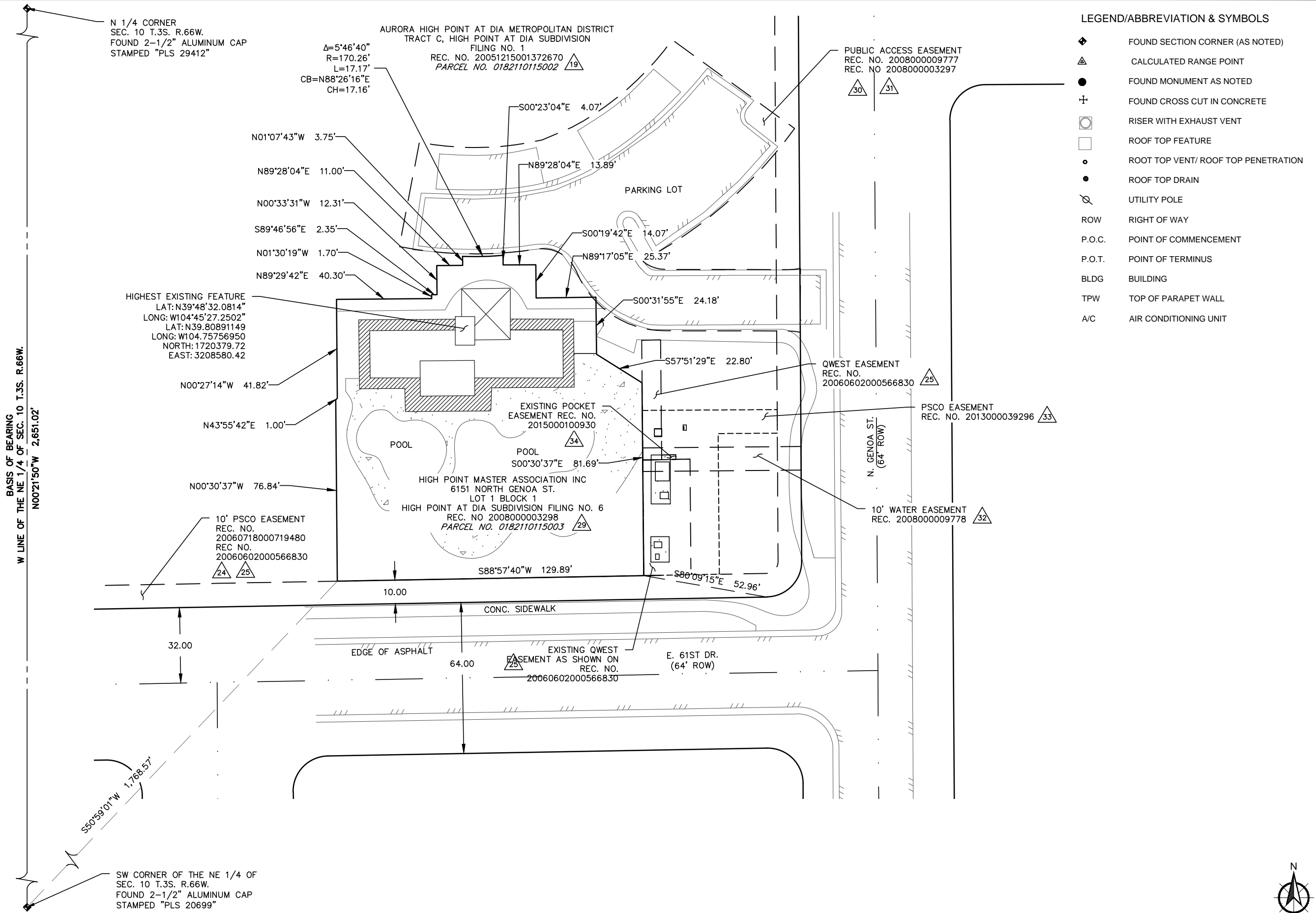
**SHEET TITLE:**

OVERALL PLAN

**SHEET NUMBER:**

LS1





LEGEND/ABBREVIATION & SYMBOLS

- FOUND SECTION CORNER (AS NOTED)
- CALCULATED RANGE POINT
- FOUND MONUMENT AS NOTED
- FOUND CROSS CUT IN CONCRETE
- RISER WITH EXHAUST VENT
- ROOF TOP FEATURE
- ROOT TOP VENT/ ROOF TOP PENETRATION
- ROOF TOP DRAIN
- UTILITY POLE
- RIGHT OF WAY
- POINT OF COMMENCEMENT
- POINT OF TERMINUS
- BUILDING
- TOP OF PARAPET WALL
- AIR CONDITIONING UNIT

18400 EAST 22ND AVENUE  
AURORA, CO 80011

PROJECT INFORMATION:

SITE NAME:  
HIGH POINT PARK  
SITE ID:  
DN02405  
SITE ADDRESS:  
6151 NORTH GENOA ST.  
AURORA, CO 80010

NO.	DATE	D/C	DESCRIPTION
1	9/14/17	JS	PRELIM. SURVEY

PLANS PREPARED BY:

16035 TABLE MOUNTAIN PARKWAY  
GOLDEN, CO 80403  
303.993.3293  
WWW.CENTERLINESOLUTIONS.COM

LICENSURE NUMBER:

ALL SCALES ARE SET FOR 11" X 17" SHEET

DRAWN BY:	CHK BY:	APV BY:
JSS	JMR	MTG

SHEET TITLE:

DETAILED PLAN

SHEET NUMBER:

LS2

PARENT PARCEL  
PARCEL NO. 0182110115002  
OWNER: AURORA HIGH POINT AT DIA METROPOLITAN DISTRICT  
COUNTY OF ADAMS, STATE OF COLORADO

PARENT PARCEL DESCRIPTION  
THE LAND REFERRED TO IN SCHEDULE A IS SITUATED IN THE COUNTY OF ADAMS, STATE OF COLORADO AND IS DESCRIBED AS FOLLOWS:

TRACT C, HIGH POINT AT DIA SUBDIVISION FILING NO. 1, EXCEPT THAT PORTION DESCRIBED IN PLAT OF HIGH POINT AT DIA SUBDIVISION FILING NO. 6 RECORDED JANUARY 15, 2008 AT RECEPTION NO. 2008000003298, COUNTY OF ADAMS, STATE OF COLORADO.

SCHEDULE B-II EXCEPTIONS

PER TITLE - FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NO 5509-3057485, EFFECTIVE MAY 24, 2018 AT 5:00 PM- ITEM NUMBERS 1-8, ARE GENERAL, NON-SURVEY RELATED ITEMS AND ARE NOT ADDRESSED HEREON

9. AMENDMENT TO CERTIFICATE OF ORGANIZATION OF THE E-470 PUBLIC HIGHWAY AUTHORITY, RECORDED DECEMBER 19, 1995 IN BOOK 4646 AT PAGE 979. (AFFECTS SUBJECT TRACT)

10. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS EASEMENTS, AND RESTRICTIONS, IF ANY, AS CONTAINED IN ZONING ORDINANCE RECORDED APRIL 22, 2005 AT RECEPTION NO. 20050422000421250. (AFFECTS SUBJECT TRACT)

11. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS EASEMENTS, AND RESTRICTIONS, IF ANY, AS CONTAINED IN ORDINANCE ANNEXING SAID LAND TO THE CITY OF AURORA RECORDED MAY 26, 2005 AT RECEPTION NO. 20050526000559100. (AFFECTS SUBJECT TRACT)

12. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN JOINT DEVELOPMENT AGREEMENT RECORDED JULY 14, 2005 AT RECEPTION NO. 2005118018 (DENVER COUNTY RECORDS) AND RECORDED AUGUST 15, 2005 AT RECEPTION NO. 20050815000866760 (ADAMS COUNTY RECORDS.).  
NOTE: CONSENT BY VAN SCHAACK HOLDINGS RECORDED OCTOBER 17, 2005 AT RECEPTION NO. 20051017001142180 AND CONSENT BY SHAMES-MAKOVSKY RECORDED OCTOBER 17, 2005 AT RECEPTION NO. 20051017001142170. (AFFECTS SUBJECT TRACT)

13. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN SPECIAL WARRANTY DEED BY AND BETWEEN COLORADO INTERNATIONAL CENTER, LLC, A COLORADO LIMITED LIABILITY COMPANY AND THE CITY OF AURORA RECORDED SEPTEMBER 29, 2005 AT RECEPTION NO. 20050929001065440. (AFFECTS SUBJECT TRACT)

14. ANY ASSESSMENT OR LIEN OF COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 3, AS DISCLOSED BY THE INSTRUMENT RECORDED OCTOBER 06, 2005 AT RECEPTION NO. 20051006001100850. (AFFECTS SUBJECT TRACT)

15. 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 DECEMBER 28, 2005 AT RECEPTION NO. 20051228001418040 AND ANY AND ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO. NOTE: DECLARATION OF ADDRESS RECORDED NOVEMBER 2, 2016 AT RECEPTION NO. 2016000094153. (AFFECTS SUBJECT TRACT)

16. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN AMENDED AND RESTATED RESOLUTION OF THE AURORA HIGH POINT AT DIA METROPOLITAN DISTRICT RECORDED OCTOBER 24, 2005 AT RECEPTION NO. 20051024001164130. (AFFECTS SUBJECT TRACT)

17. AN EASEMENT FOR AVIGATION AND INCIDENTAL PURPOSES GRANTED TO DENVER INTERNATIONAL AIRPORT, CITY AND COUNTY OF DENVER, A MUNICIPAL CORPORATION OF THE STATE OF COLORADO BY THE INSTRUMENT RECORDED SEPTEMBER 30, 2005 AT RECEPTION NO. 20050930001069820 UPON THE TERMS AND CONDITIONS SET FORTH IN THE INSTRUMENT. (AFFECTS SUBJECT TRACT)

18. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS EASEMENTS, AND RESTRICTIONS, IF ANY, AS CONTAINED IN PLAIN LANGUAGE NOTICE - PROXIMITY TO AIRPORT RECORDED SEPTEMBER 30, 2005 AT RECEPTION NO. 20050930001069830. (AFFECTS SUBJECT TRACT)

19. NOTES AND EASEMENTS AS SHOWN ON THE PLAT OF HIGH POINT AT DIA SUBDIVISION FILING NO. 1 RECORDED DECEMBER 15, 2005 AT RECEPTION NO. 20051215001372670.  
NOTE: AFFIDAVIT'S OF CORRECTION RECORDED AUGUST 17, 2006 AT RECEPTION NO. 20060817000834180 AND RECORDED JANUARY 22, 2007 AT RECEPTION NO. 2007000007845. (AFFECTS SUBJECT TRACT AS SHOWN ON SURVEY)

20. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS EASEMENTS, AND RESTRICTIONS, IF ANY, AS CONTAINED IN NOTICE REGARDING THE COMMUNITY FEE DUE UPON TRANSFER OF A UNIT WITHIN HIGH POINT RECORDED DECEMBER 28, 2005 AT RECEPTION NO. 20051228001418030. (AFFECTS SUBJECT TRACT)

21. HIGH POINT FRAME WORK DEVELOPMENT PLAN/GENERAL DEVELOPMENT PLAN RECORDED APRIL 21, 2006 UNDER RECEPTION NO. 20060417000388910. (AFFECTS SUBJECT TRACT)

22. TERMS, CONDITIONS AND PROVISIONS OF MASTER LICENSE AGREEMENT RECORDED MARCH 20, 2006 AT RECEPTION NO. 20060320000278810. (AFFECTS SUBJECT TRACT)

23. JOINT RESOLUTION OF THE AURORA HIGH POINT AT DIA METROPOLITAN DISTRICT AND THE COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 3 REGARDING THE IMPOSITION OF FACILITY FEES RECORDED JANUARY 10, 2006 UNDER RECEPTION NO. 20060110000033790. (AFFECTS SUBJECT TRACT)

24. 10 FOOT WIDE EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO RECORDED JULY 18, 2006 UNDER RECEPTION NO. 20060718000719480. (AFFECTS SUBJECT TRACT AS SHOWN ON SURVEY)

25. EASEMENT GRANTED TO QWEST CORPORATION RECORDED JUNE 2, 2006 UNDER RECEPTION NO. 20060602000566830. (AFFECTS SUBJECT TRACT AS SHOWN ON SURVEY)

26. TERMS, CONDITIONS AND PROVISIONS OF PUBLIC IMPROVEMENTS PHASING AGREEMENT RECORDED DECEMBER 18, 2006 UNDER RECEPTION NO. 2006001011106. (AFFECTS SUBJECT TRACT)

27. TERMS, CONDITIONS AND PROVISIONS OF DEVELOPMENT AGREEMENT RECORDED SEPTEMBER 18, 2006 UNDER RECEPTION NO. 20060918000937580. (AFFECTS SUBJECT TRACT)

28. RESOLUTION 2006-06-02 JOINT RESOLUTION OF THE AURORA HIGH POINT AT DIA METROPOLITAN DISTRICT AND COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 3 REGARDING THE IMPOSITION OF A MAINTENANCE FEE RECORDED AUGUST 17, 2007 UNDER RECEPTION NO. 2007000079346. NOTE: THE SUBJECT PROPERTY DOES NOT ABUT A DEDICATED PUBLIC RIGHT-OF-WAY. (AFFECTS SUBJECT TRACT)

29. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE RECORDED PLAT OF HIGH POINT AT DIA SUBDIVISION FILING NO. 6 RECORDED JANUARY 15, 2008 AT RECEPTION NO. 2008000003298. (AFFECTS SUBJECT TRACT AS SHOWN ON SURVEY)

30. TERMS, CONDITIONS AND PROVISIONS OF PUBLIC ACCESS EASEMENT RECORDED JANUARY 15, 2008 AT RECEPTION NO. 2008000003297. (AFFECTS SUBJECT TRACT AS SHOWN ON SURVEY)

31. TERMS, CONDITIONS AND PROVISIONS OF PARKING EASEMENT AND MAINTENANCE AGREEMENT RECORDED FEBRUARY 7, 2008 AT RECEPTION NO. 2008000009777. (AFFECTS SUBJECT TRACT AS SHOWN ON SURVEY)

32. TERMS, CONDITIONS AND PROVISIONS OF WATER/SEWER EASEMENT AGREEMENT RECORDED FEBRUARY 7, 2008 AT RECEPTION NO. 2008000009778. (AFFECTS SUBJECT TRACT AS SHOWN ON SURVEY)

33. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO RECORDED MAY 8, 2018 AT RECEPTION NO. 2013000039296. (AFFECTS SUBJECT TRACT AS SHOWN ON SURVEY)

34. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT RECORDED DECEMBER 2, 2015 AT RECEPTION NO. 2015000100930. (AFFECTS SUBJECT TRACT AS SHOWN ON SURVEY)

35. ANY EXISTING LEASES OR TENANCIES.

GENERAL NOTES

- THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
- FIELD WORK WAS COMPLETED ON JUNE 7TH, 2018.
- NO SUB SURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED AREA AND EVIDENCE ONLY.
- BENCHMARK: A PUBLISHED NAVD88 ELEVATION OF 5374.28, CITY OF AURORA BENCHMARK 3S6610NE001, BEING A 3 INCH BRASS CAP STAMPED "COA BM 3S6610NE001" ON THE EAST SIDE OF A 16 FOOT WIDE TYPE R STORM INLET, EAST SIDE OF DUNKIRK STREET AND SOUTH OF E. 64TH AVENUE, NOT SHOWN
- BASIS OF BEARING : BEARINGS ARE BASED UPON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M. BEARING NORTH 00°21'50" WEST, A DISTANCE OF 2,651.02 FEET, COLORADO STATE PLANE CENTRAL ZONE 0502, NAD 83, US SURVEY FEET, ALL DISTANCE ARE GRID.

20' ACCESS AND UTILITY EASEMENT -

CONTAINING ±000 SQ FT OR ±0.000 ACRES MORE OF LESS

LEASE AREA DESCRIPTION

CONTAINING ±120 SQ FT OR ±0.002 ACRES MORE OF LESS



18400 EAST 22ND AVENUE  
AURORA, CO 80011

PROJECT INFORMATION:

SITE NAME:  
HIGH POINT PARK  
SITE ID:  
DN02405

SITE ADDRESS:  
6151 NORTH GENOA ST.  
AURORA, CO 80010

NO.	DATE	D/C	DESCRIPTION
1	9/14/17	JS	PRELIM. SURVEY

PLANS PREPARED BY:



16035 TABLE MOUNTAIN PARKWAY  
GOLDEN, CO 80403  
303.993.3293  
WWW.CENTERLINESOLUTIONS.COM

LICENSURE NUMBER:

ALL SCALES ARE SET FOR 11" X 17" SHEET

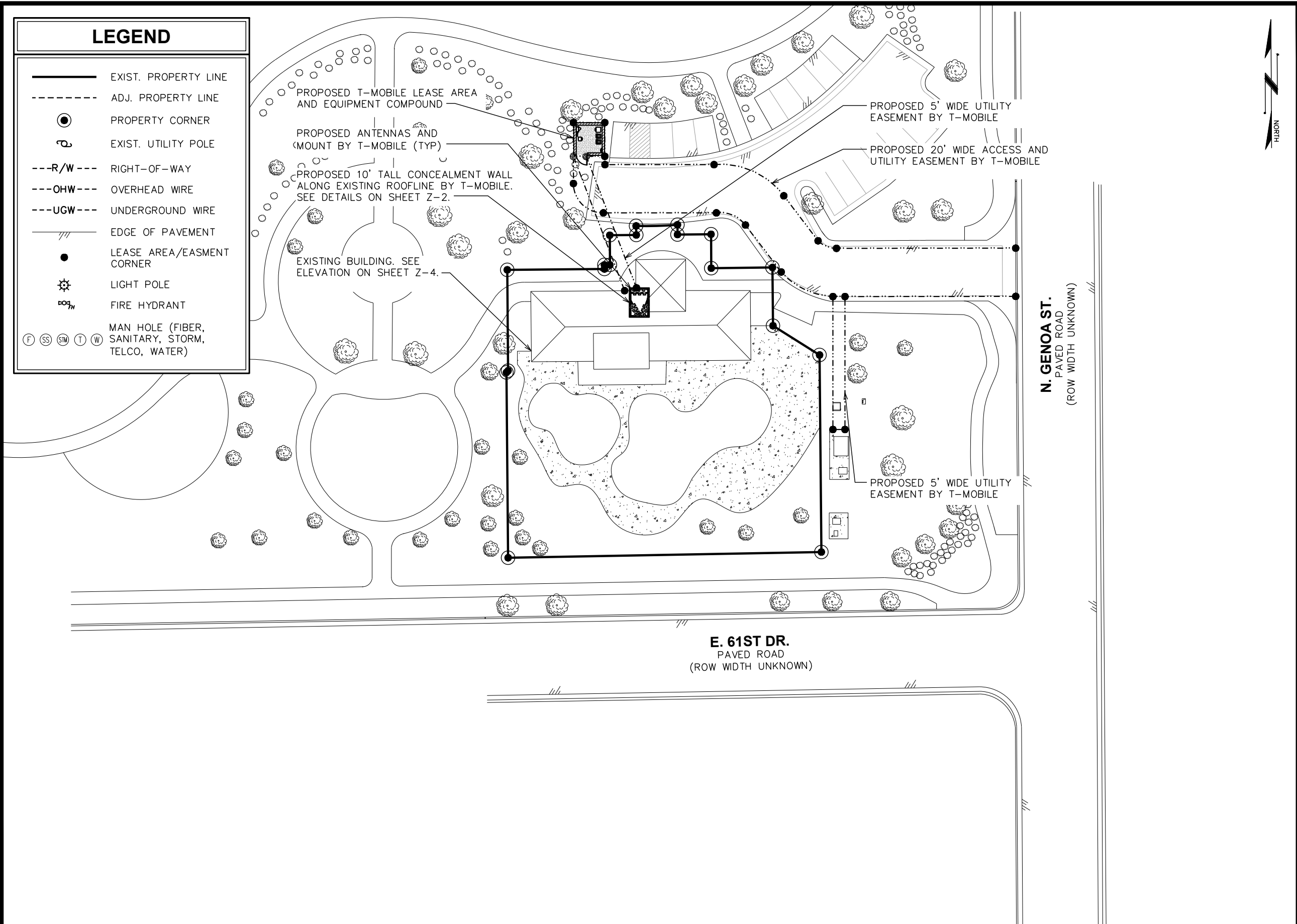
DRAWN BY:	CHK BY:	APV BY:
JSS	JMR	MTG

SHEET TITLE:

SURVEY NOTES

SHEET NUMBER:

LS3



**SITE PLAN**

SCALE: 1" = 40'

PLANS PREPARED FOR:

**..T..Mobile..**

18400 E. 22ND AVE.  
AURORA, CO 80011  
CUSTOMER SERVICE  
(877) 746-0909

PLANS PREPARED FOR:

**WYCO**  
FIELD SERVICES

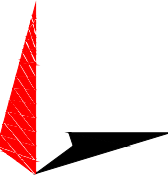
3980 QUEBEC STREET, SUITE 210  
DENVER, CO 80207-1633  
(303) 954-0284

PROJECT INFORMATION:

**DN02405A  
HIGHPOINT PARK**

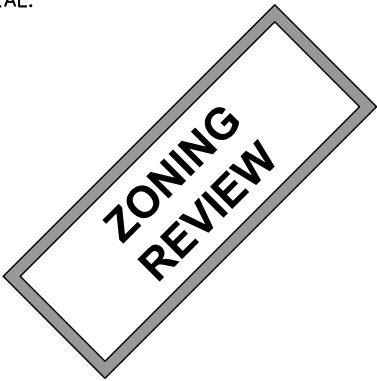
6151 N GENOA ST  
AURORA, CO 80019  
(ADAMS COUNTY)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS  
500 E 84TH AVE, SUITE C10  
THORNTON, CO 80299  
OFFICE: (303) 566-9914  
www.tepgroup.net

SEAL:



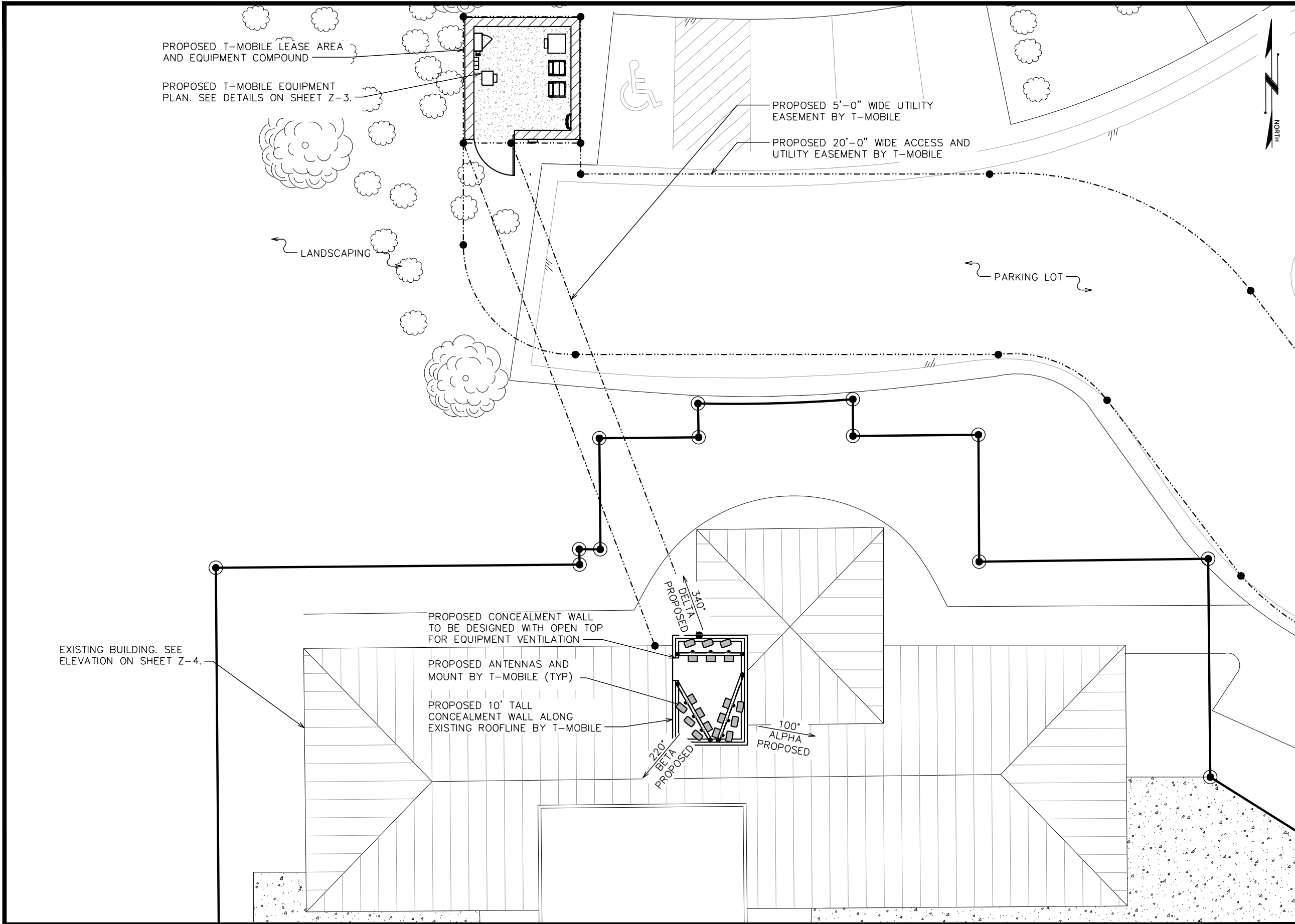
3	10-01-18	ZONING
2	09-20-18	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: CJV CHECKED BY: ARB

SHEET TITLE:

**SITE PLAN**

SHEET NUMBER:	REVISION:
<b>Z-1</b>	<b>3</b>
	TEP #: 134818.115976



PLANS PREPARED FOR:

**..T..Mobile..**

18400 E. 22ND AVE.  
AURORA, CO 80011  
CUSTOMER SERVICE  
(877) 746-0909

PLANS PREPARED FOR:

**WYCO**  
FIELD SERVICES

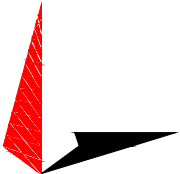
3980 QUEBEC STREET, SUITE 210  
DENVER, CO 80207-1633  
(303) 954-0284

PROJECT INFORMATION:

**DN02405A  
HIGHPOINT PARK**

6151 N GENOA ST  
AURORA, CO 80019  
(ADAMS COUNTY)

PLANS PREPARED BY:



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500 E 84TH AVE, SUITE C10  
THORNTON, CO 80299  
OFFICE: (303) 566-9914  
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SEAL:

**ZONING  
REVIEW**

3	10-01-18	ZONING
2	09-20-18	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: CJV    CHECKED BY: ARB

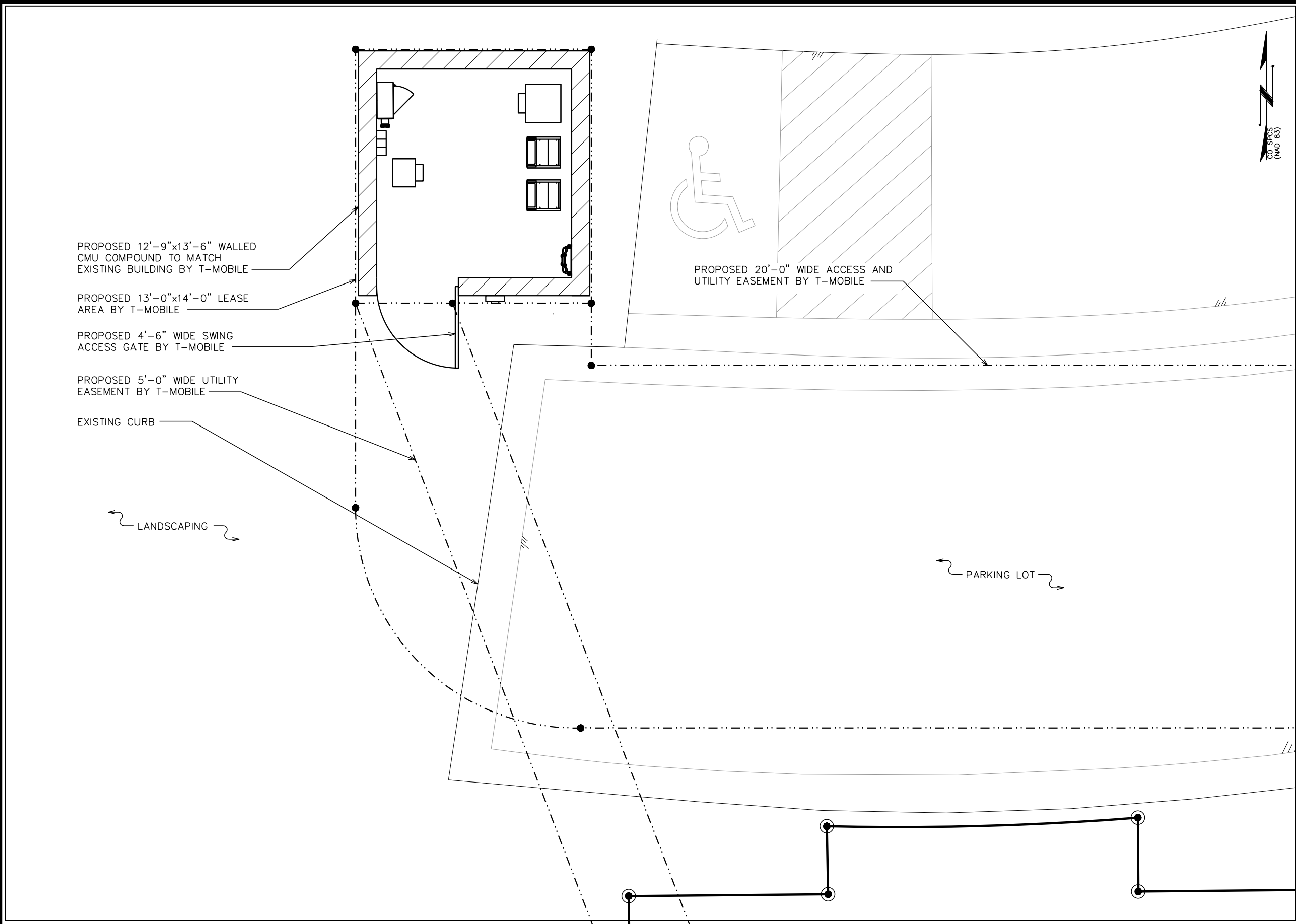
SHEET TITLE:

**ROOFTOP PLAN**

SHEET NUMBER:	REVISION:
<b>Z-2</b>	<b>3</b>
TEP #: 134818.115976	

**ROOF PLAN**  
SCALE: 3/32" = 1'-0"





**EQUIPMENT PLAN**

SCALE:  $\frac{3}{16}" = 1'-0"$



PLANS PREPARED FOR:

**..T..Mobile..**

18400 E. 22ND AVE.  
AURORA, CO 80011  
CUSTOMER SERVICE  
(877) 746-0909

PLANS PREPARED FOR:

**WYCO**  
FIELD SERVICES

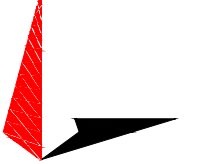
3980 QUEBEC STREET, SUITE 210  
DENVER, CO 80207-1633  
(303) 954-0284

PROJECT INFORMATION:

**DN02405A  
HIGHPOINT PARK**

6151 N GENOA ST  
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SEAL:



3	10-01-18	ZONING
2	09-20-18	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: CJV CHECKED BY: NMC

SHEET TITLE:

**EQUIPMENT  
PLAN**

SHEET NUMBER:	REVISION:
<b>Z-3</b>	<b>3</b>
	TEP #: 134818.115976

**NOTE:**

CONCEALMENT SHROUD IS TO BE DESIGNED WITH OPEN TOP, FOR EQUIPMENT VENTILATION.

27'-0"±  
T/PROPOSED WALL

21'-0"±  
CL/ANTENNAS

17'-0"±  
T/ROOF

0'-0" (REF)  
T/GRADE



PLANS PREPARED FOR:



18400 E. 22ND AVE.  
AURORA, CO 80011  
CUSTOMER SERVICE  
(877) 746-0909

PLANS PREPARED FOR:



3980 QUEBEC STREET, SUITE 210  
DENVER, CO 80207-1633  
(303) 954-0284

PROJECT INFORMATION:

**DN02405A  
HIGHPOINT PARK**

6151 N GENOA ST  
AURORA, CO 80019  
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SEAL:



3	10-01-18	ZONING
2	09-20-18	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: CJV CHECKED BY: ARB

SHEET TITLE:

**BUILDING ELEVATION**

SHEET NUMBER:

**Z-4**

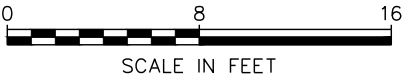
REVISION:

**3**

TEP #: 134818.115976

**BUILDING NORTH ELEVATION**

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



LEGEND

15' WORK AREA FALL ZONE  
AND INACCESSIBLE AREAS

PROPOSED T-MOBILE LEASE AREA  
AND EQUIPMENT COMPOUND

PROPOSED 5'-0" WIDE UTILITY  
EASEMENT BY T-MOBILE

PROPOSED 20'-0" WIDE ACCESS AND  
UTILITY EASEMENT BY T-MOBILE

LANDSCAPING

PARKING LOT

PLANS PREPARED FOR:

**T-Mobile**

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AURORA, CO 80011  
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PLANS PREPARED FOR:

**WYCO**  
FIELD SERVICES

3980 QUEBEC STREET, SUITE 210  
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PROJECT INFORMATION:

**DN02405A  
HIGHPOINT PARK**

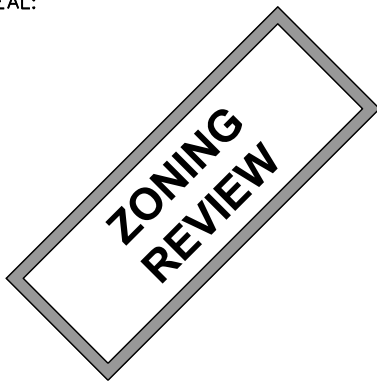
6151 N GENOA ST  
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SEAL:



3	10-01-18	ZONING
2	09-20-18	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: JDS CHECKED BY: ARB

SHEET TITLE:

**SAFETY PLAN**

SHEET NUMBER:

**Z-5**

REVISION:

**3**

TEP #: 134818.115976

**NOTE:**

THIS SITE MEETS OSHA COMPLIANCE FOR FIELD OPERATIONS TO ACCESS  
BTS EQUIPMENT AS SHOWN. RADIO AND ANTENNAS ACCESS BY TOWER  
CREW ONLY.

PROPOSED ANTENNAS AND  
MOUNT BY T-MOBILE (TYP)

PROPOSED 10' TALL  
CONCEALMENT WALL ALONG  
EXISTING ROOFLINE BY T-MOBILE

PROPOSED CONCEALMENT WALL TO  
EXTEND FROM EXISTING PARAPET WALL  
WITH OPEN TOP FOR VENTILATION

**SAFETY PLAN**

SCALE:  $\frac{3}{32}$ " = 1'-0"

0 8 16  
SCALE IN FEET