

CONSTRUCTION OF A NEW UNOCCUPIED TELECOMMUNICATIONS SITE CONSISTING OF ADDING (3) NEW VZW LIGHT POLE ANTENNA.

1. FACILITY DESIGNED IN ACCORDANCE WITH TOWN OF CASTLE ROCK REGULATIONS.
2. THIS IS AN UNOCCUPIED FACILITY WHICH WILL NOT REQUIRE ANY WATER OR SEWER FACILITIES.
3. TRAFFIC WILL CONSIST ONLY OF MAINTENANCE PERSONNEL, VISITING THE SITE APPROXIMATELY TWICE A MONTH.

**PROJECT DESCRIPTION**

**SITE NAME:** DEN PSM PARK SC 01, 02, 03  
**PROJECT DESCRIPTION:** WIRELESS COMMUNICATIONS SITES  
**TOWER TYPE:** LIGHT POLES W/ CONCEALED ANTENNA  
**SITE ADDRESS:** 1375 WEST PLUM CREEK PKWY CASTLE ROCK, CO 80109 DOUGLAS COUNTY  
**JURISDICTION:** TOWN OF CASTLE ROCK  
**AREA OF CONSTRUCTION:** 75 SQ. FT. TOTAL (LEASE AREAS)  
**LEGAL DESCRIPTION:** PS MILLER PARK, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF DOUGLAS, STATE OF COLORADO.  
**PARCEL NUMBER:** 2505-103-00-003  
**COUNTY ACCOUNT #:** USR16-0008  
**ZONING DESIGNATION:** MEADOWS FOURTH AMENDMENT U (OUTDOOR EQUIPMENT)  
**OCCUPANCY GROUP:** N/A (OUTDOOR EQUIPMENT)  
**CONSTRUCTION TYPE:** N/A (OUTDOOR EQUIPMENT)  
**FULLY SPRINKLERED:** N/A (OUTDOOR EQUIPMENT)  
**NO. OF STORIES:** N/A (OUTDOOR EQUIPMENT)  
**GOVERNING CODES:** 2012 IBC, 2012 IFC, 2012 IMC, 2009 IECC, 2014 NEC.  
**A.D.A. COMPLIANCE:** NOT REQUIRED PER IBC 1103.2.9

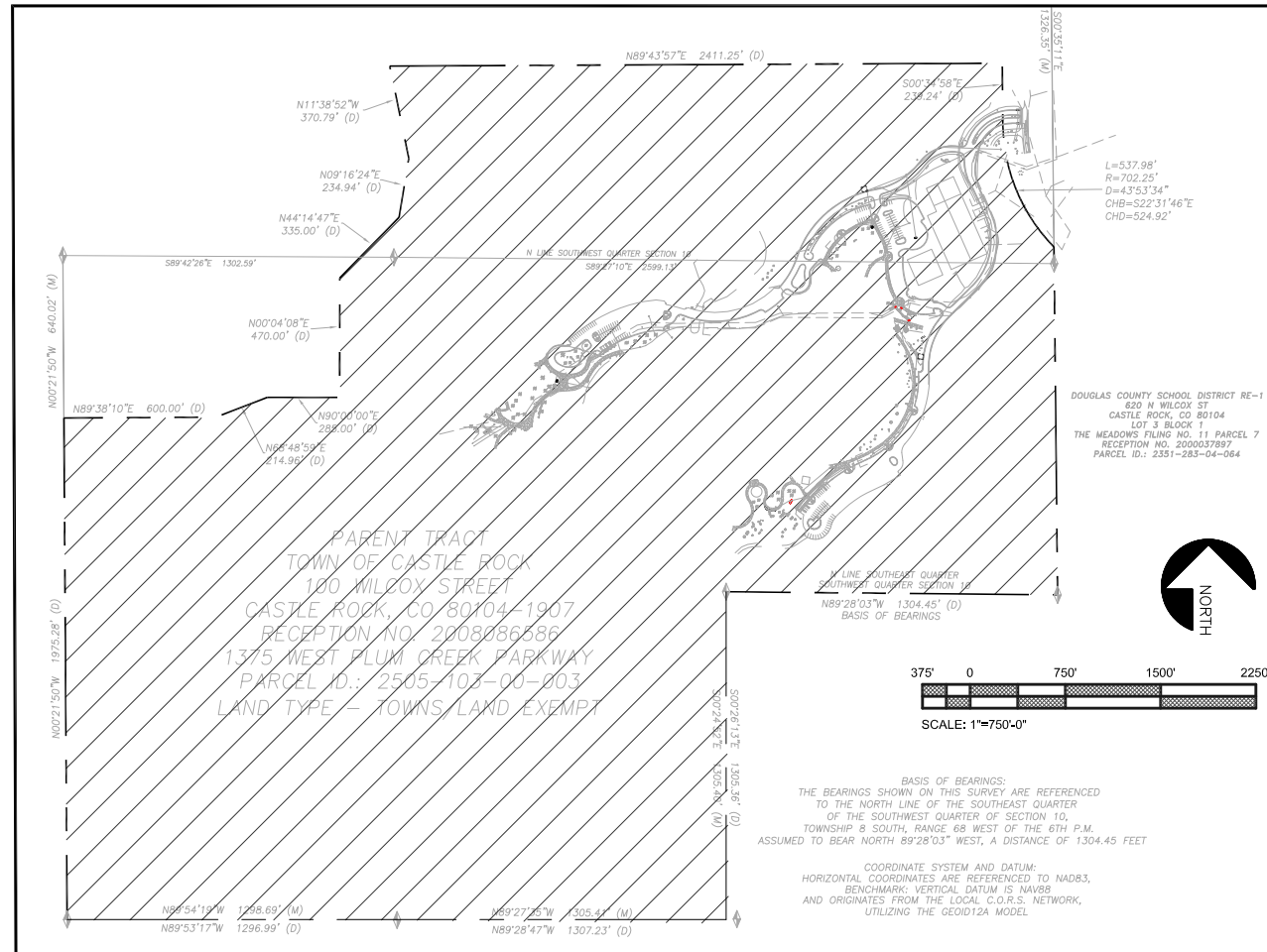
**PROJECT INFORMATION**

FOR ALL FUTURE PHASES, THE APPLICANT SHALL SUBMIT A REVISED SITE IMPROVEMENT PLAN OF THE PHASE FOR WHICH A PERMIT IS REQUIRED AND SHALL RECEIVE APPROVAL FROM THE REVIEW BODY PRIOR TO ISSUANCE OF A BUILDING PERMIT.

- WIRELESS SITE NOTES:**
- THE TOWN OF CASTLE ROCK ENGINEERING DIVISION (ENGINEERING) HAS REVIEWED THIS DOCUMENT AND FOUND IT IN GENERAL COMPLIANCE WITH ENGINEERING'S CRITERIA. ENGINEERING ASSUMES NO RESPONSIBILITY, OTHER THAN STATED ABOVE, FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT. THE ADEQUACY OF THE IMPROVEMENTS DEPICTED IN THE DOCUMENT LIES SOLELY WITH THE OWNER OF THE IMPROVEMENTS.
  - WHEN APPLYING FOR ENGINEERING PERMITS, THE CONTRACTOR WILL SHOW A COPY OF THE APPROVED SITE IMPROVEMENT PLAN, INCLUDING ALL REQUIRED ORIGINAL SIGNATURES OF TOWN OFFICIALS, FOR ENGINEERING FILE NUMBER DV 2016-\_\_\_\_\_.
  - THE CONTRACTOR SHALL NOTIFY THE TOWN OF CASTLE ROCK ENGINEERING DIVISION INSPECTION SECTION, 303-660-7487, A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED SET OF THE SITE IMPROVEMENT PLAN, ACCEPTED BY THE DOUGLAS COUNTY ENGINEER, AT THE JOB SITE AT ALL TIMES.
  - THE SITE WORK WILL INVOLVE NO WORK WITHIN THE TOWN OF CASTLE ROCK ROW. THERE WILL BE NO STREET PAVEMENT CUTS OF CUTS OF THE PUBLIC CURB AND GUTTER. NO PIPES WILL DRAIN INTO THE GUTTER.
  - ACCESS TO THE SITE WILL BE BY WAY OF EXISTING ACCESS DRIVE TO AND FROM 1375 WEST PLUM CREEK PARKWAY, CASTLE ROCK, CO 80109.
  - THE IMPROVEMENTS FOR THIS PROJECT ARE EXPECTED TO GENERATE 2 VISITS PER MONTH.
  - 2.4 CUBIC YARDS OF SOIL WILL BE EXPORTED FROM THE SITE.
  - 0 CUBIC YARDS OF SOIL WILL BE IMPORTED TO THE SITE.
  - ALL IMPROVEMENTS IDENTIFIED AS "NEW" OR "PROPOSED" WILL BE CONSTRUCTED WITH THIS PROJECT.
  - APPROVAL OF THIS USE BY SPECIAL REVIEW PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.

**WIRELESS SITE NOTES**

**PS MILLER PARK - USE BY SPECIAL REVIEW  
 LOCATED IN THE NORTHWEST QUARTER AND  
 THE SOUTHWEST QUARTER OF SECTION 10,  
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 COUNTY OF DOUGLAS, STATE OF COLORADO**



**VICINITY MAP**

**PLANNING COMMISSION RECOMMENDATION**

THIS USE BY SPECIAL REVIEW WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

CHAIR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST:

DIR. OF DEV'T SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

**TOWN COUNCIL APPROVAL**

THIS USE BY SPECIAL REVIEW WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST:

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, \_\_\_\_\_, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS USE BY SPECIAL REVIEW WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS USE BY SPECIAL REVIEW ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

**DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE**

THIS USE BY SPECIAL REVIEW WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT \_\_\_\_\_ ON THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_ AT RECEPTION NO. \_\_\_\_\_.

DOUGLAS COUNTY CLERK AND RECORDER \_\_\_\_\_

BY: \_\_\_\_\_ DEPUTY \_\_\_\_\_

**SIGNATURE BLOCKS**

THE LAND REFERRED TO IN SCHEDULE A IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF COLORADO AND IS DESCRIBED AS FOLLOWS:

A PORTION OF TRACTS L-1 & L-4 OF PARCEL 8, MEADOWS F-16 PRELIMINARY PLAT:

A PARCEL OF LAND BEING A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 9;

THENCE, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9; NORTH 89°53'17" WEST A DISTANCE OF 1,296.99 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 9;

THENCE, ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, NORTH 00°21'50" WEST A DISTANCE OF 1,975.28 FEET;

THENCE, DEPARTING SAID WEST LINE, NORTH 89°38'10" EAST A DISTANCE OF 600.00 FEET;

THENCE NORTH 68°48'59" EAST A DISTANCE OF 214.96 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 285.00 FEET; THENCE NORTH 00°04'08" EAST A DISTANCE OF 470.00 FEET; THENCE NORTH 44°14'47" EAST A DISTANCE OF 335.00 FEET; THENCE NORTH 09°16'24" EAST A DISTANCE OF 234.94 FEET;

THENCE NORTH 11°38'52" WEST A DISTANCE OF 370.79 FEET TO THE SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 286 AT PAGE 680 IN THE RECORDS OF THE CLERK AND RECORDER OF SAID COUNTY;

THENCE, ALONG SAID SOUTHERLY LINE, NORTH 89°43'57" EAST A DISTANCE OF 2,411.25 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND KNOWN AS PARCEL NO. 106 AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2008012401 IN SAID RECORDS;

THENCE, DEPARTING SAID SOUTHERLY LINE, ALONG THE WESTERLY BOUNDARY OF SAID PARCEL NO. 106, SOUTH 00°34'58" EAST A DISTANCE OF 239.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 702.25 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°25'02" EAST;

THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY AND SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°53'34" AN ARC LENGTH OF 537.98 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SECTION 10;

THENCE, ALONG SAID EAST LINE, SOUTH 00°35'11" EAST A DISTANCE OF 1,370.18 FEET TO THE SOUTHEAST CORNER OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;

THENCE, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, NORTH 89°28'03" WEST A DISTANCE OF 1,304.45 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;

THENCE, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SOUTH 00°26'13" EAST A DISTANCE OF 1,305.36 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, NORTH 89°28'47" WEST A DISTANCE OF 1,307.23 FEET TO THE POINT OF BEGINNING.

**LEGAL DESCRIPTION**

1 OF 19	TITLE SHEET	10 OF 19	SC 01 UTILITIES
2 OF 19	SDP GENERAL NOTES	11 OF 19	SC 02 UTILITIES
3 OF 19	OVERALL SURVEY	12 OF 19	SC 03 UTILITIES
4 OF 19	SC 01 SURVEY	13 OF 19	OVERALL SITE PLAN
5 OF 19	SC 02 SURVEY	14 OF 19	SC 01 SITE PLAN
6 OF 19	SC 02 SURVEY	15 OF 19	SC 02 SITE PLAN
7 OF 19	SC 03 SURVEY	16 OF 19	SC 03 SITE PLAN
8 OF 19	SC 03 SURVEY	17 OF 19	SC 01 ELEVATIONS
9 OF 19	OVERALL UTILITIES	18 OF 19	SC 02 ELEVATIONS
		19 OF 19	SC 03 ELEVATIONS

**SHEET INDEX**



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

**PROJECT INFORMATION:**

**SITE NAME:**  
 DEN PSM PARK SC 01, 02, 03  
 1375 WEST PLUM  
 CREEK PARKWAY  
 CASTLE ROCK, CO 80109  
 DOUGLAS COUNTY

REV:	DATE:	DESCRIPTION:	BY:
1	6/13/16	90% ZONING	TC
2	1/27/17	90% ZONING REV A	MC
3	3/29/17	90% ZONING REV B	MC
4	4/13/17	95% ZONING	MC
5	5/17/17	95% ZONING REV A	MC
6	5/30/17	100% ZONING	MC

**PLANS PREPARED BY:**



16035 TABLE MOUNTAIN PARKWAY  
 GOLDEN, CO 80403  
 303-993-3293  
 WWW.CENTERLINESOLUTIONS.COM

**LICENSURE NO:**

**PRELIMINARY -  
 NOT FOR  
 CONSTRUCTION**

DRAWN BY:	CHK BY:	APV BY:
MC	KR	KS

**SHEET TITLE:**

**TITLE SHEET**  
 PSM PARK SC 01, 02, 03

**SHEET NUMBER:**

**1 OF 19**

PROJECT NO. USR16-0008  
 P.S. MILLER PARK  
 USE BY SPECIAL REVIEW

1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.

2. PURSUANT TO SECTION 4.3E AND 8.2.3A OF THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS, THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.

3. THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTED DOCUMENTS.

4. A NOTE REGARDING THE EXISTENCE OF ANY FEMA REGULATED FLOODPLAINS AND WETLANDS ON THE SITE.

5. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.

6. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK "WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY" AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.

7. APPROVAL OF THIS CONCEPTUAL SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.

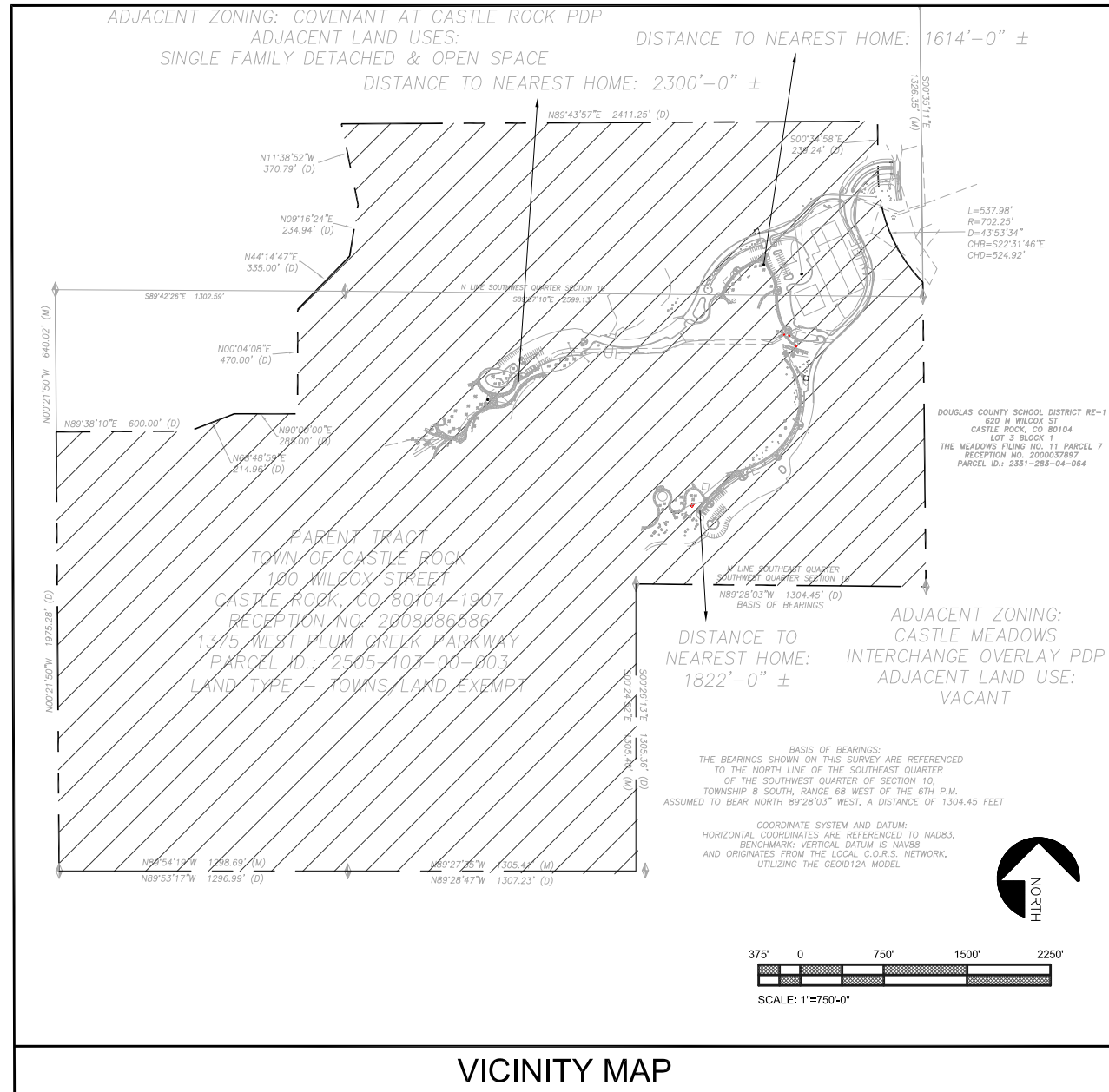
8. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.

9. THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THE SITE DEVELOPMENT PLAN.

10. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.

11. THIS SITE IS ZONED MEADOWS FOURTH AMENDMENT.

## PS MILLER PARK - USE BY SPECIAL REVIEW LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO



**VICINITY MAP**

<b>PROPERTY OWNER:</b> TOWN OF CASTLE ROCK JEFF SMULLEN PH: 303.814.7458	<b>APPLICANT:</b> VERIZON WIRELESS 3131 S. VAUGHN WAY #550 AURORA, CO 80014	<b>CONSTRUCTION MANAGER:</b> VERIZON WIRELESS MIKE GIOVANNI PH: 303.489.0009	<b>RF ENGINEER:</b> VERIZON WIRELESS BILL KOWALCHUK PH: 303.579.0002
<b>CIVIL SURVEYOR:</b> DALEY LAND SURVEYING, INC. 17011 LINCOLN AVENUE STE. 361 PARKER, CO 80134 ROB DALEY, PLS PH: 303.953.9841	<b>POWER COMPANY:</b> I.R.E.A. CUSTOMER SERVICE PH: 303.668.3100	<b>TELCO COMPANY:</b> ZAYO KAEDRA DIXON PH: 316.847.7975	<b>SITE ACQUISITION FIRM:</b> CENTERLINE SOLUTIONS GARRETT KENDALL PH: 720.365.7012
<b>A&amp;E FIRM:</b> CENTERLINE SOLUTIONS KEVIN RATIGAN, PM. PH: 303.993.3293 EXT. 1416			

**CONTACT INFORMATION**

12. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10'-0" UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5'-0" UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.

13. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.

**FIRE NOTES**

1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.

2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.

3. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150'-0" OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.

4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150'-0" SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.

5. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20'-0" EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13'-6"

6. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM "ALL-WEATHER DRIVING CAPABILITIES" HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.

7. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26'-0" WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26'-0" WIDE AND 32'-0" WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32'-0" WIDE.

8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

**UTILITY NOTES**

1. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10'-0"
3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5'-0"
4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK MEADOWS RED WATER PRESSURE ZONE.

**SDP GENERAL NOTES**

**SDP GENERAL NOTES**



**PROJECT INFORMATION:**

SITE NAME:  
**DEN PSM PARK SC 01, 02, 03**  
**1375 WEST PLUM**  
**CREEK PARKWAY**  
**CASTLE ROCK, CO 80109**  
DOUGLAS COUNTY

REV:	DATE:	DESCRIPTION:	BY:
1	6/13/16	90% ZONING	TC
2	1/27/17	90% ZONING REV A	MC
3	3/29/17	90% ZONING REV B	MC
4	4/13/17	95% ZONING	MC
5	5/17/17	95% ZONING REV A	MC
6	5/30/17	100% ZONING	MC

**PLANS PREPARED BY:**



16035 TABLE MOUNTAIN PARKWAY  
GOLDEN, CO 80403  
303-993-3293  
WWW.CENTERLINESOLUTIONS.COM

**LICENSURE NO:**

**PRELIMINARY -  
NOT FOR  
CONSTRUCTION**

DRAWN BY:	CHK BY:	APV BY:
MC	KR	KS

**SHEET TITLE:**

**SDP**  
**GENERAL NOTES**  
**PSM PARK SC 01, 02, 03**

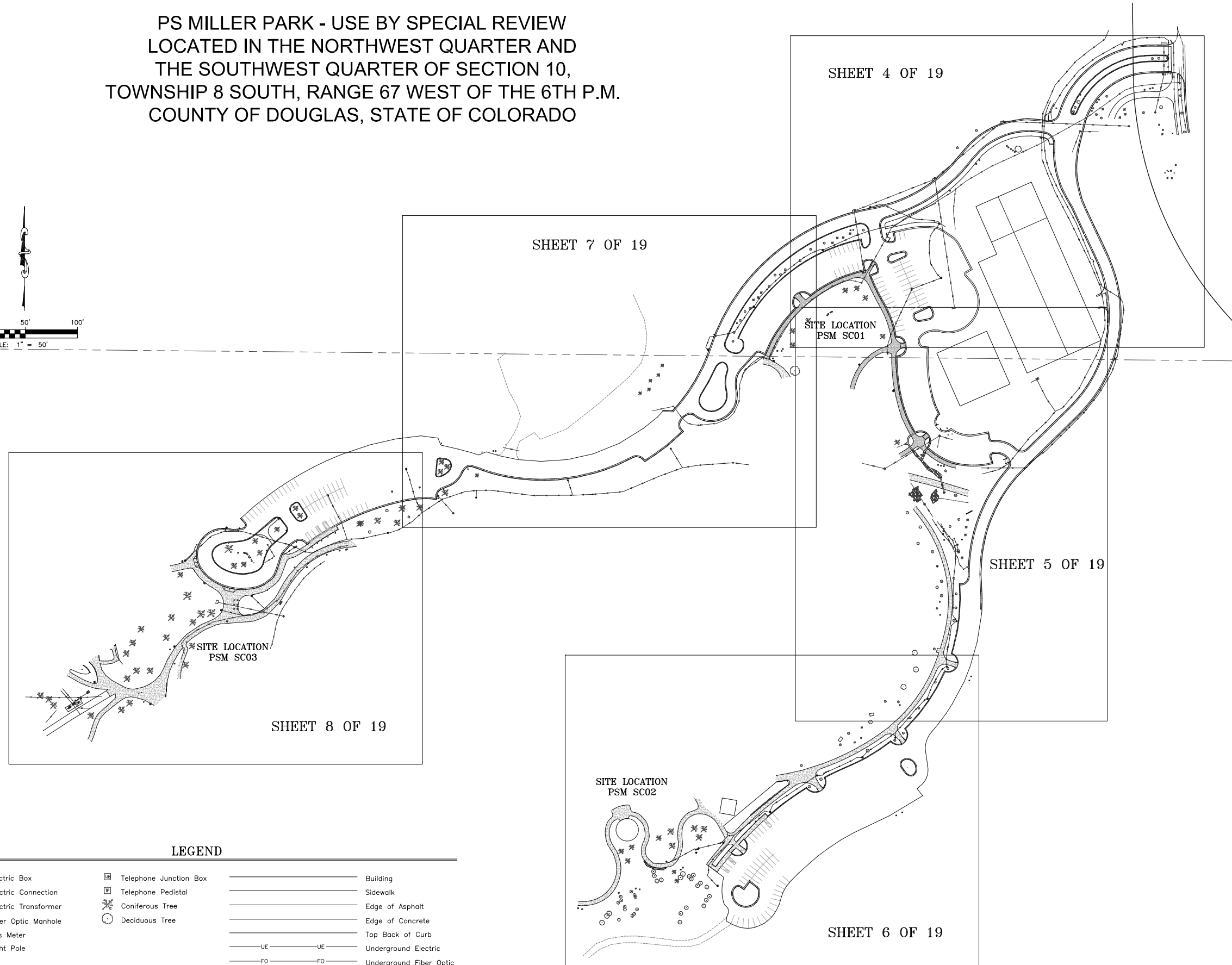
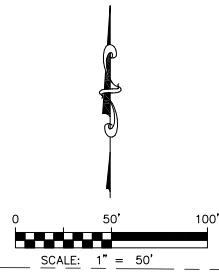
**SHEET NUMBER:**

**2 OF 19**

PROJECT NO. USR16-0008  
P.S. MILLER PARK  
USE BY SPECIAL REVIEW

PS MILLER PARK - USE BY SPECIAL REVIEW  
 LOCATED IN THE NORTHWEST QUARTER AND  
 THE SOUTHWEST QUARTER OF SECTION 10,  
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 COUNTY OF DOUGLAS, STATE OF COLORADO

OVERALL  
 SITE



LEGEND

- |                        |                          |                                 |
|------------------------|--------------------------|---------------------------------|
| ⊠ Electric Box         | ☒ Telephone Junction Box | ▭ Building                      |
| ⊙ Electric Connection  | ☒ Telephone Pedestal     | ▬ Sidewalk                      |
| ⊠ Electric Transformer | ☒ Coniferous Tree        | ▬ Edge of Asphalt               |
| ⊙ Fiber Optic Manhole  | ☒ Deciduous Tree         | ▬ Edge of Concrete              |
| ⊙ Gas Meter            |                          | ▬ Top Back of Curb              |
| ☒ Light Pole           |                          | —UE—UE— Underground Electric    |
|                        |                          | —FO—FO— Underground Fiber Optic |



VERIZON WIRELESS SERVICES  
 3151 S. VAUGHN WAY, SUITE 550  
 AURORA, CO 80014

PROJECT INFORMATION:

SITE NAME:  
**PSM PARK SC 01, 02, 03**  
 1375 WEST PLUM  
 CREEK PARKWAY  
 CASTLE ROCK, CO 80109  
 DOUGLAS COUNTY

Rev:	Date:	Description:	By:
1	4/22/16	SURVEY	AV
2	3/9/17	ADDITIONAL MAPPING	RD

PLANS PREPARED BY:



16360 TABLE MOUNTAIN PARKWAY  
 Golden, CO 80403  
 303-993-3293  
 WWW.CENTERLINESOLUTIONS.COM

LICENSURE NO:



DRAWN BY:	CHK BY:	APV BY:
AVV/RD	RD	RD

Sheet Title:

**OVERALL  
 LAND SURVEY**  
 PSM PARK SC 01, 02, 03

Sheet Number:

**3 OF 19**

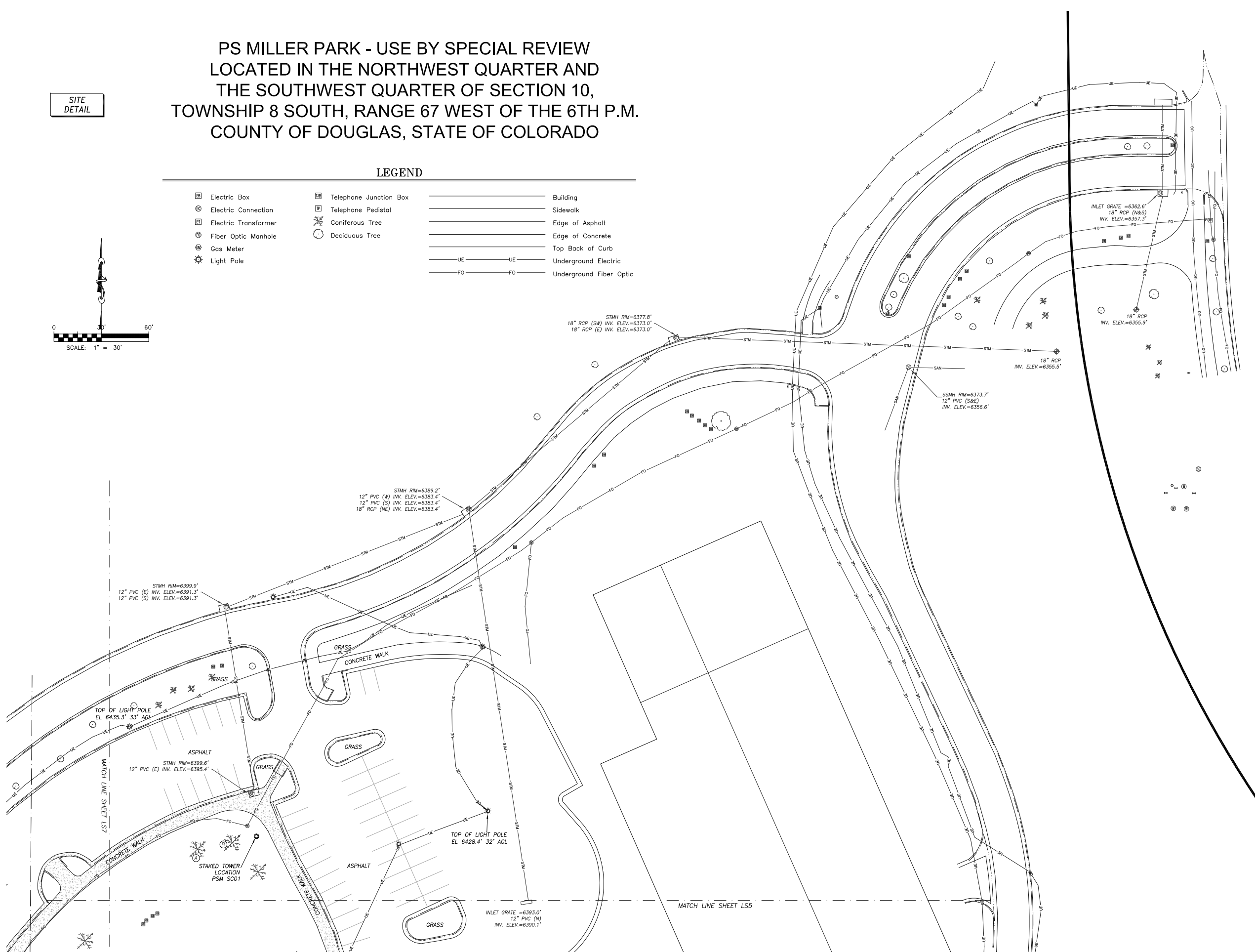
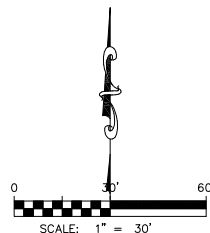
PROJECT NO. USR16-0008  
 P.S. MILLER PARK  
 USE BY SPECIAL REVIEW

PS MILLER PARK - USE BY SPECIAL REVIEW  
 LOCATED IN THE NORTHWEST QUARTER AND  
 THE SOUTHWEST QUARTER OF SECTION 10,  
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 COUNTY OF DOUGLAS, STATE OF COLORADO

SITE  
 DETAIL

LEGEND

- |                        |                          |                                     |
|------------------------|--------------------------|-------------------------------------|
| ⊞ Electric Box         | ⊞ Telephone Junction Box | ▭ Building                          |
| ⊙ Electric Connection  | ⊞ Telephone Pedestal     | ▭ Sidewalk                          |
| ⊞ Electric Transformer | ⊙ Coniferous Tree        | ▭ Edge of Asphalt                   |
| ⊙ Fiber Optic Manhole  | ⊙ Deciduous Tree         | ▭ Edge of Concrete                  |
| ⊙ Gas Meter            |                          | ▭ Top Back of Curb                  |
| ⊙ Light Pole           |                          | — UE — UE — Underground Electric    |
|                        |                          | — FO — FO — Underground Fiber Optic |



VERIZON WIRELESS SERVICES  
 3151 S. VAUGHN WAY, SUITE 550  
 AURORA, CO 80014

PROJECT INFORMATION:

SITE NAME:  
 PSM PARK SC 01, 02, 03  
 1375 WEST PLUM  
 CREEK PARKWAY  
 CASTLE ROCK, CO 80109  
 DOUGLAS COUNTY

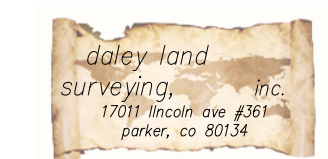
Rev:	Date:	Description:	By:
1	4/22/16	SURVEY	AV
2	3/9/17	ADDITIONAL MAPPING	RD

PLANS PREPARED BY:



16360 TABLE MOUNTAIN PARKWAY  
 Golden, CO 80403  
 303-993-3293  
 WWW.CENTERLINESOLUTIONS.COM

LICENSURE NO:



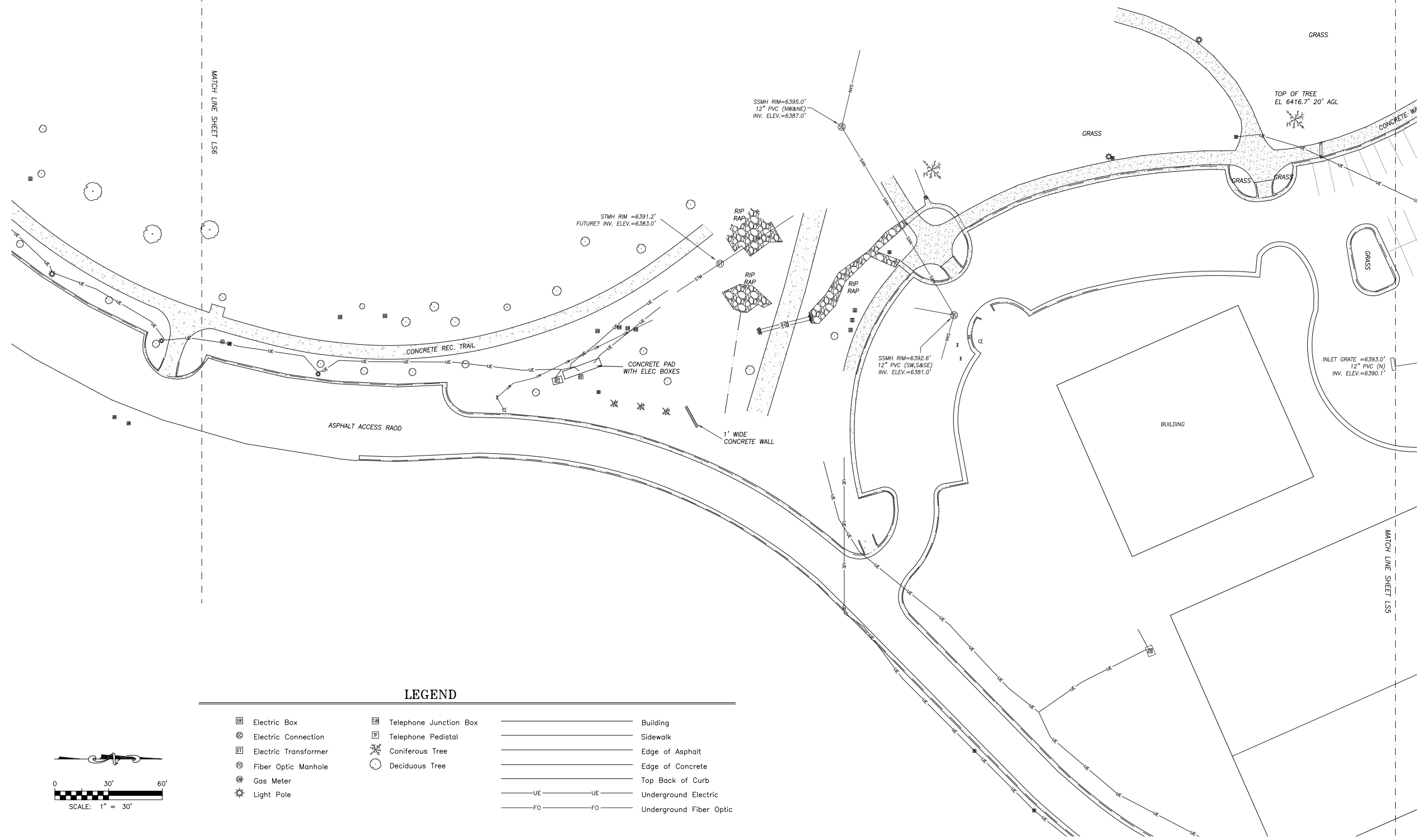
DRAWN BY:	CHK BY:	APV BY:
AVV/RD	RD	RD

Sheet Title:  
**LAND SURVEY  
 PSM PARK SC 01**

Sheet Number:  
**4 OF 19**  
 PROJECT NO. USR16-0008  
 P.S. MILLER PARK  
 USE BY SPECIAL REVIEW

SITE  
DETAIL

PS MILLER PARK - USE BY SPECIAL REVIEW  
 LOCATED IN THE NORTHWEST QUARTER AND  
 THE SOUTHWEST QUARTER OF SECTION 10,  
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 COUNTY OF DOUGLAS, STATE OF COLORADO



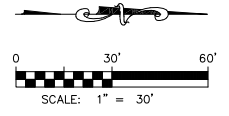
MATCH LINE SHEET L56

MATCH LINE SHEET L57

MATCH LINE SHEET L55

LEGEND


- |                        |                          |                                 |
|------------------------|--------------------------|---------------------------------|
| ⊠ Electric Box         | ☐ Telephone Junction Box | ▭ Building                      |
| ⊙ Electric Connection  | ⊠ Telephone Pedestal     | ▬ Sidewalk                      |
| ⊠ Electric Transformer | ☒ Coniferous Tree        | ▬ Edge of Asphalt               |
| ⊙ Fiber Optic Manhole  | ○ Deciduous Tree         | ▬ Edge of Concrete              |
| ⊙ Gas Meter            |                          | ▬ Top Back of Curb              |
| ☼ Light Pole           |                          | —UE—UE— Underground Electric    |
|                        |                          | —FO—FO— Underground Fiber Optic |



PROJECT INFORMATION:  
 SITE NAME:  
**PSM PARK SC 01, 02, 03**  
 1375 WEST PLUM  
 CREEK PARKWAY  
 CASTLE ROCK, CO 80109  
 DOUGLAS COUNTY

Rev:	Date:	Description:	By:
1	4/22/16	SURVEY	AV
2	3/9/17	ADDITIONAL MAPPING	RD

PLANS PREPARED BY:  
  
 Advancing Wireless Networks  
 16360 TABLE MOUNTAIN PARKWAY  
 Golden, CO 80403  
 303-993-3293  
 WWW.CENTERLINESOLUTIONS.COM

LICENSURE NO:  
  
 daley land  
 surveying, inc.  
 17011 Lincoln ave #361  
 parker, co 80134

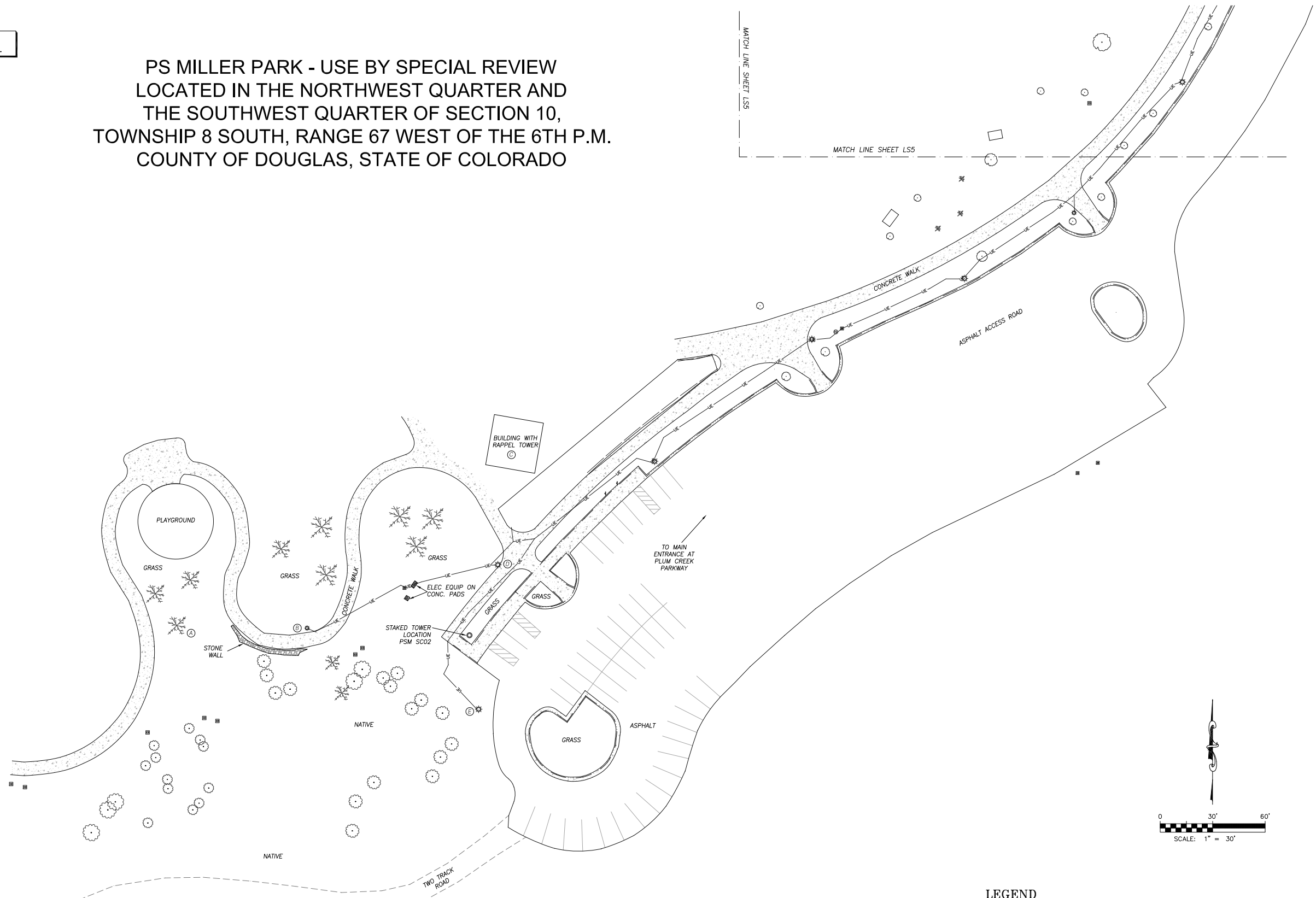
DRAWN BY:	CHK BY:	APV BY:
AVV/RD	RD	RD

Sheet Title:  
**LAND SURVEY  
 PSM PARK SC 02**

Sheet Number:  
**5 OF 19**  
 PROJECT NO. USR16-0008  
 P.S. MILLER PARK  
 USE BY SPECIAL REVIEW

SITE  
DETAIL

PS MILLER PARK - USE BY SPECIAL REVIEW  
 LOCATED IN THE NORTHWEST QUARTER AND  
 THE SOUTHWEST QUARTER OF SECTION 10,  
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 COUNTY OF DOUGLAS, STATE OF COLORADO



POINT	DESCRIPTION	ELEV	HT. AGL
A	TOP OF TREE	6452.2	15.8
B	TOP OF LIGHTPOLE	6444.1	17.3
C	TOP OF BUILDING	6470.6	51.6
D	TOP OF RAPPEL TOWER	6494.5	75.5
E	TOP OF LIGHTPOLE	6435.8	16.9
F	TOP OF LIGHTPOLE	6453.3	31.9

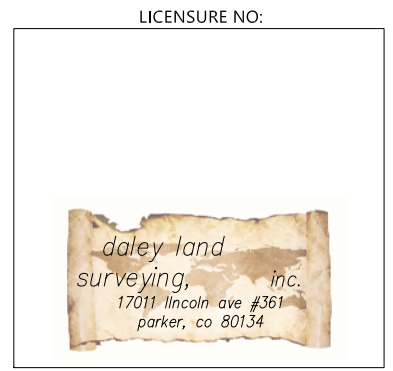
LEGEND			
⊞	Electric Box	⊞	Telephone Junction Box
⊞	Electric Connection	⊞	Telephone Pedestal
⊞	Electric Transformer	⊞	Coniferous Tree
⊞	Fiber Optic Manhole	⊞	Deciduous Tree
⊞	Gas Meter	⊞	Building
⊞	Light Pole	⊞	Sidewalk
---	UE	---	Edge of Asphalt
---	UE	---	Edge of Concrete
---	UE	---	Top Back of Curb
---	UE	---	Underground Electric
---	FO	---	Underground Fiber Optic



PROJECT INFORMATION:  
 SITE NAME:  
**PSM PARK SC 01, 02, 03**  
 1375 WEST PLUM  
 CREEK PARKWAY  
 CASTLE ROCK, CO 80109  
 DOUGLAS COUNTY

Rev:	Date:	Description:	By:
1	4/22/16	SURVEY	AV
2	3/9/17	ADDITIONAL MAPPING	RD

PLANS PREPARED BY:  
**CENTERLINE SOLUTIONS**  
*Advancing Wireless Networks*  
 16360 TABLE MOUNTAIN PARKWAY  
 Golden, CO 80403  
 303-993-3293  
 WWW.CENTERLINESOLUTIONS.COM



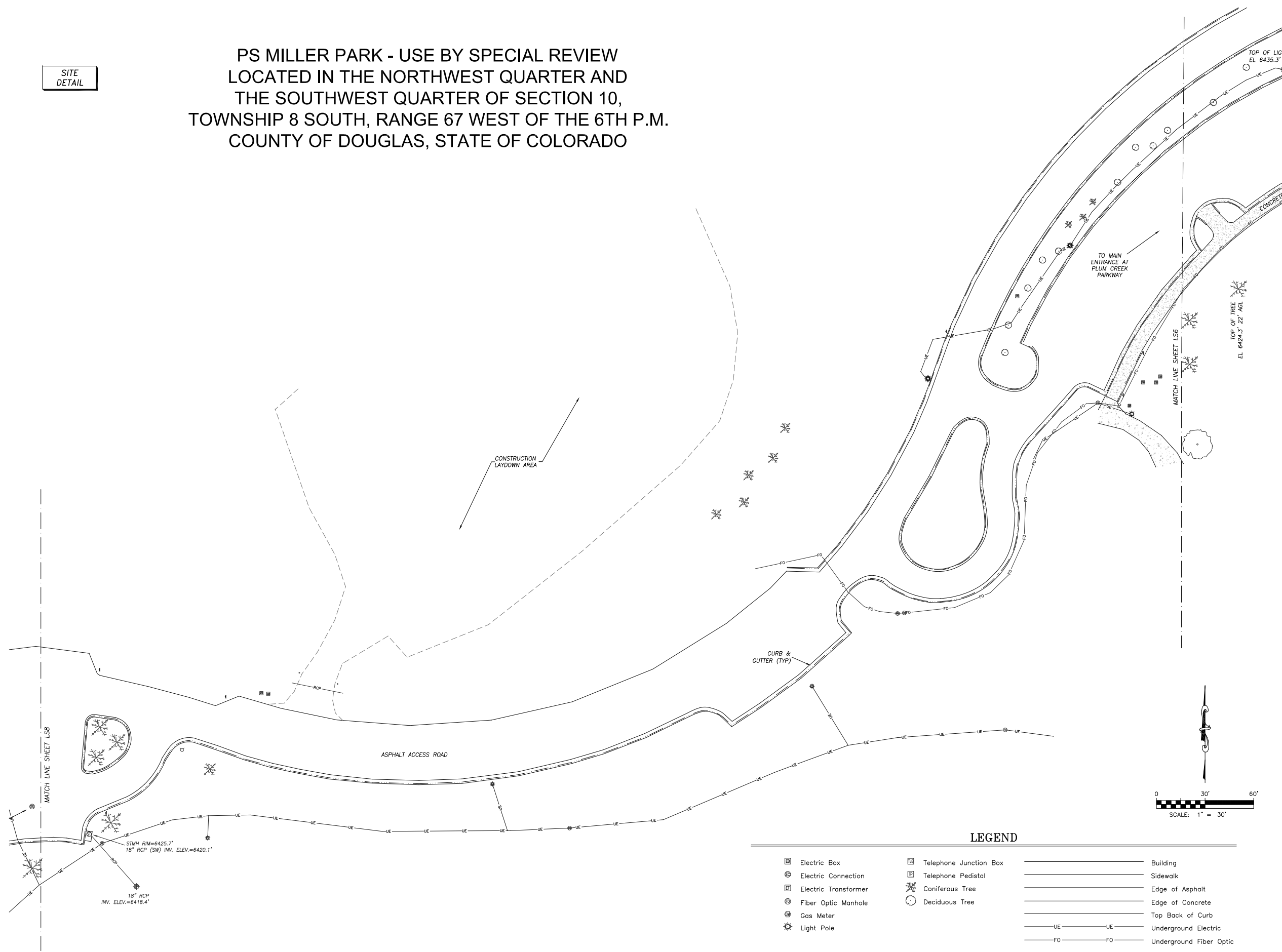
DRAWN BY:	CHK BY:	APV BY:
AVV/RD	RD	RD

Sheet Title:  
**LAND SURVEY  
 PSM PARK SC 02**

Sheet Number:  
**6 OF 19**  
 PROJECT NO. USR16-0008  
 P.S. MILLER PARK  
 USE BY SPECIAL REVIEW

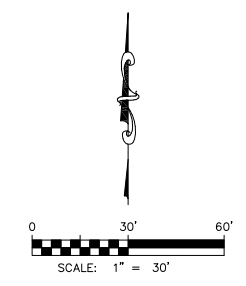
SITE  
DETAIL

PS MILLER PARK - USE BY SPECIAL REVIEW  
 LOCATED IN THE NORTHWEST QUARTER AND  
 THE SOUTHWEST QUARTER OF SECTION 10,  
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 COUNTY OF DOUGLAS, STATE OF COLORADO



**LEGEND**


⊠ Electric Box	☐ Telephone Junction Box	▬ Building
⊙ Electric Connection	☐ Telephone Pedestal	▬ Sidewalk
⊠ Electric Transformer	☐ Coniferous Tree	▬ Edge of Asphalt
⊙ Fiber Optic Manhole	○ Deciduous Tree	▬ Edge of Concrete
⊙ Gas Meter		▬ Top Back of Curb
☼ Light Pole		▬ UE UE Underground Electric
		▬ FO FO Underground Fiber Optic



PROJECT INFORMATION:  
 SITE NAME:  
**PSM PARK SC 01, 02, 03**  
 1375 WEST PLUM  
 CREEK PARKWAY  
 CASTLE ROCK, CO 80109  
 DOUGLAS COUNTY

Rev:	Date:	Description:	By:
1	4/22/16	SURVEY	AV
2	3/9/17	ADDITIONAL MAPPING RD	

PLANS PREPARED BY:  
  
**CENTERLINE SOLUTIONS**  
*Advancing Wireless Networks*  
 16360 TABLE MOUNTAIN PARKWAY  
 Golden, CO 80403  
 303-993-3293  
 WWW.CENTERLINESOLUTIONS.COM

LICENSURE NO:  
  
*daley land surveying, inc.*  
 17011 Lincoln ave #361  
 parker, co 80134

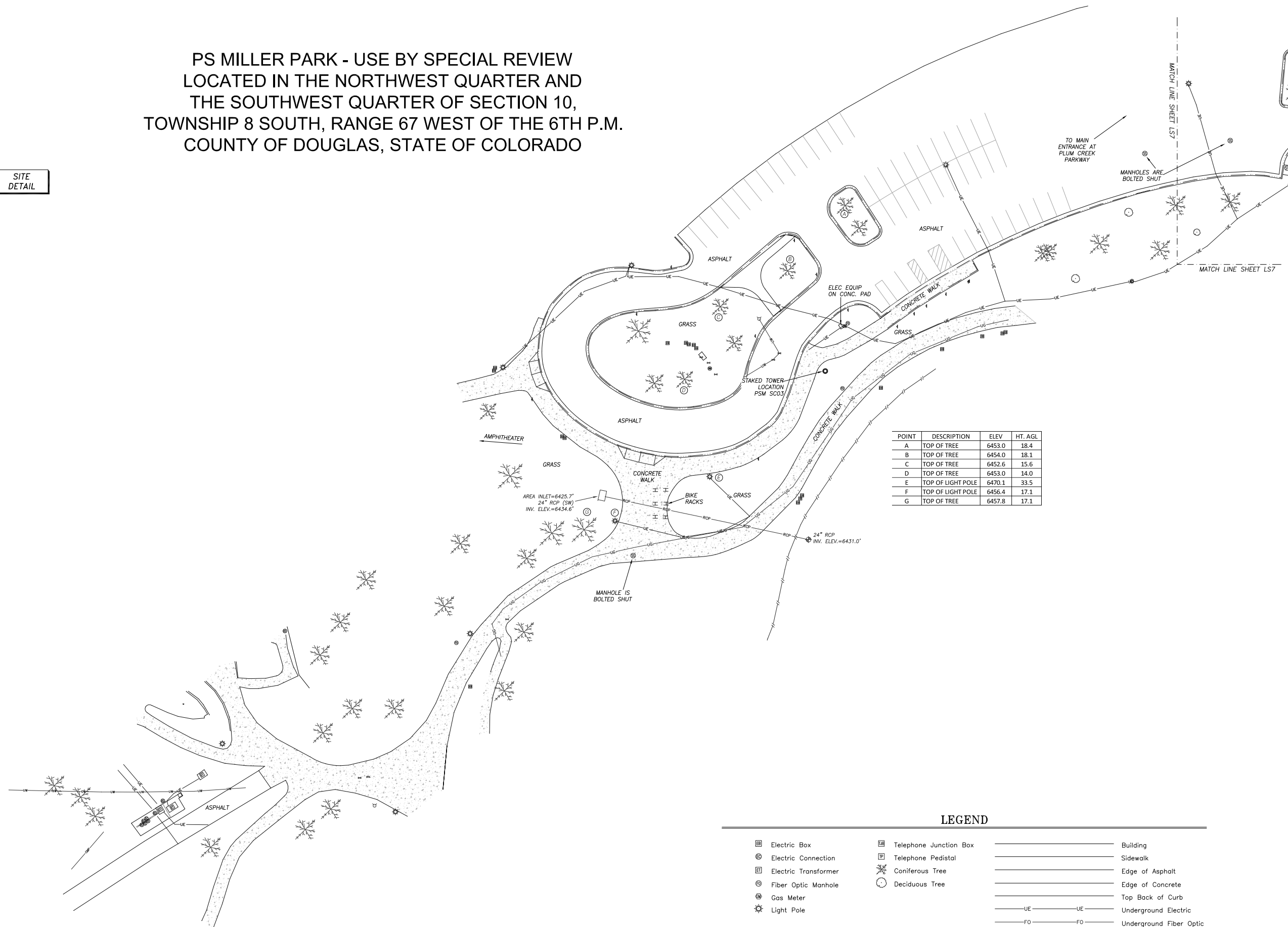
DRAWN BY:	CHK BY:	APV BY:
AVV/RD	RD	RD

Sheet Title:  
**LAND SURVEY  
 PSM PARK SC 03**

Sheet Number:  
**7 OF 19**  
 PROJECT NO. USR16-0008  
 P.S. MILLER PARK  
 USE BY SPECIAL REVIEW

PS MILLER PARK - USE BY SPECIAL REVIEW  
 LOCATED IN THE NORTHWEST QUARTER AND  
 THE SOUTHWEST QUARTER OF SECTION 10,  
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 COUNTY OF DOUGLAS, STATE OF COLORADO

SITE  
 DETAIL



**LEGEND**

Electric Box	Telephone Junction Box	Building
Electric Connection	Telephone Pedestal	Sidewalk
Electric Transformer	Coniferous Tree	Edge of Asphalt
Fiber Optic Manhole	Deciduous Tree	Edge of Concrete
Gas Meter		Top Back of Curb
Light Pole		Underground Electric
		Underground Fiber Optic



PROJECT INFORMATION:  
 SITE NAME:  
**PSM PARK SC 01, 02, 03**  
 1375 WEST PLUM  
 CREEK PARKWAY  
 CASTLE ROCK, CO 80109  
 DOUGLAS COUNTY

Rev:	Date:	Description:	By:
1	4/22/16	SURVEY	AV
2	3/9/17	ADDITIONAL MAPPING	RD

PLANS PREPARED BY:  
**CENTERLINE SOLUTIONS**  
*Advancing Wireless Networks*  
 16360 TABLE MOUNTAIN PARKWAY  
 Golden, CO 80403  
 303-993-3293  
 WWW.CENTERLINESOLUTIONS.COM

LICENSURE NO:  
  
 daley land surveying, inc.  
 17011 Lincoln ave #361  
 parker, co 80134

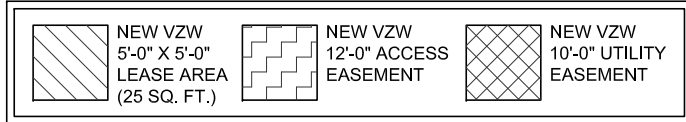
DRAWN BY:	CHK BY:	APV BY:
AVV/RD	RD	RD

Sheet Title:  
**LAND SURVEY  
 PSM PARK SC 03**

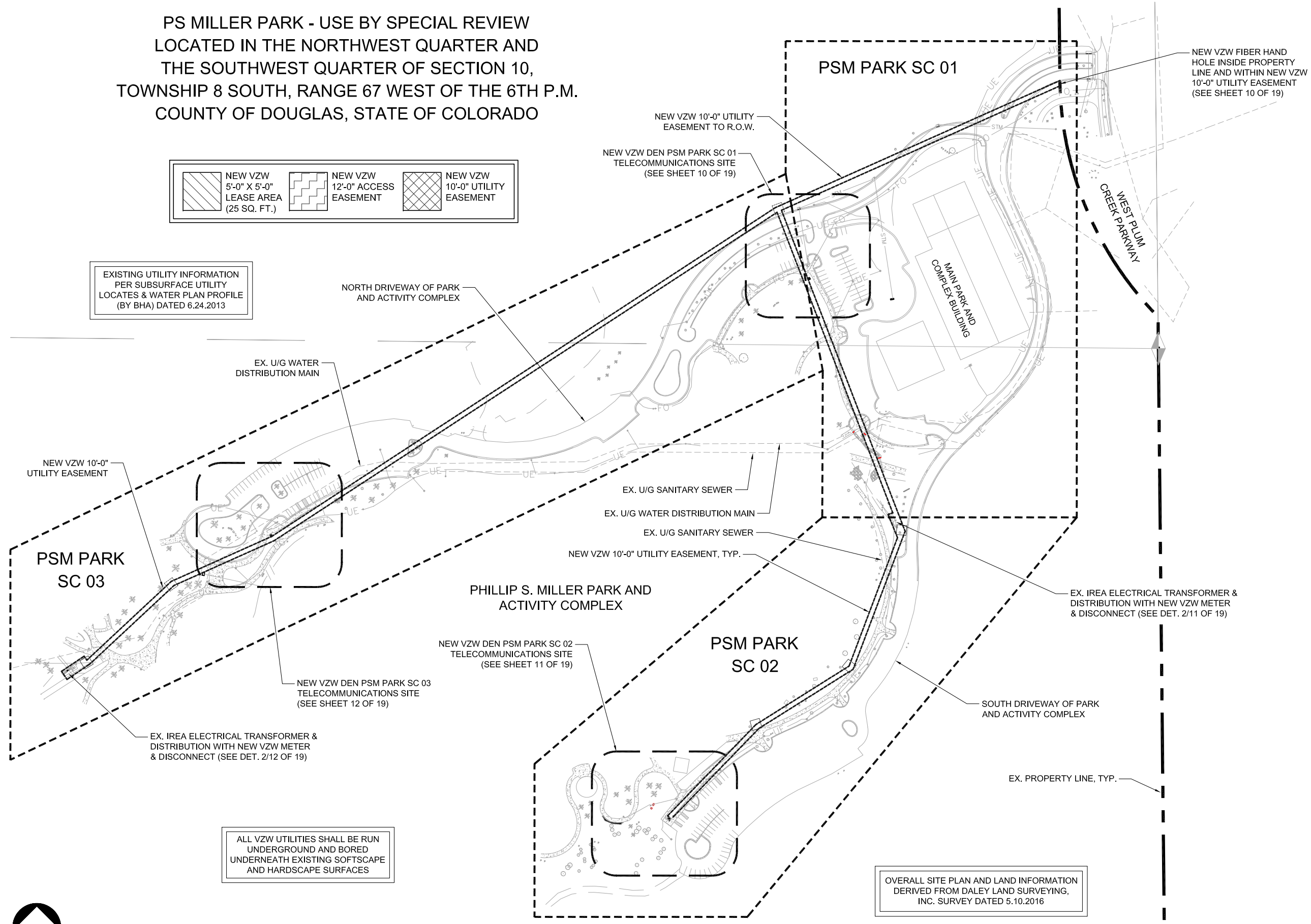
Sheet Number:  
**8 OF 19**  
 PROJECT NO. USR16-0008  
 P.S. MILLER PARK  
 USE BY SPECIAL REVIEW



PS MILLER PARK - USE BY SPECIAL REVIEW  
 LOCATED IN THE NORTHWEST QUARTER AND  
 THE SOUTHWEST QUARTER OF SECTION 10,  
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 COUNTY OF DOUGLAS, STATE OF COLORADO

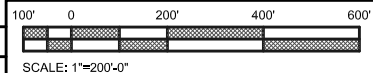


EXISTING UTILITY INFORMATION  
 PER SUBSURFACE UTILITY  
 LOCATES & WATER PLAN PROFILE  
 (BY BHA) DATED 6.24.2013



ALL VZW UTILITIES SHALL BE RUN  
 UNDERGROUND AND BORED  
 UNDERNEATH EXISTING SOFTSCAPE  
 AND HARDSCAPE SURFACES

OVERALL SITE PLAN AND LAND INFORMATION  
 DERIVED FROM DALEY LAND SURVEYING,  
 INC. SURVEY DATED 5.10.2016



PROJECT INFORMATION:  
 SITE NAME:  
**DEN PSM PARK SC 01, 02, 03**  
**1375 WEST PLUM**  
**CREEK PARKWAY**  
**CASTLE ROCK, CO 80109**  
 DOUGLAS COUNTY

REV:	DATE:	DESCRIPTION:	BY:
1	6/13/16	90% ZONING	TC
2	1/27/17	90% ZONING REV A	MC
3	3/29/17	90% ZONING REV B	MC
4	4/13/17	95% ZONING	MC
5	5/17/17	95% ZONING REV A	MC
6	5/30/17	100% ZONING	MC

PLANS PREPARED BY:  
**CENTERLINE SOLUTIONS**  
 16035 TABLE MOUNTAIN PARKWAY  
 GOLDEN, CO 80403  
 303-993-3293  
 WWW.CENTERLINESOLUTIONS.COM

LICENSURE NO:

DRAWN BY:	CHK BY:	APV BY:
MC	KR	KS

SHEET TITLE:  
**OVERALL UTILITY PLAN**  
 PSM PARK SC 01, 02, 03

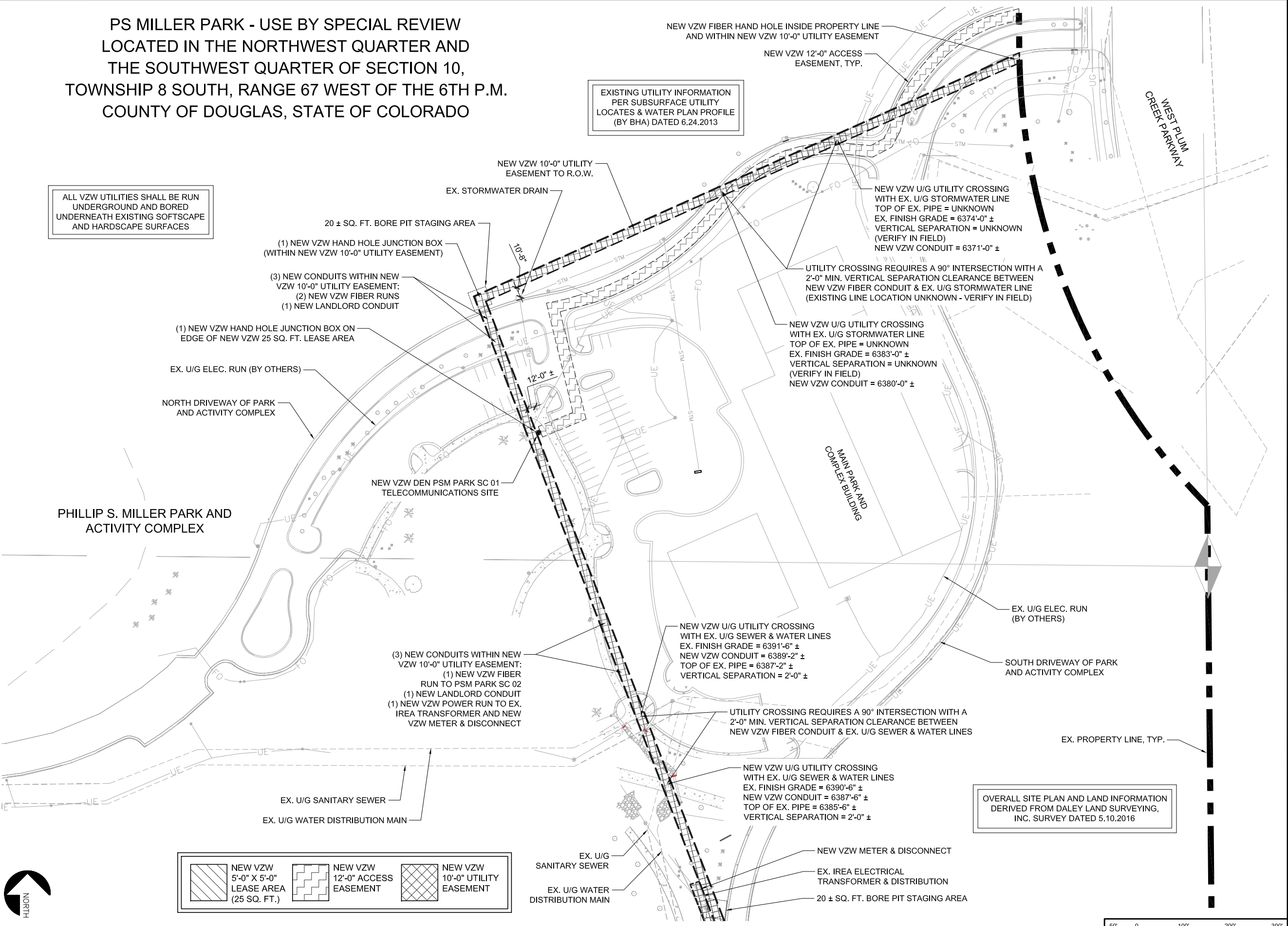
SHEET NUMBER:  
**9 OF 19**  
 PROJECT NO. USR16-0008  
 P.S. MILLER PARK  
 USE BY SPECIAL REVIEW

PS MILLER PARK - USE BY SPECIAL REVIEW  
 LOCATED IN THE NORTHWEST QUARTER AND  
 THE SOUTHWEST QUARTER OF SECTION 10,  
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 COUNTY OF DOUGLAS, STATE OF COLORADO

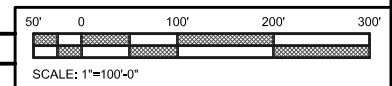
ALL VZW UTILITIES SHALL BE RUN  
 UNDERGROUND AND BORED  
 UNDERNEATH EXISTING SOFTSCAPE  
 AND HARDSCAPE SURFACES

EXISTING UTILITY INFORMATION  
 PER SUBSURFACE UTILITY  
 LOCATES & WATER PLAN PROFILE  
 (BY BHA) DATED 6.24.2013

OVERALL SITE PLAN AND LAND INFORMATION  
 DERIVED FROM DALEY LAND SURVEYING,  
 INC. SURVEY DATED 5.10.2016



	NEW VZW 5'-0" X 5'-0" LEASE AREA (25 SQ. FT.)		NEW VZW 12'-0" ACCESS EASEMENT		NEW VZW 10'-0" UTILITY EASEMENT
--	--	--	--------------------------------------	--	---------------------------------------



PROJECT INFORMATION:  
 SITE NAME:  
**DEN PSM PARK SC 01, 02, 03**  
 1375 WEST PLUM  
 CREEK PARKWAY  
 CASTLE ROCK, CO 80109  
 DOUGLAS COUNTY

REV:	DATE:	DESCRIPTION:	BY:
1	6/13/16	90% ZONING	TC
2	1/27/17	90% ZONING REV A	MC
3	3/29/17	90% ZONING REV B	MC
4	4/13/17	95% ZONING	MC
5	5/17/17	95% ZONING REV A	MC
6	5/30/17	100% ZONING	MC

PLANS PREPARED BY:  
  
 16035 TABLE MOUNTAIN PARKWAY  
 GOLDEN, CO 80403  
 303-993-3293  
 WWW.CENTERLINESOLUTIONS.COM

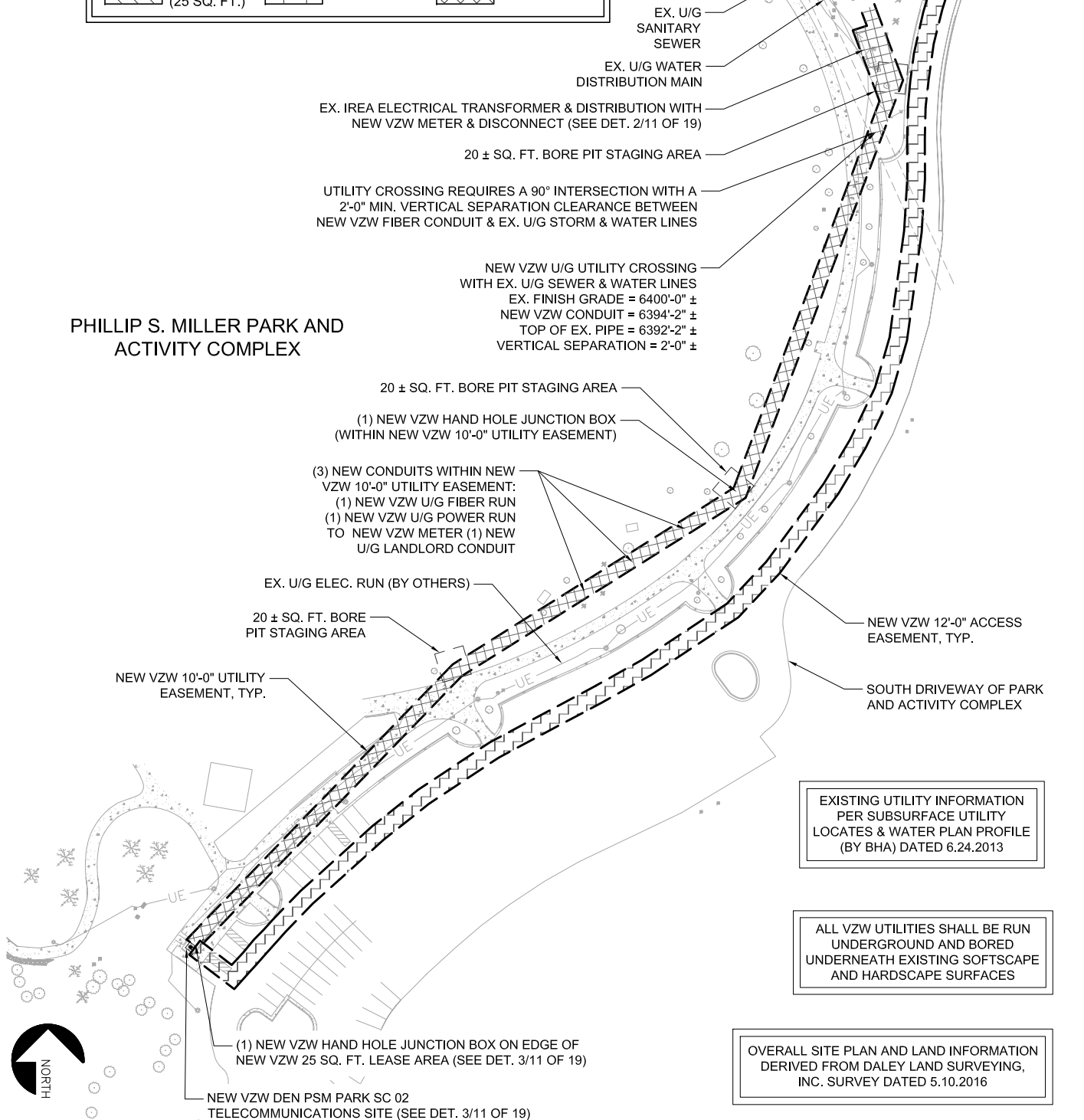
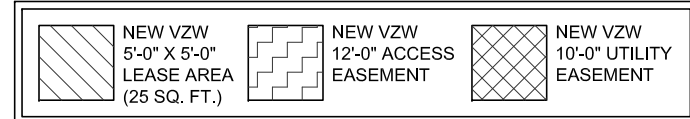
LICENSURE NO:  
**PRELIMINARY -  
 NOT FOR  
 CONSTRUCTION**

DRAWN BY:	CHK BY:	APV BY:
MC	KR	KS

SHEET TITLE:  
**UTILITY PLAN  
 PSM PARK SC 01**  
 1385 WEST PLUM CREEK PARKWAY  
 CASTLE ROCK, CO 80109

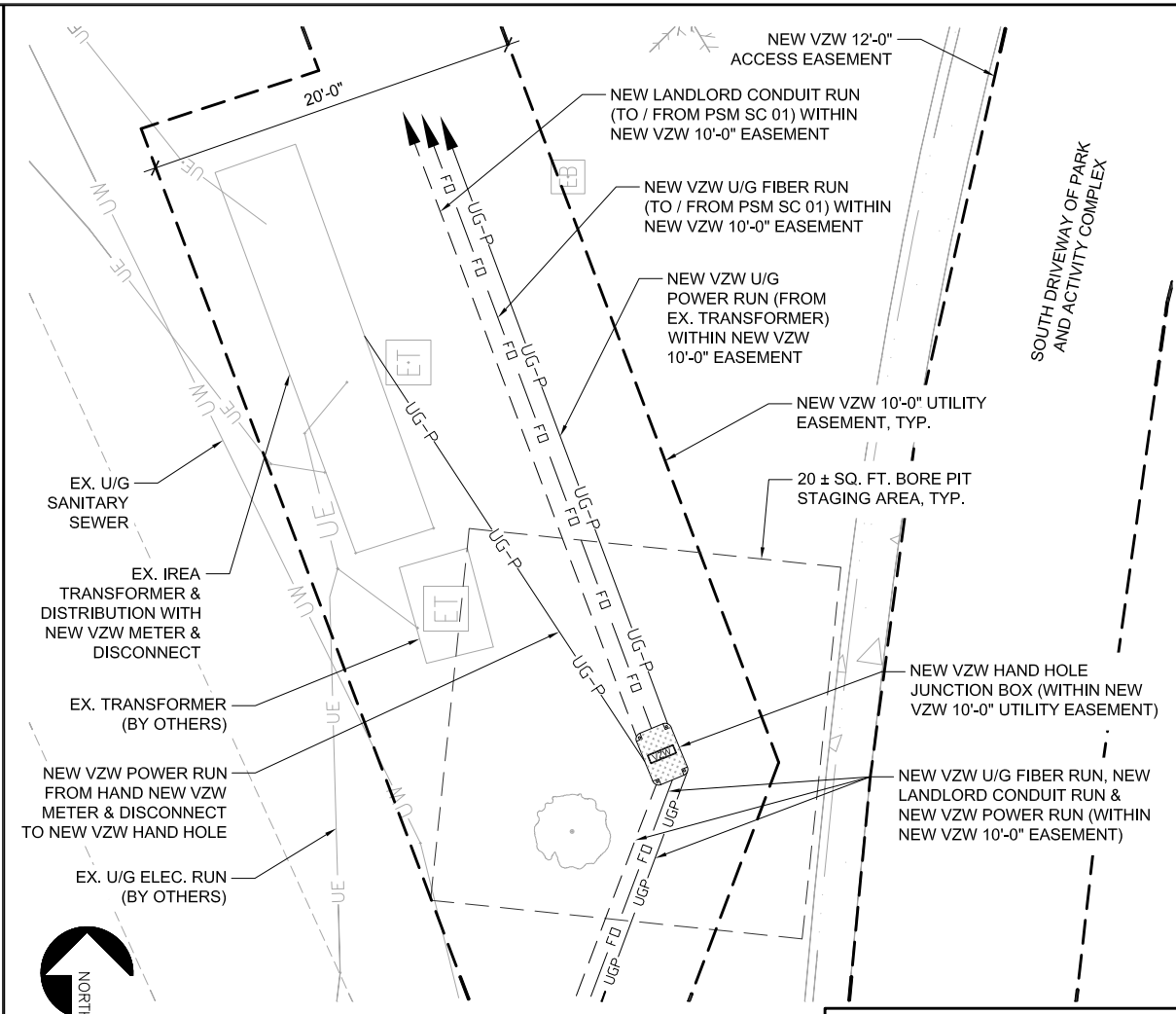
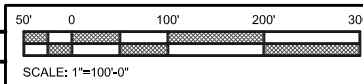
SHEET NUMBER:  
**10 OF 19**  
 PROJECT NO. USR16-0008  
 P.S. MILLER PARK  
 USE BY SPECIAL REVIEW

PS MILLER PARK - USE BY SPECIAL REVIEW  
 LOCATED IN THE NORTHWEST QUARTER AND  
 THE SOUTHWEST QUARTER OF SECTION 10,  
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 COUNTY OF DOUGLAS, STATE OF COLORADO



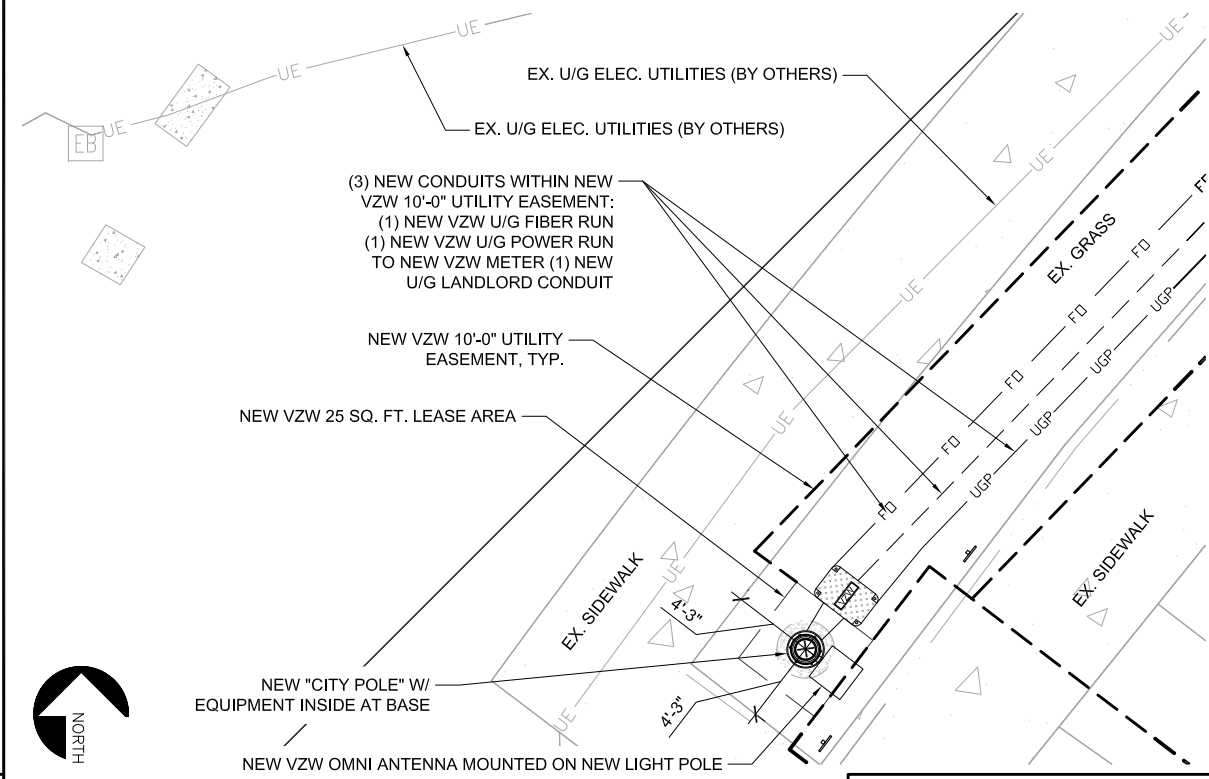
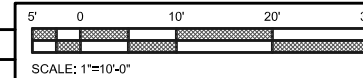
1 UTILITY PLAN - PSM PARK SC 02

SCALE: 1" = 100'-0"



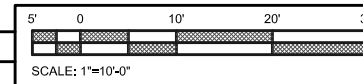
2 UTILITY DETAIL AT TRANSFORMER & H-FRAME

SCALE: 1" = 10'-0"



3 UTILITY DETAIL AT NEW VZW LIGHT POLE ANTENNA

SCALE: 1" = 10'-0"



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

PROJECT INFORMATION:

SITE NAME:  
**DEN PSM PARK SC 01, 02, 03**  
**1375 WEST PLUM**  
**CREEK PARKWAY**  
**CASTLE ROCK, CO 80109**  
 DOUGLAS COUNTY

REV:	DATE:	DESCRIPTION:	BY:
1	6/13/16	90% ZONING	TC
2	1/27/17	90% ZONING REV A	MC
3	3/29/17	90% ZONING REV B	MC
4	4/13/17	95% ZONING	MC
5	5/17/17	95% ZONING REV A	MC
6	5/30/17	100% ZONING	MC

PLANS PREPARED BY:



16035 TABLE MOUNTAIN PARKWAY  
 GOLDEN, CO 80403  
 303-993-3293  
 WWW.CENTERLINESOLUTIONS.COM

LICENSURE NO:

**PRELIMINARY -  
 NOT FOR  
 CONSTRUCTION**

DRAWN BY:	CHK BY:	APV BY:
MC	KR	KS

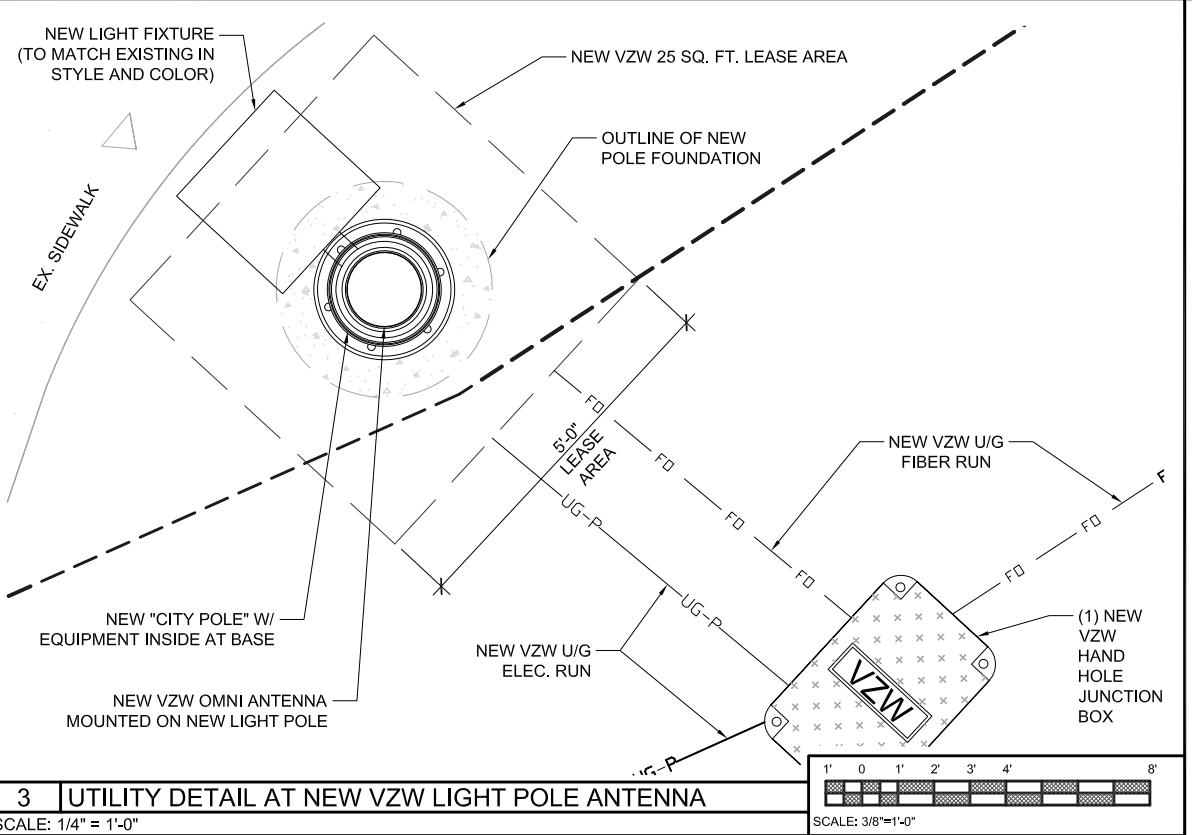
SHEET TITLE:

**UTILITY PLAN**  
**PSM PARK SC 02**  
 1371 WEST PLUM CREEK PARKWAY  
 CASTLE ROCK, CO 80109

SHEET NUMBER:

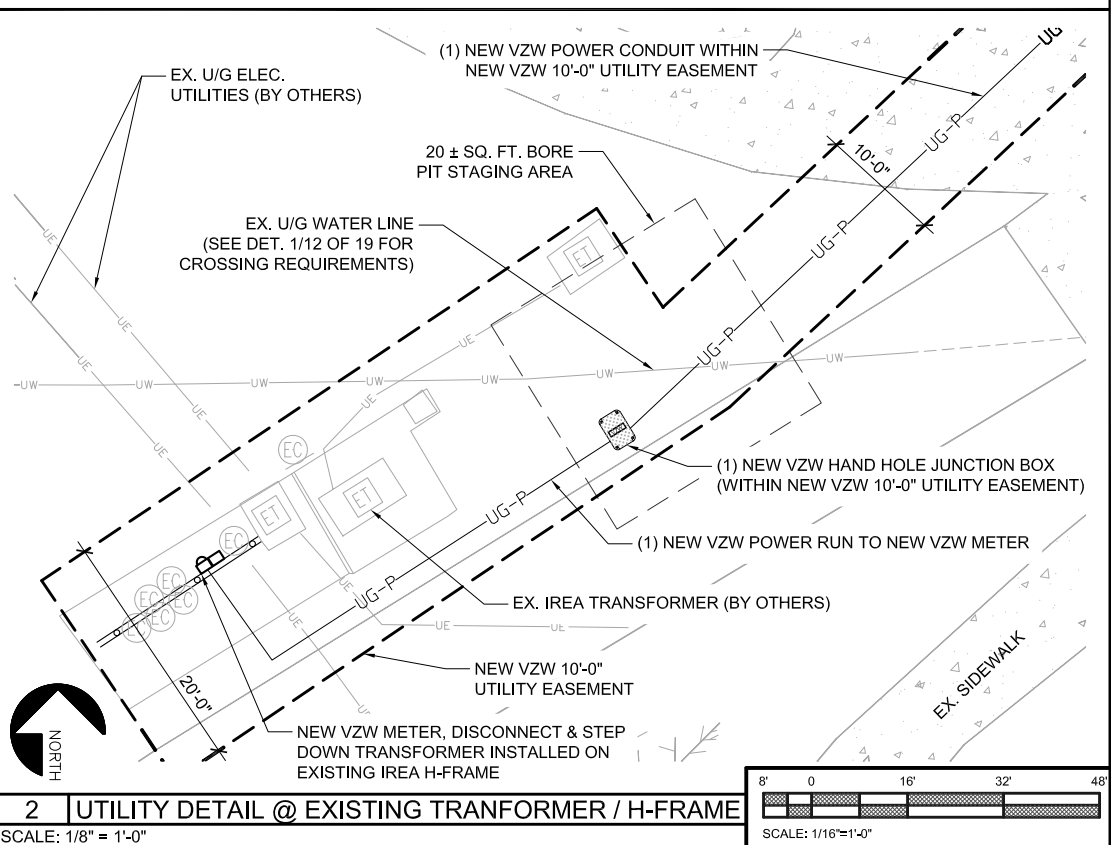
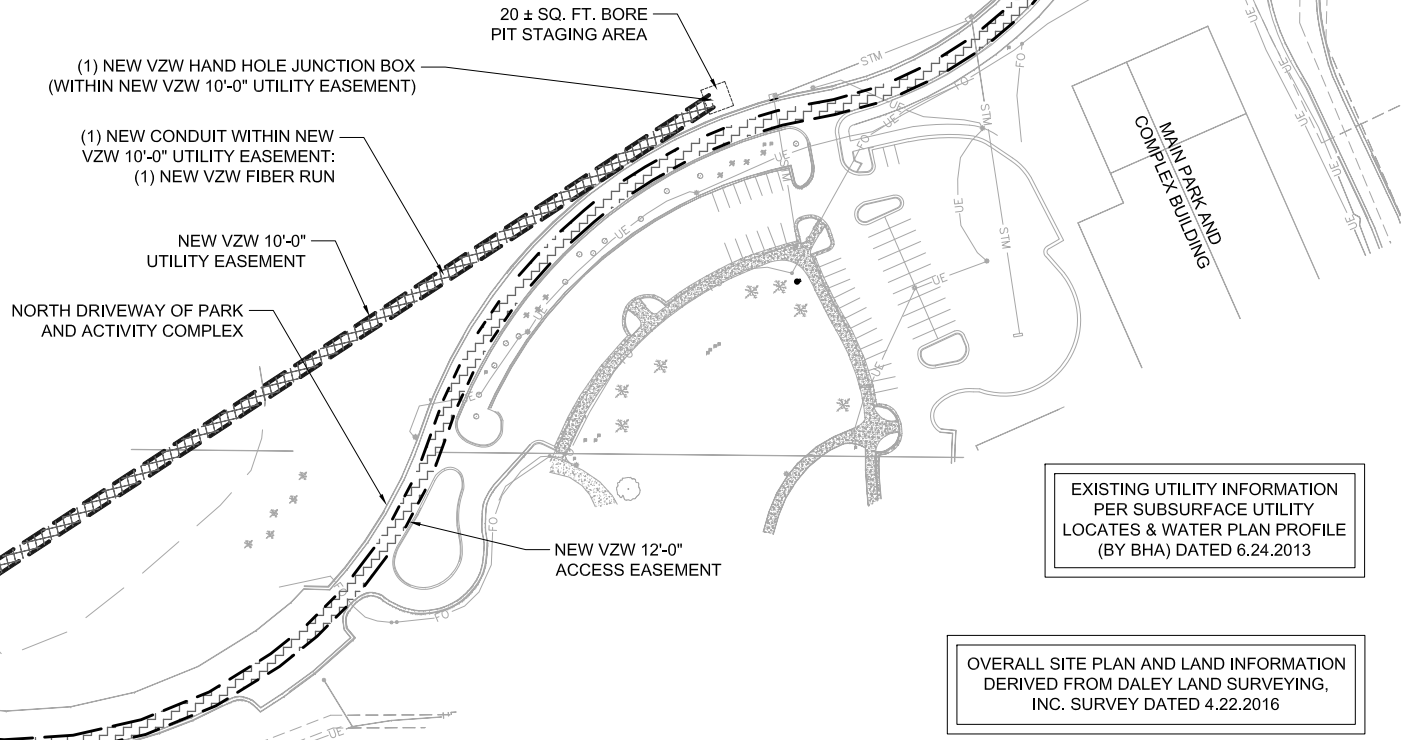
**11 OF 19**

PROJECT NO. USR16-0008  
 P.S. MILLER PARK  
 USE BY SPECIAL REVIEW

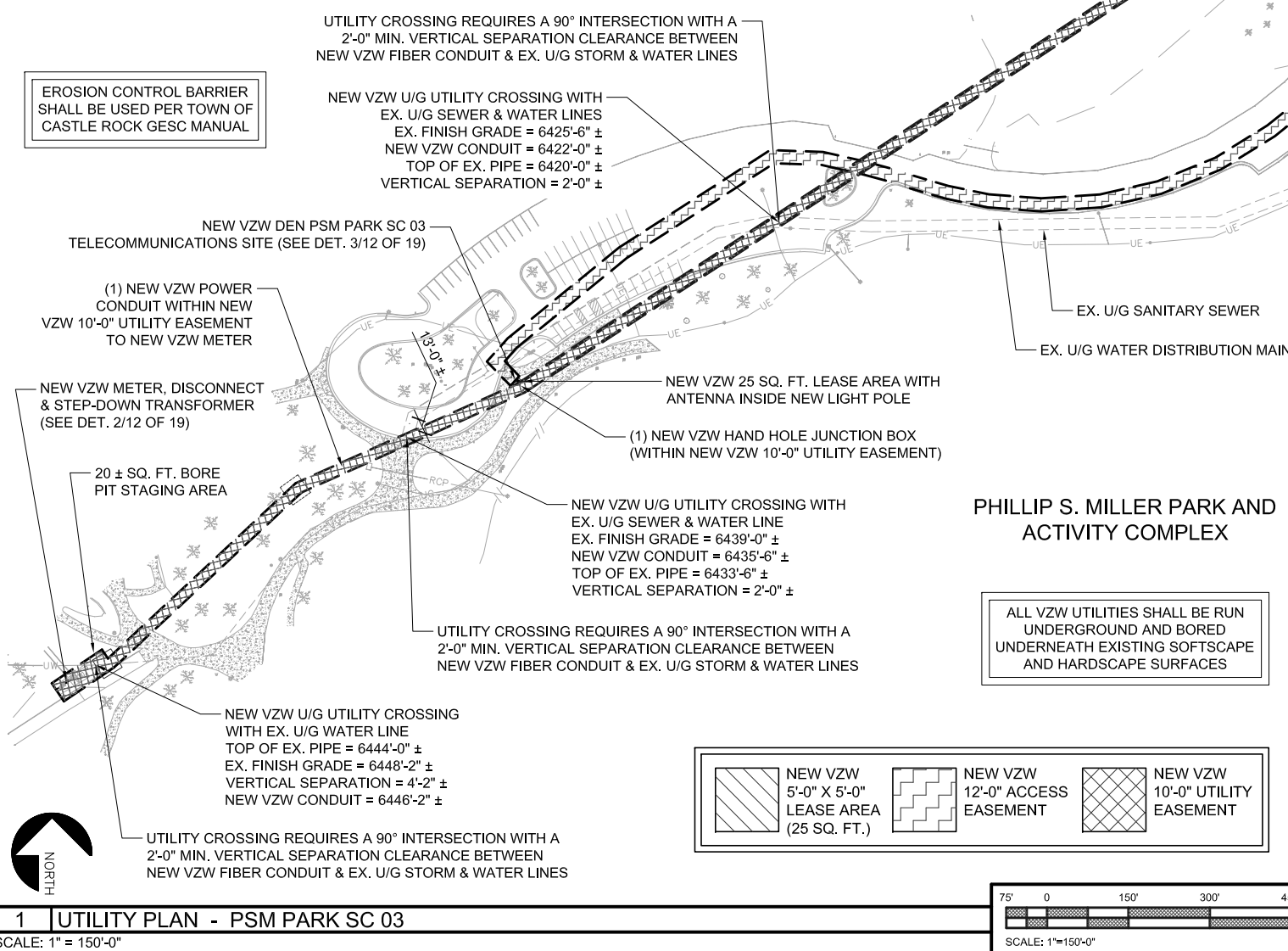


3 UTILITY DETAIL AT NEW VZW LIGHT POLE ANTENNA  
SCALE: 1/4" = 1'-0"

PS MILLER PARK - USE BY SPECIAL REVIEW  
LOCATED IN THE NORTHWEST QUARTER AND  
THE SOUTHWEST QUARTER OF SECTION 10,  
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
COUNTY OF DOUGLAS, STATE OF COLORADO



2 UTILITY DETAIL @ EXISTING TRANSFORMER / H-FRAME  
SCALE: 1/8" = 1'-0"



1 UTILITY PLAN - PSM PARK SC 03  
SCALE: 1" = 150'-0"



PROJECT INFORMATION:  
SITE NAME:  
DEN PSM PARK SC 01, 02, 03  
1375 WEST PLUM  
CREEK PARKWAY  
CASTLE ROCK, CO 80109  
DOUGLAS COUNTY

REV:	DATE:	DESCRIPTION:	BY:
1	6/13/16	90% ZONING	TC
2	1/27/17	90% ZONING REV A	MC
3	3/29/17	90% ZONING REV B	MC
4	4/13/17	95% ZONING	MC
5	5/17/17	95% ZONING REV A	MC
6	5/30/17	100% ZONING	MC

PLANS PREPARED BY:  
**CENTERLINE SOLUTIONS**  
16035 TABLE MOUNTAIN PARKWAY  
GOLDEN, CO 80403  
303-993-3293  
WWW.CENTERLINESOLUTIONS.COM

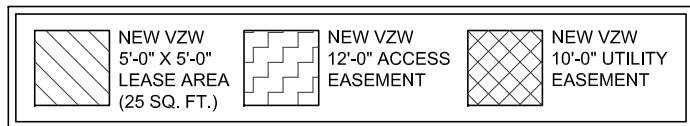
LICENSURE NO:  
**PRELIMINARY - NOT FOR CONSTRUCTION**

DRAWN BY:	CHK BY:	APV BY:
MC	KR	KS

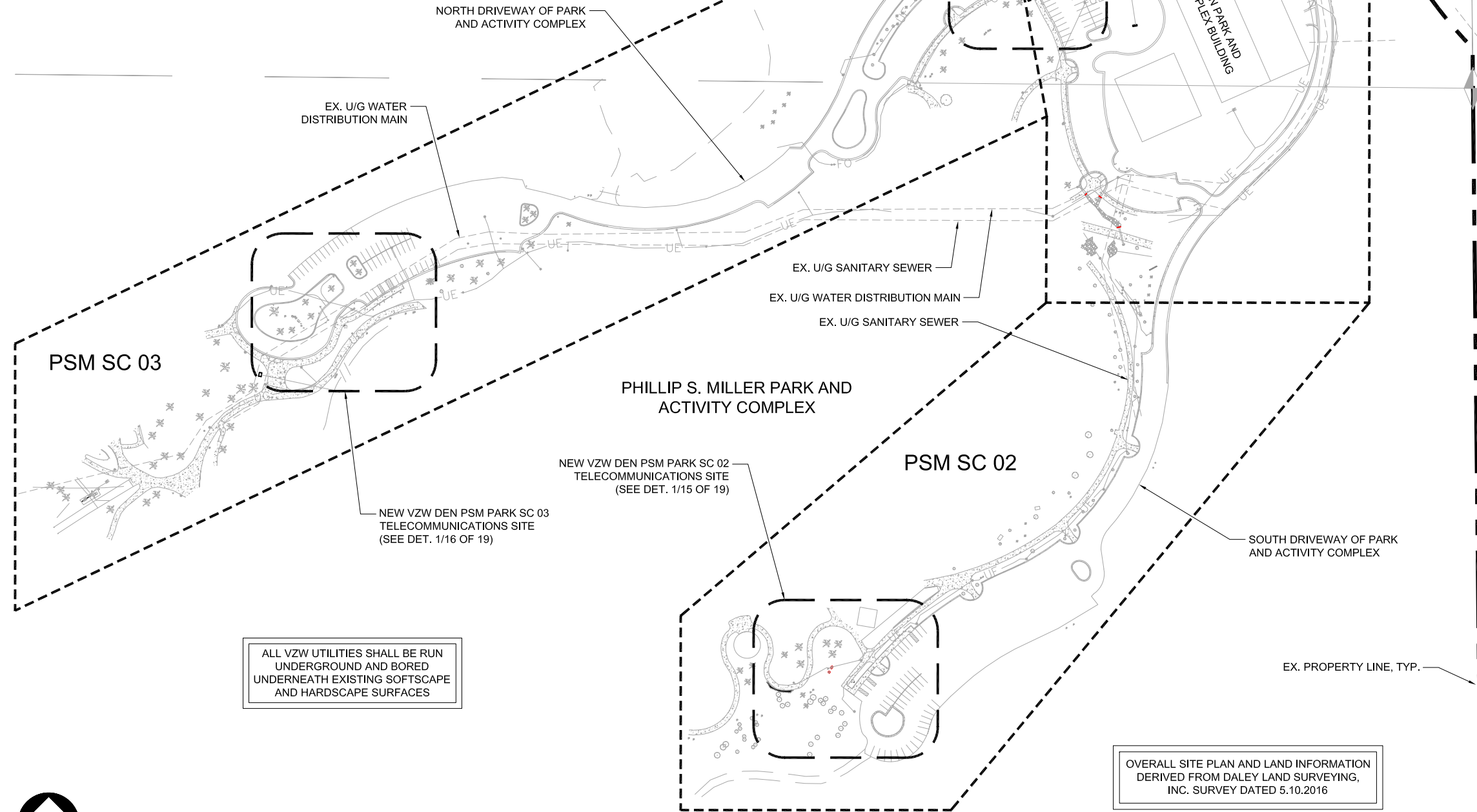
SHEET TITLE:  
**UTILITY PLAN  
PSM PARK SC 03**  
1387 WEST PLUM CREEK PARKWAY  
CASTLE ROCK, CO 80109

SHEET NUMBER:  
**12 OF 19**  
PROJECT NO. USR16-0008  
P.S. MILLER PARK  
USE BY SPECIAL REVIEW

PS MILLER PARK - USE BY SPECIAL REVIEW  
 LOCATED IN THE NORTHWEST QUARTER AND  
 THE SOUTHWEST QUARTER OF SECTION 10,  
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 COUNTY OF DOUGLAS, STATE OF COLORADO



NEW VZW DEN PSM PARK SC 01  
 TELECOMMUNICATIONS SITE  
 (SEE DET. 1/14 OF 19)

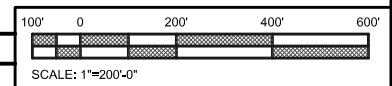


NEW VZW DEN PSM PARK SC 03  
 TELECOMMUNICATIONS SITE  
 (SEE DET. 1/16 OF 19)

NEW VZW DEN PSM PARK SC 02  
 TELECOMMUNICATIONS SITE  
 (SEE DET. 1/15 OF 19)

ALL VZW UTILITIES SHALL BE RUN  
 UNDERGROUND AND BORED  
 UNDERNEATH EXISTING SOFTSCAPE  
 AND HARDSCAPE SURFACES

OVERALL SITE PLAN AND LAND INFORMATION  
 DERIVED FROM DALEY LAND SURVEYING,  
 INC. SURVEY DATED 5.10.2016



PROJECT INFORMATION:  
 SITE NAME:  
 DEN PSM PARK SC 01, 02, 03  
 1375 WEST PLUM  
 CREEK PARKWAY  
 CASTLE ROCK, CO 80109  
 DOUGLAS COUNTY

REV:	DATE:	DESCRIPTION:	BY:
1	6/13/16	90% ZONING	TC
2	1/27/17	90% ZONING REV A	MC
3	3/29/17	90% ZONING REV B	MC
4	4/13/17	95% ZONING	MC
5	5/17/17	95% ZONING REV A	MC
6	5/30/17	100% ZONING	MC

PLANS PREPARED BY:  

 16035 TABLE MOUNTAIN PARKWAY  
 GOLDEN, CO 80403  
 303-993-3293  
 WWW.CENTERLINESOLUTIONS.COM

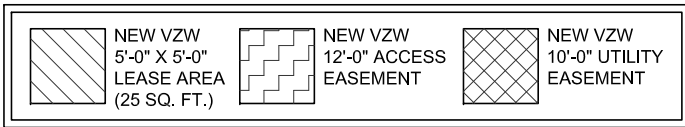
LICENSURE NO:  
**PRELIMINARY -  
 NOT FOR  
 CONSTRUCTION**

DRAWN BY:	CHK BY:	APV BY:
MC	KR	KS

SHEET TITLE:  
**OVERALL  
 SITE PLAN**  
 PSM PARK SC 01, 02, 03

SHEET NUMBER:  
**13 OF 19**  
 PROJECT NO. USR16-0008  
 P.S. MILLER PARK  
 USE BY SPECIAL REVIEW

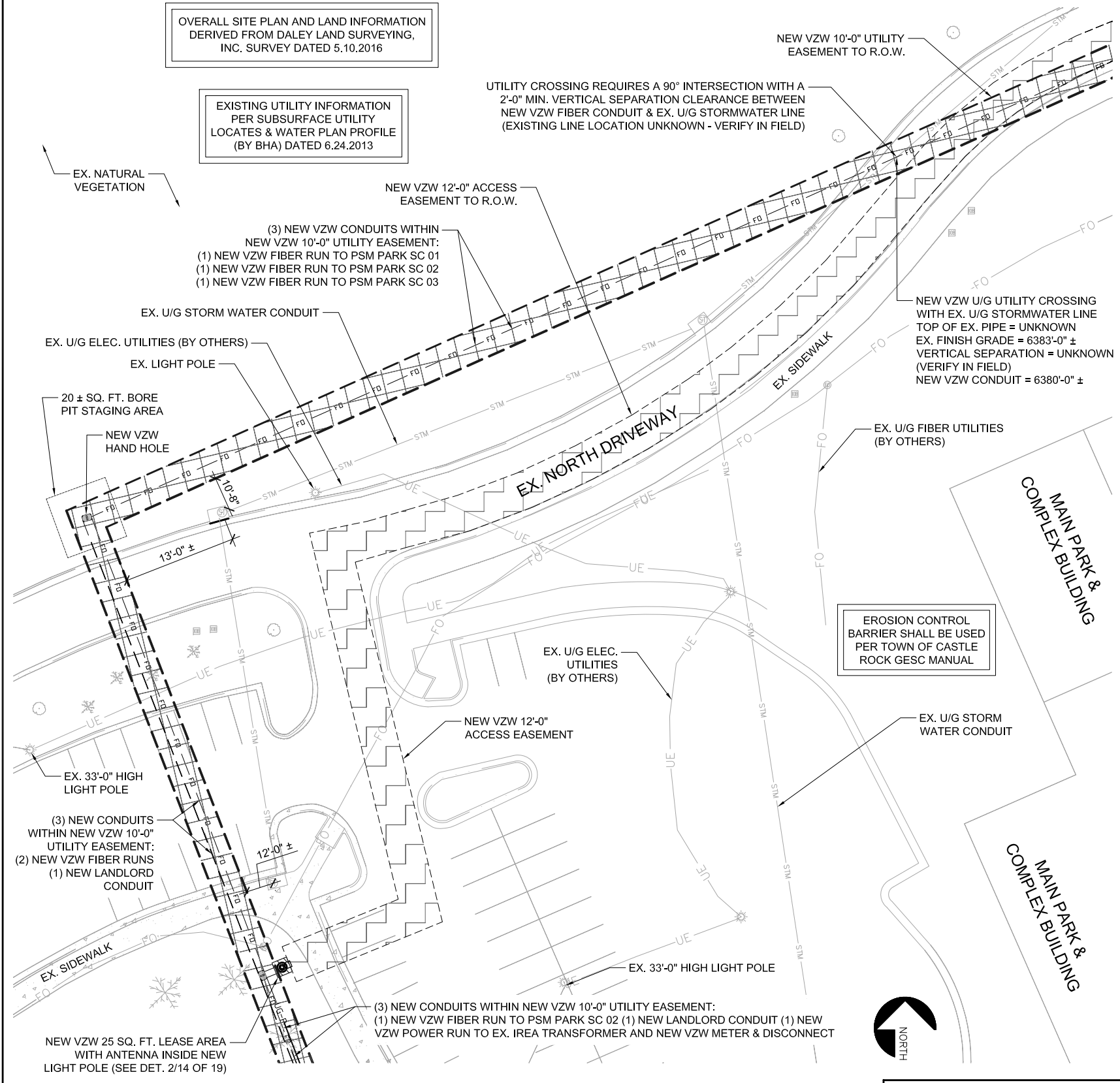
**PS MILLER PARK - USE BY SPECIAL REVIEW  
 LOCATED IN THE NORTHWEST QUARTER AND  
 THE SOUTHWEST QUARTER OF SECTION 10,  
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 COUNTY OF DOUGLAS, STATE OF COLORADO**



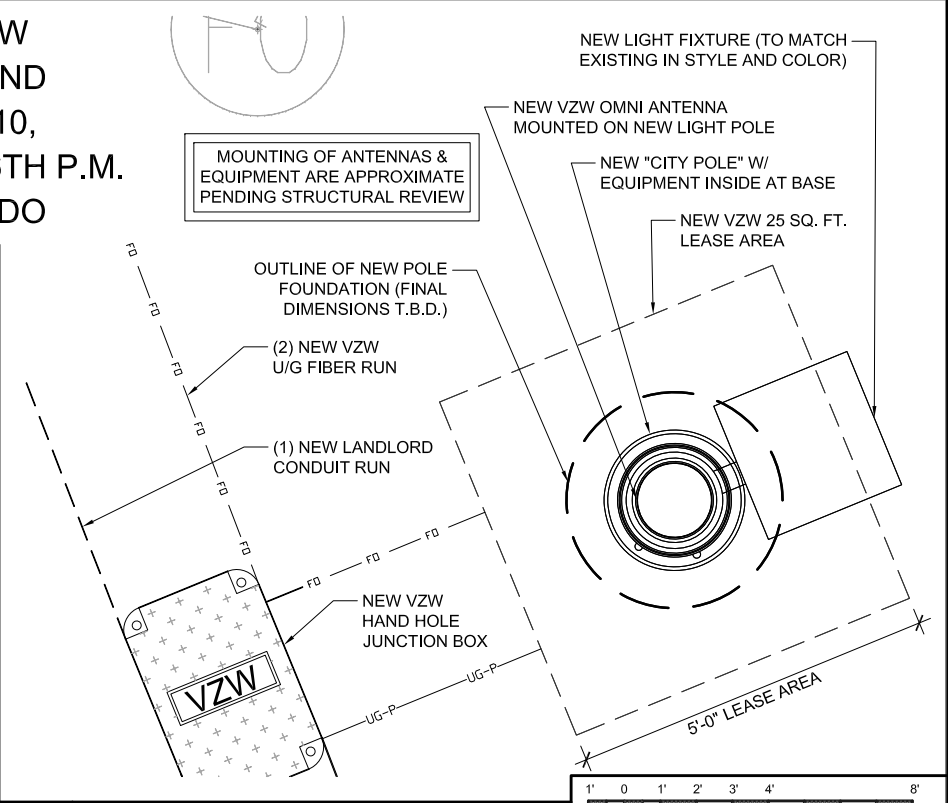
OVERALL SITE PLAN AND LAND INFORMATION  
 DERIVED FROM DALEY LAND SURVEYING,  
 INC. SURVEY DATED 5.10.2016

EXISTING UTILITY INFORMATION  
 PER SUBSURFACE UTILITY  
 LOCATES & WATER PLAN PROFILE  
 (BY BHA) DATED 6.24.2013

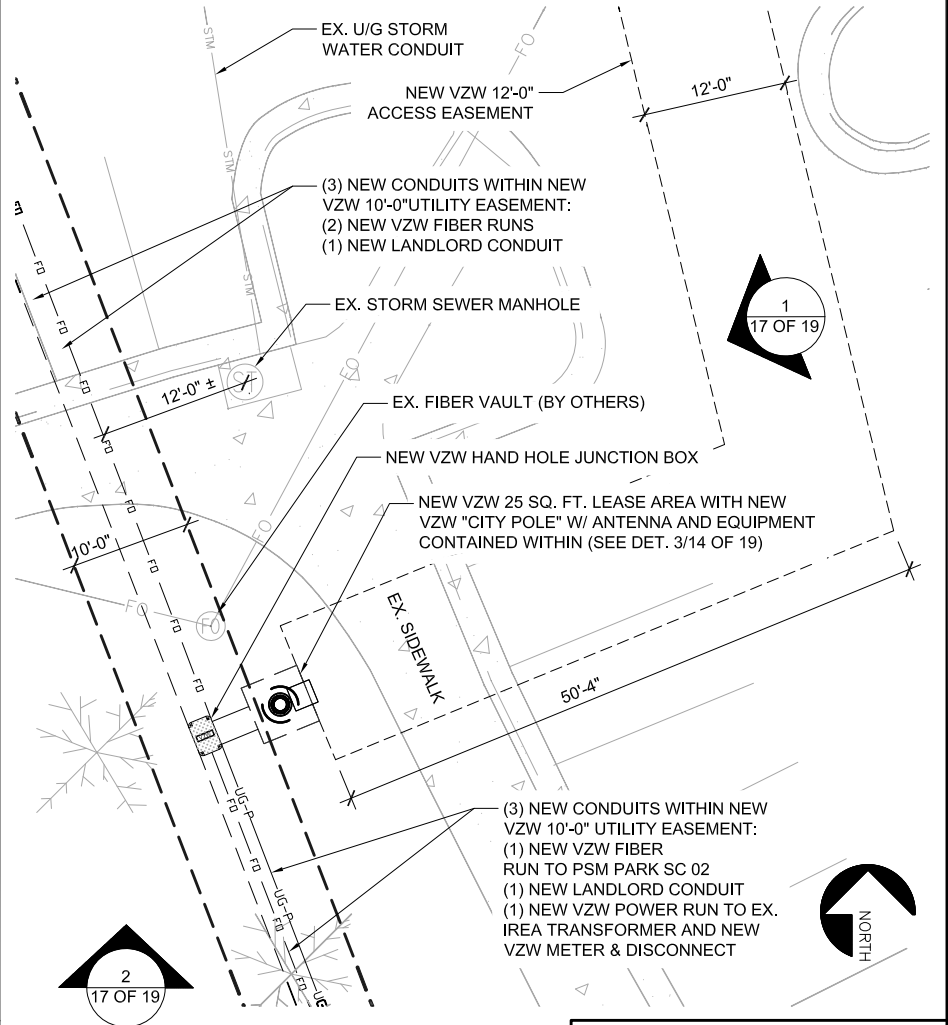
UTILITY CROSSING REQUIRES A 90° INTERSECTION WITH A  
 2'-0" MIN. VERTICAL SEPARATION CLEARANCE BETWEEN  
 NEW VZW FIBER CONDUIT & EX. U/G STORMWATER LINE  
 (EXISTING LINE LOCATION UNKNOWN - VERIFY IN FIELD)



**1 ENLARGED SITE PLAN**  
 SCALE: 1" = 40'-0"



**3 ANTENNA DETAIL**  
 SCALE: 1/4" = 1'-0"



**2 PSM PARK SC 01 EQUIPMENT PLAN**  
 SCALE: 1/8" = 1'-0"



PROJECT INFORMATION:  
 SITE NAME:  
**DEN PSM PARK SC 01, 02, 03**  
**1375 WEST PLUM**  
**CREEK PARKWAY**  
**CASTLE ROCK, CO 80109**  
 DOUGLAS COUNTY

REV:	DATE:	DESCRIPTION:	BY:
1	6/13/16	90% ZONING	TC
2	1/27/17	90% ZONING REV A	MC
3	3/29/17	90% ZONING REV B	MC
4	4/13/17	95% ZONING	MC
5	5/17/17	95% ZONING REV A	MC
6	5/30/17	100% ZONING	MC

PLANS PREPARED BY:  
  
**CENTERLINE SOLUTIONS**  
 16035 TABLE MOUNTAIN PARKWAY  
 GOLDEN, CO 80403  
 303-993-3293  
 WWW.CENTERLINESOLUTIONS.COM




LICENSURE NO:  
  
**PRELIMINARY - NOT FOR CONSTRUCTION**

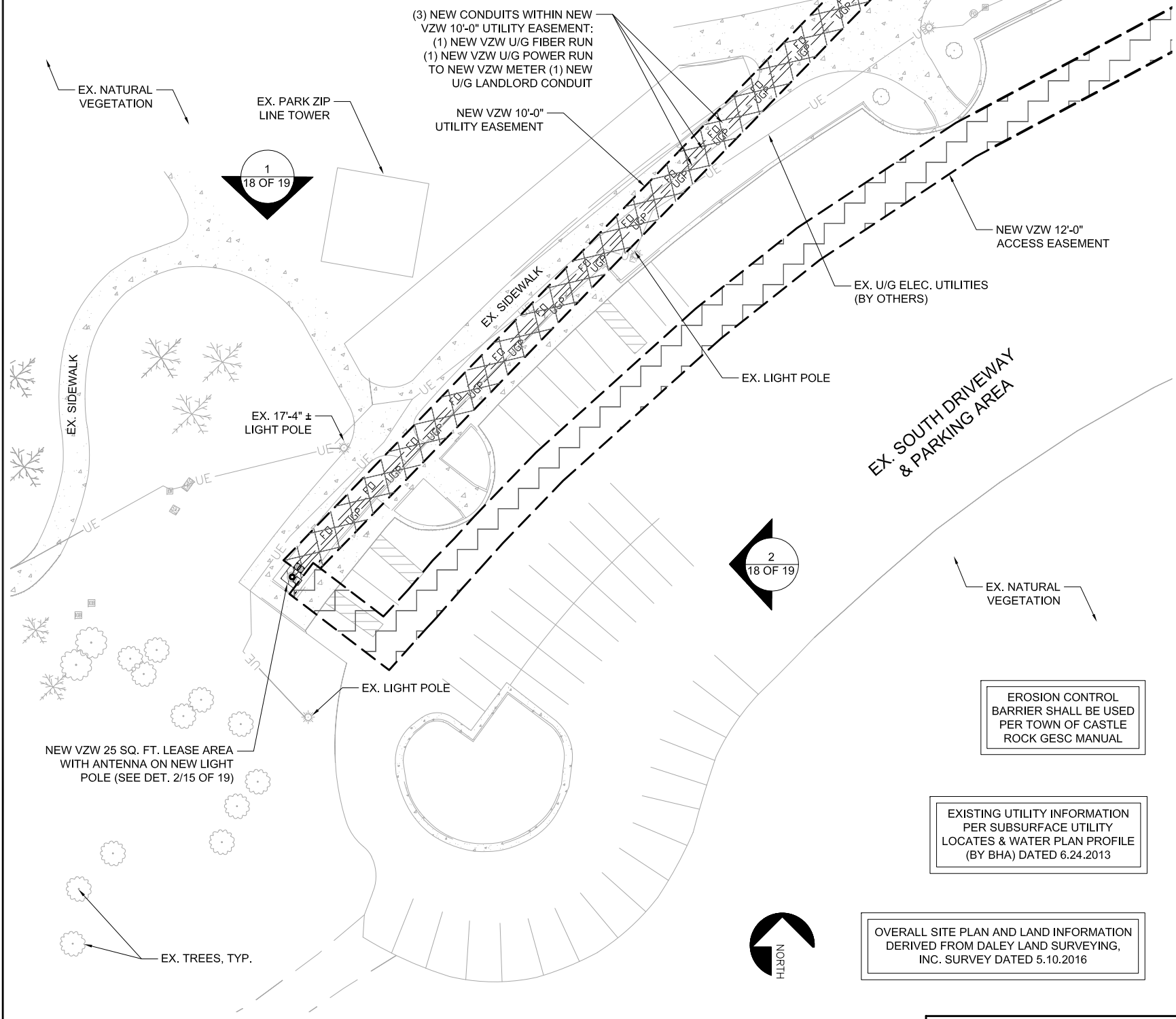
DRAWN BY: CHK BY: APV BY:  
 MC KR KS

SHEET TITLE:  
**SITE PLAN, EQUIP. PLAN & ANTENNA DET.**  
**PSM PARK SC 01**  
 1385 WEST PLUM CREEK PARKWAY  
 CASTLE ROCK, CO 80109

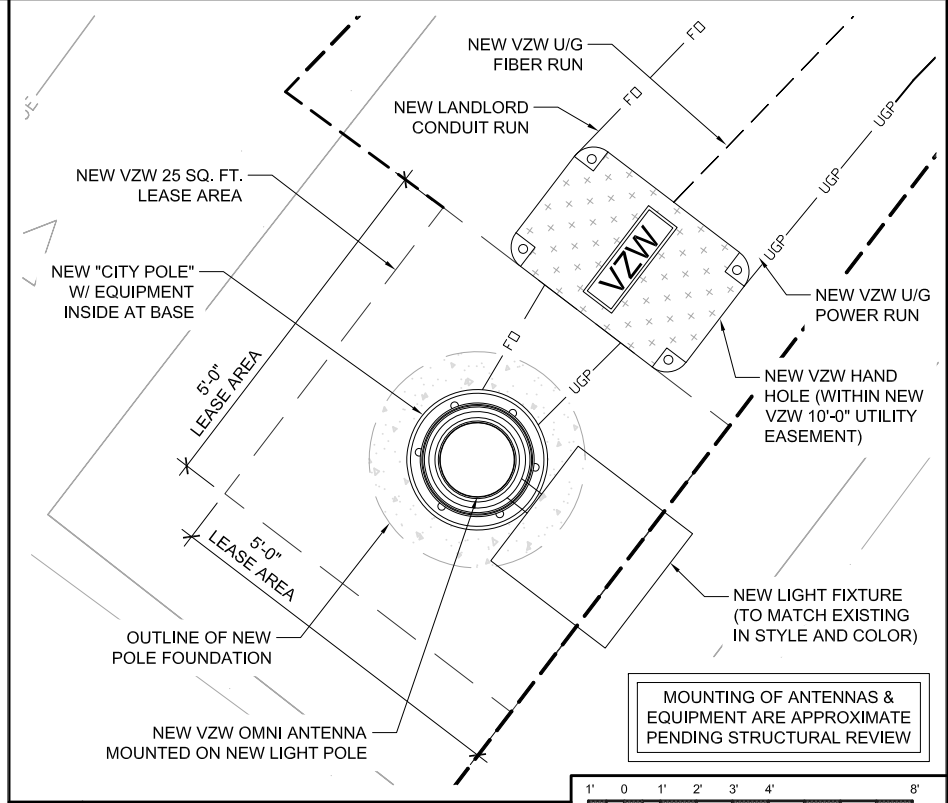
SHEET NUMBER:  
**14 OF 19**  
 PROJECT NO. USR16-0008  
 P.S. MILLER PARK  
 USE BY SPECIAL REVIEW

**PS MILLER PARK - USE BY SPECIAL REVIEW  
 LOCATED IN THE NORTHWEST QUARTER AND  
 THE SOUTHWEST QUARTER OF SECTION 10,  
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 COUNTY OF DOUGLAS, STATE OF COLORADO**

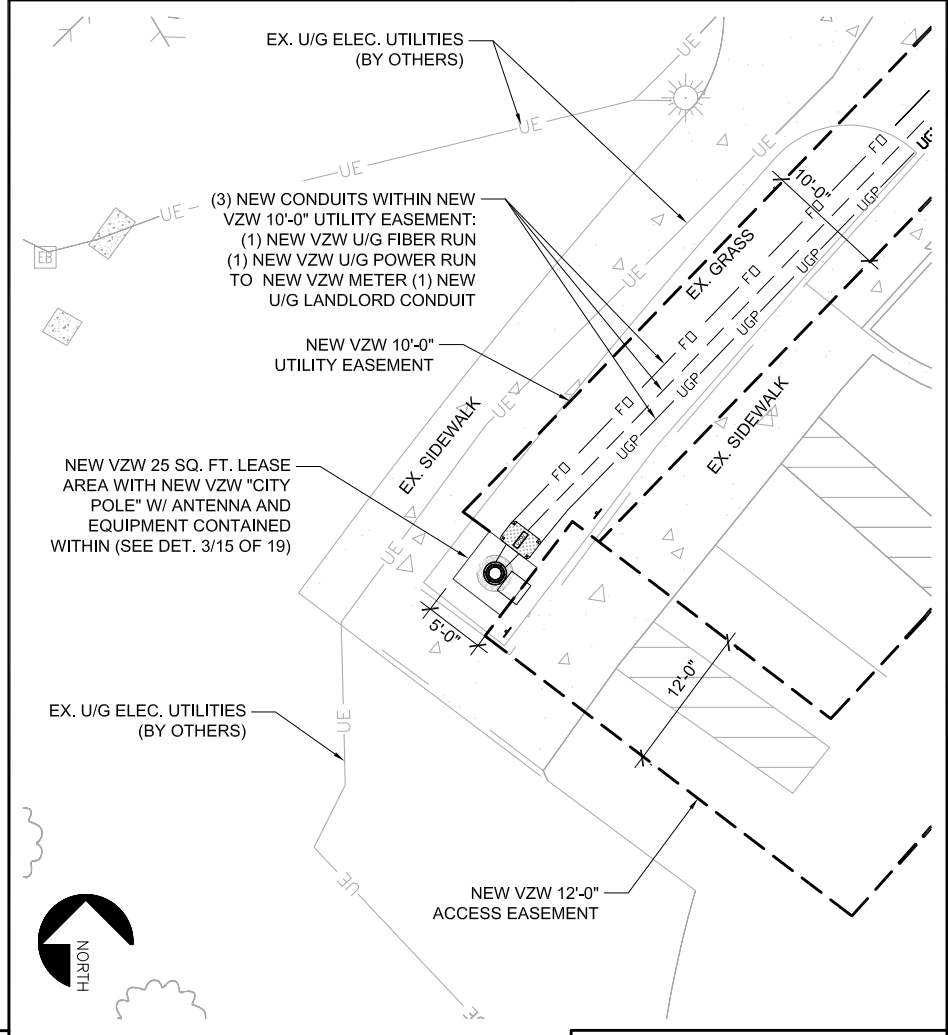
	NEW VZW 5'-0" X 5'-0" LEASE AREA (25 SQ. FT.)		NEW VZW 12'-0" ACCESS EASEMENT		NEW VZW 10'-0" UTILITY EASEMENT
---	--	---	--------------------------------------	---	---------------------------------------



**1 ENLARGED SITE PLAN**  
 SCALE: 1" = 40'-0"



**3 ANTENNA DETAIL**  
 SCALE: 3/8" = 1'-0"



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

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

PROJECT INFORMATION:  
 SITE NAME:  
**DEN PSM PARK SC 01, 02, 03**  
**1375 WEST PLUM**  
**CREEK PARKWAY**  
**CASTLE ROCK, CO 80109**  
 DOUGLAS COUNTY

REV:	DATE:	DESCRIPTION:	BY:
1	6/13/16	90% ZONING	TC
2	1/27/17	90% ZONING REV A	MC
3	3/29/17	90% ZONING REV B	MC
4	4/13/17	95% ZONING	MC
5	5/17/17	95% ZONING REV A	MC
6	5/30/17	100% ZONING	MC

PLANS PREPARED BY:  
  
**CENTERLINE SOLUTIONS**  
 16035 TABLE MOUNTAIN PARKWAY  
 GOLDEN, CO 80403  
 303-993-3293  
 WWW.CENTERLINESOLUTIONS.COM

LICENSURE NO:  
**PRELIMINARY - NOT FOR CONSTRUCTION**

DRAWN BY:	CHK BY:	APV BY:
MC	KR	KS

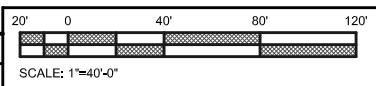
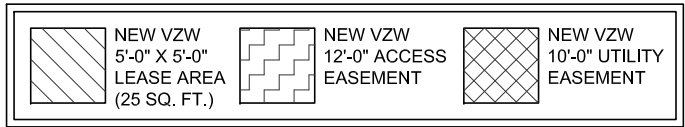
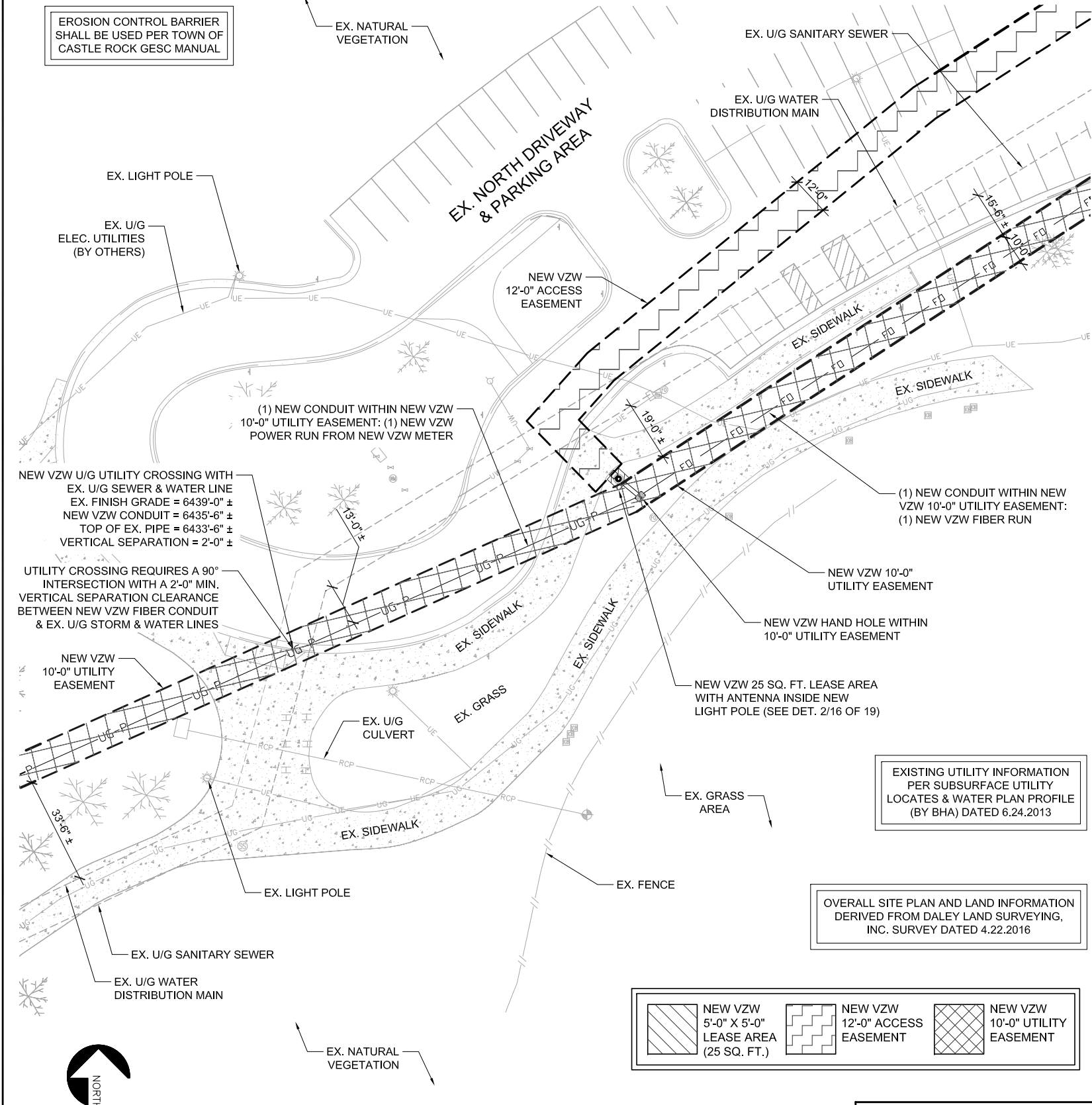
SHEET TITLE:  
**SITE PLAN, EQUIP. PLAN & ANTENNA DET.**  
**PSM PARK SC 02**  
 1371 WEST PLUM CREEK PARKWAY  
 CASTLE ROCK, CO 80109

SHEET NUMBER:  
**15 OF 19**  
 PROJECT NO. USR16-0008  
 P.S. MILLER PARK  
 USE BY SPECIAL REVIEW

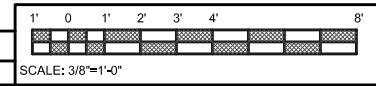
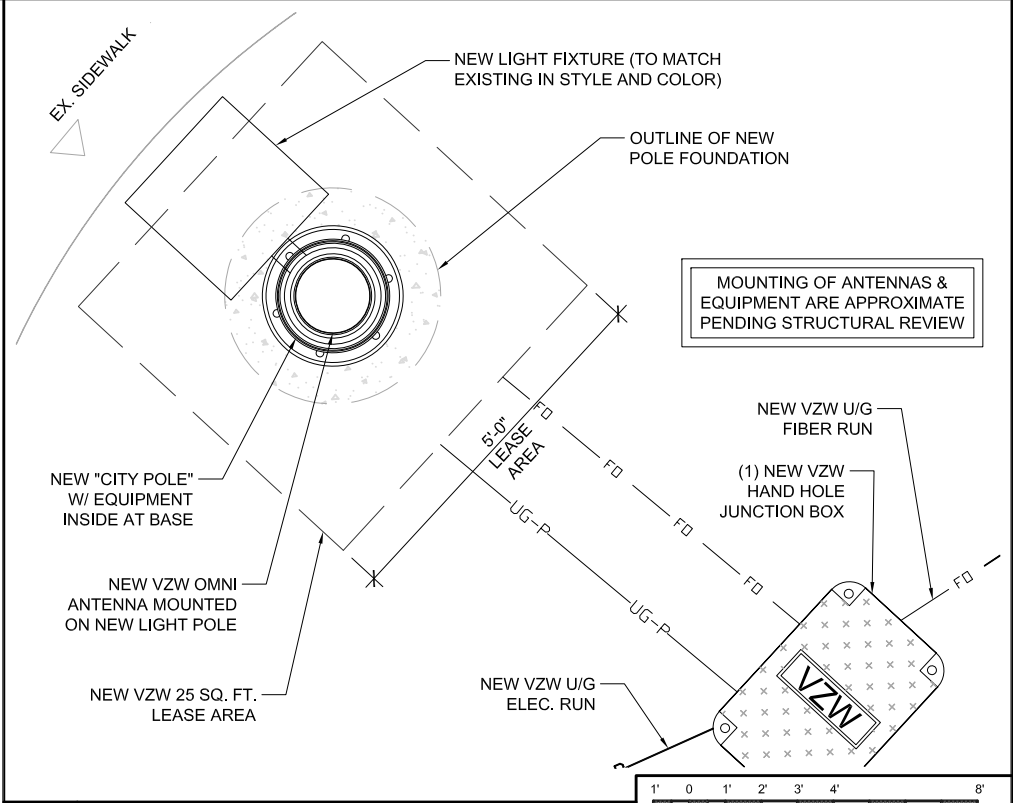
**PS MILLER PARK - USE BY SPECIAL REVIEW**  
 LOCATED IN THE NORTHWEST QUARTER AND  
 THE SOUTHWEST QUARTER OF SECTION 10,  
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 COUNTY OF DOUGLAS, STATE OF COLORADO

ALL VZW UTILITIES SHALL BE RUN UNDERGROUND AND BORED UNDERNEATH EXISTING SOFTSCAPE AND HARDSCAPE SURFACES

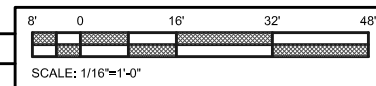
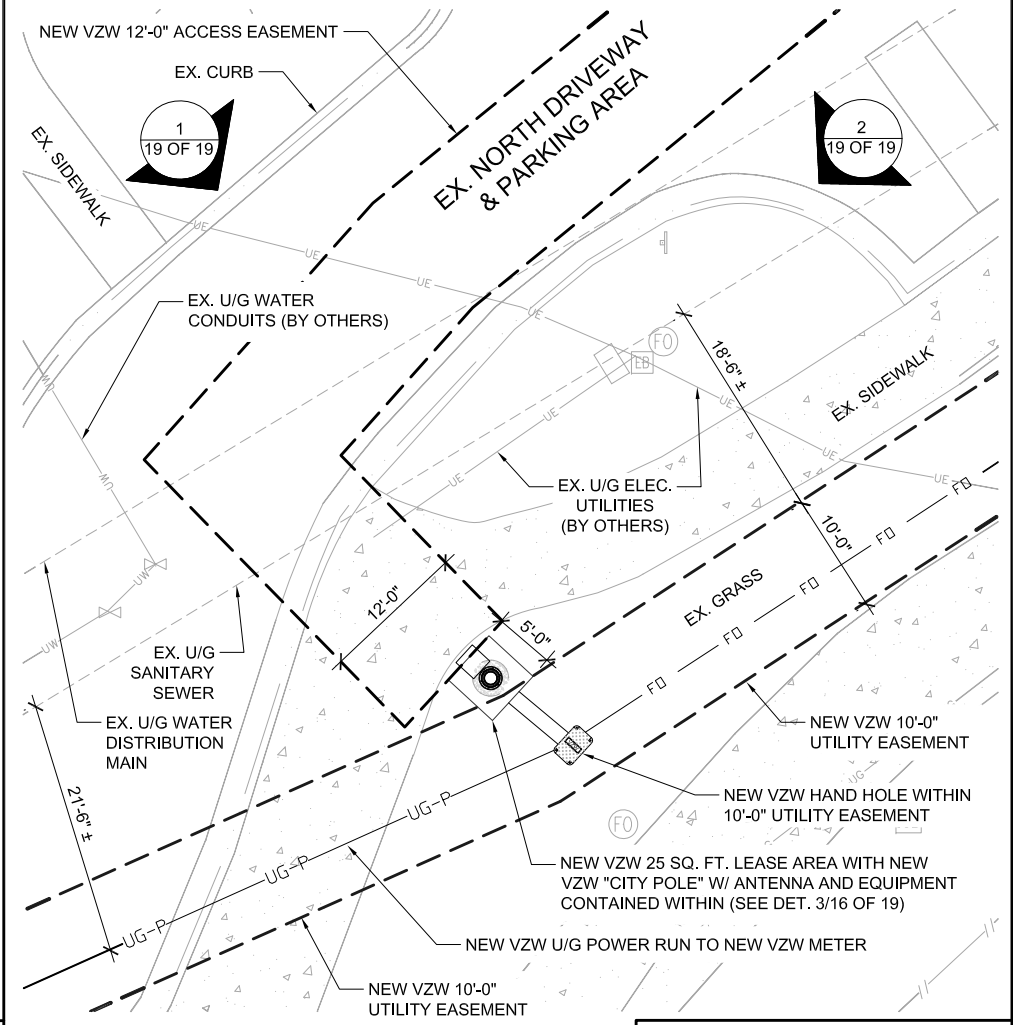
EROSION CONTROL BARRIER SHALL BE USED PER TOWN OF CASTLE ROCK GESC MANUAL



**1 ENLARGED SITE PLAN**  
 SCALE: 1" = 40'-0"



**3 ANTENNA DETAIL**  
 SCALE: 1/4" = 1'-0"



**2 EQUIPMENT PLAN**  
 SCALE: 1/8" = 1'-0"



PROJECT INFORMATION:  
 SITE NAME:  
**DEN PSM PARK SC 01, 02, 03**  
**1375 WEST PLUM**  
**CREEK PARKWAY**  
 CASTLE ROCK, CO 80109  
 DOUGLAS COUNTY

REV:	DATE:	DESCRIPTION:	BY:
1	6/13/16	90% ZONING	TC
2	1/27/17	90% ZONING REV A	MC
3	3/29/17	90% ZONING REV B	MC
4	4/13/17	95% ZONING	MC
5	5/17/17	95% ZONING REV A	MC
6	5/30/17	100% ZONING	MC

PLANS PREPARED BY:  
  
 16035 TABLE MOUNTAIN PARKWAY  
 GOLDEN, CO 80403  
 303-993-3293  
 WWW.CENTERLINESOLUTIONS.COM

LICENSURE NO:

DRAWN BY: MC    CHK BY: KR    APV BY: KS

SHEET TITLE:  
**SITE PLAN, EQUIP.**  
**PLAN & ANTENNA DET.**  
**PSM PARK SC 03**  
 1387 WEST PLUM CREEK PARKWAY  
 CASTLE ROCK, CO 80109

SHEET NUMBER:  
**16 OF 19**  
 PROJECT NO. USR16-0008  
 P.S. MILLER PARK  
 USE BY SPECIAL REVIEW



PS MILLER PARK - USE BY SPECIAL REVIEW  
 LOCATED IN THE NORTHWEST QUARTER AND  
 THE SOUTHWEST QUARTER OF SECTION 10,  
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 COUNTY OF DOUGLAS, STATE OF COLORADO



PROJECT INFORMATION:  
 SITE NAME:  
 DEN PSM PARK SC 01, 02, 03  
 1375 WEST PLUM  
 CREEK PARKWAY  
 CASTLE ROCK, CO 80109  
 DOUGLAS COUNTY

REV:	DATE:	DESCRIPTION:	BY:
1	6/13/16	90% ZONING	TC
2	1/27/17	90% ZONING REV A	MC
3	3/29/17	90% ZONING REV B	MC
4	4/13/17	95% ZONING	MC
5	5/17/17	95% ZONING REV A	MC
6	5/30/17	100% ZONING	MC



3 NEW PSM PARK 01 LOCATION - EASTERN ELEV.

4 NEW PSM PARK 01 LOCATION - WESTERN ELEV.

5 NEW PSM PARK 01 LOCATION - S.W. ELEV.

6 NEW PSM PARK 01 LOCATION - SOUTHERN ELEV.

PLANS PREPARED BY:



16035 TABLE MOUNTAIN PARKWAY  
 GOLDEN, CO 80403  
 303-993-3293  
 WWW.CENTERLINESOLUTIONS.COM

LICENSURE NO:

**PRELIMINARY -  
 NOT FOR  
 CONSTRUCTION**

DRAWN BY:	CHK BY:	APV BY:
MC	KR	KS

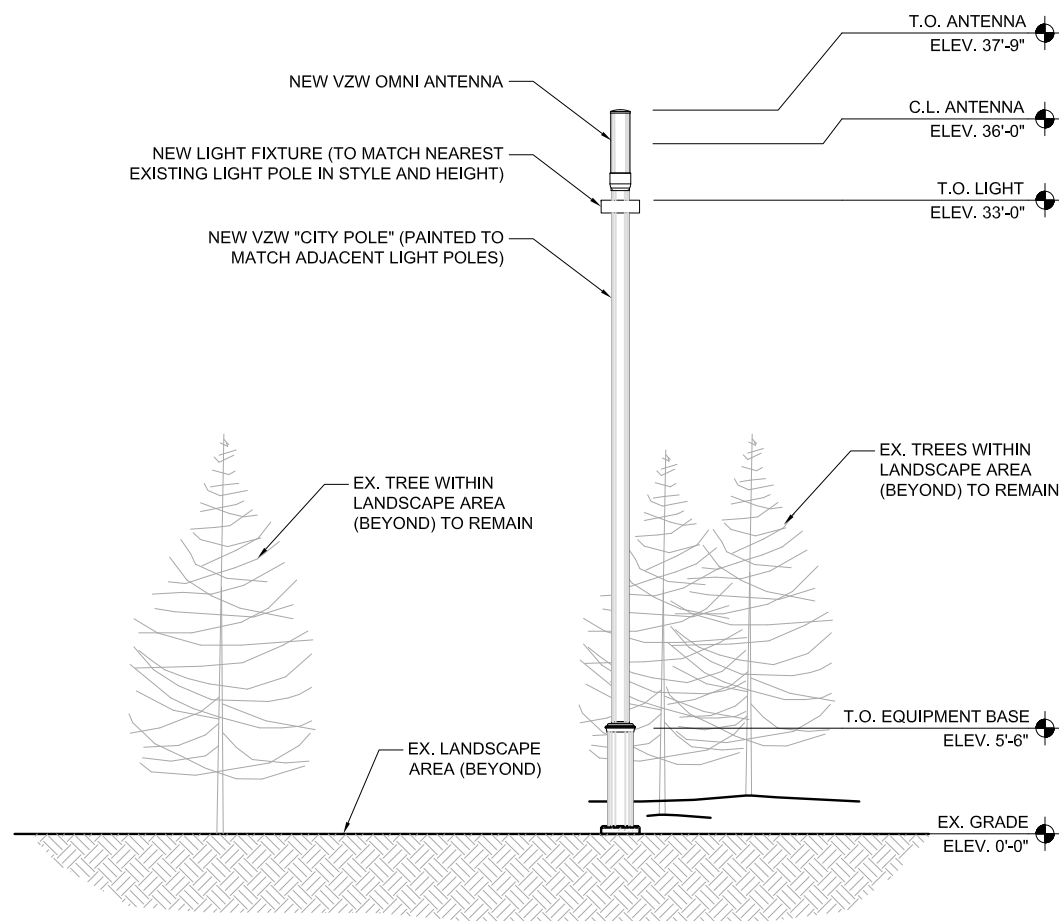
SHEET TITLE:

**ELEVATIONS  
 & PHOTOS**  
 PSM PARK SC 01  
 1385 WEST PLUM CREEK PARKWAY  
 CASTLE ROCK, CO 80109

SHEET NUMBER:

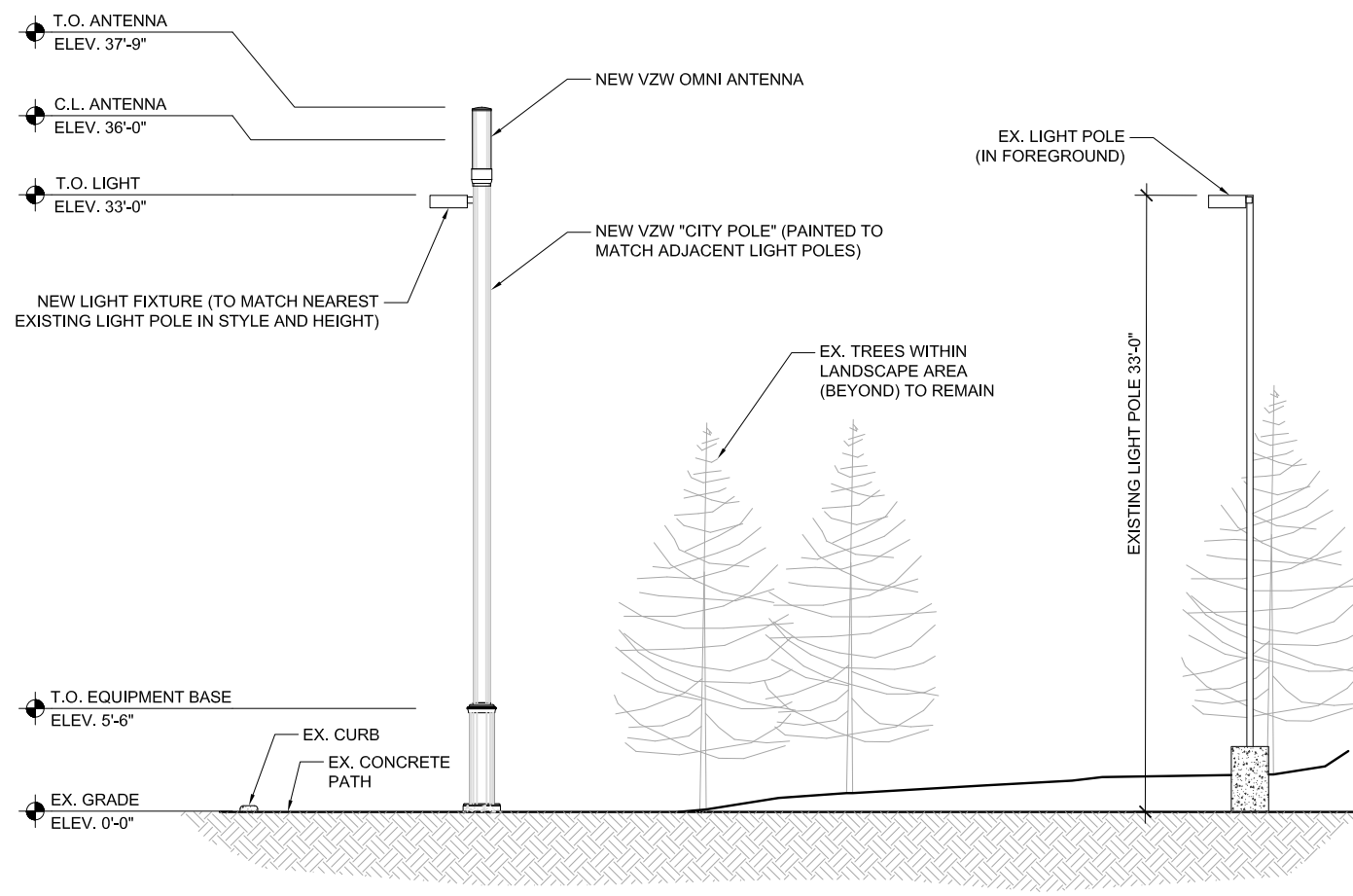
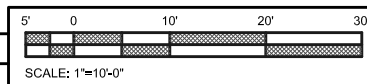
**17 OF 19**

PROJECT NO. USR16-0008  
 P.S. MILLER PARK  
 USE BY SPECIAL REVIEW



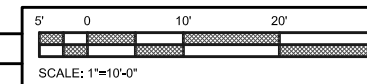
1 EASTERN ELEVATION

SCALE: 1/4" = 1'-0"

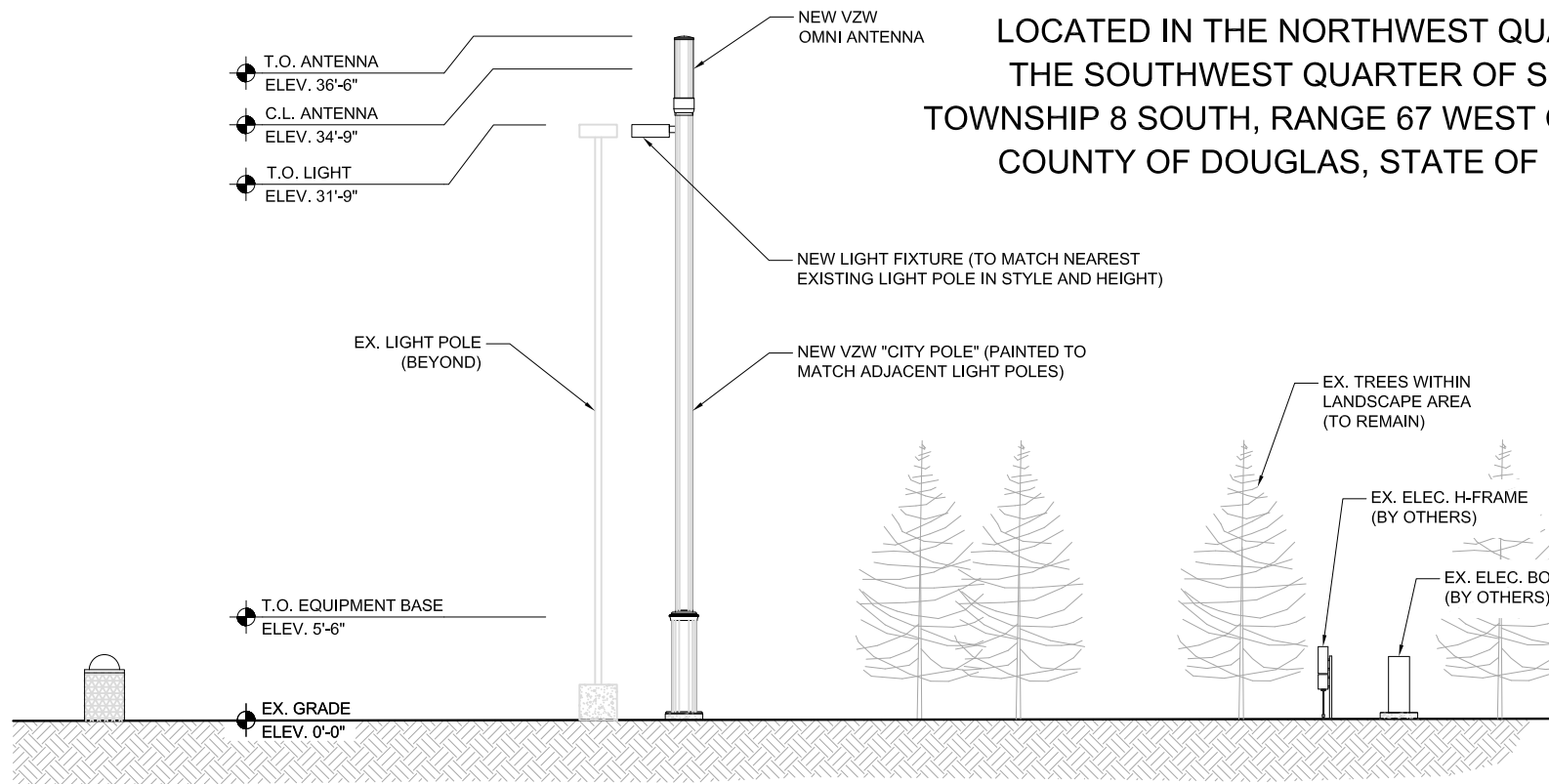


2 NORTHERN ELEVATION

SCALE: 1/4" = 1'-0"

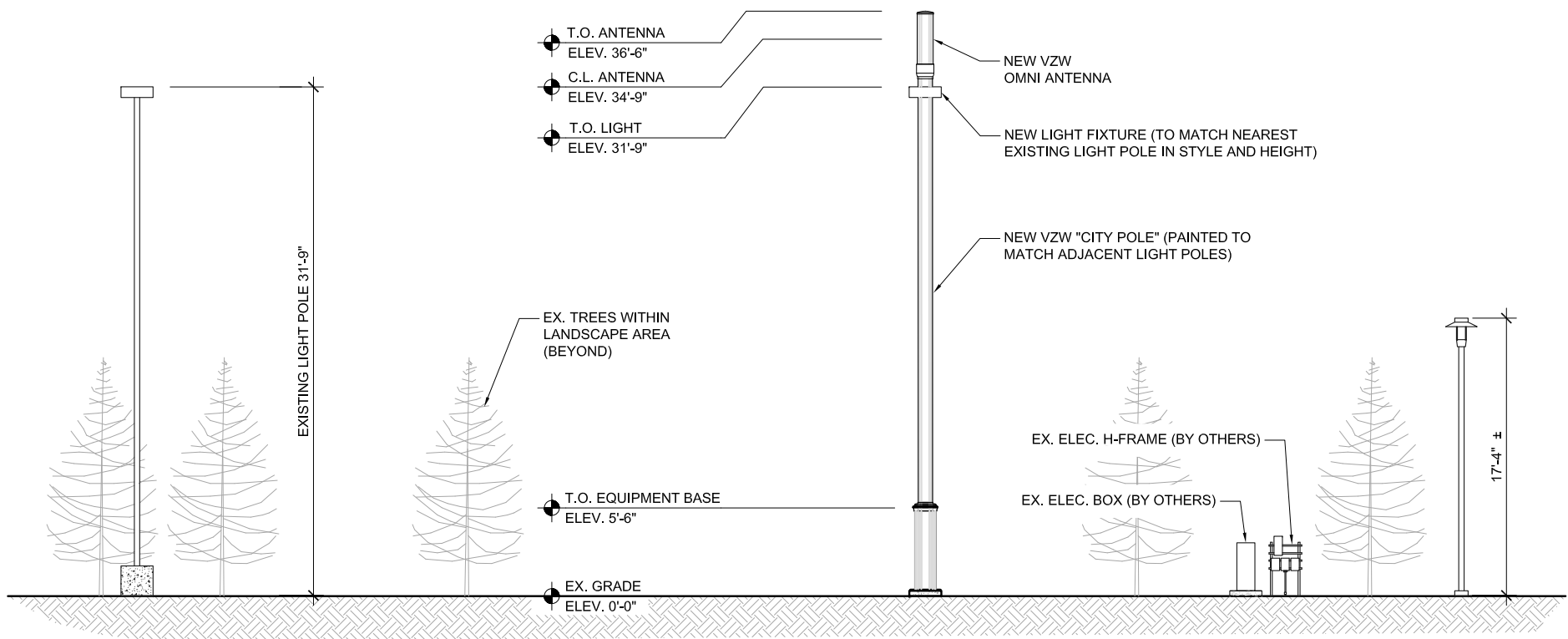
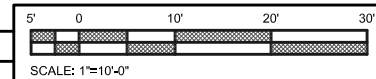


PS MILLER PARK - USE BY SPECIAL REVIEW  
 LOCATED IN THE NORTHWEST QUARTER AND  
 THE SOUTHWEST QUARTER OF SECTION 10,  
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 COUNTY OF DOUGLAS, STATE OF COLORADO



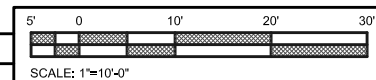
1 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



2 EAST ELEVATION

SCALE: 1/4" = 1'-0"



3 NEW PSM PARK 02 LOCATION - NORTH ELEV.

SCALE: NTS



4 NEW PSM PARK 02 LOCATION - OVERALL EAST ELEV.

SCALE: NTS



5 NEW PSM PARK 02 LOCATION - SOUTHWEST ELEV.


SCALE: NTS



PROJECT INFORMATION:  
 SITE NAME:  
 DEN PSM PARK SC 01, 02, 03  
 1375 WEST PLUM  
 CREEK PARKWAY  
 CASTLE ROCK, CO 80109  
 DOUGLAS COUNTY

REV:	DATE:	DESCRIPTION:	BY:
1	6/13/16	90% ZONING	TC
2	1/27/17	90% ZONING REV A	MC
3	3/29/17	90% ZONING REV B	MC
4	4/13/17	95% ZONING	MC
5	5/17/17	95% ZONING REV A	MC
6	5/30/17	100% ZONING	MC

PLANS PREPARED BY:  
  
 16035 TABLE MOUNTAIN PARKWAY  
 GOLDEN, CO 80403  
 303-993-3293  
 WWW.CENTERLINESOLUTIONS.COM

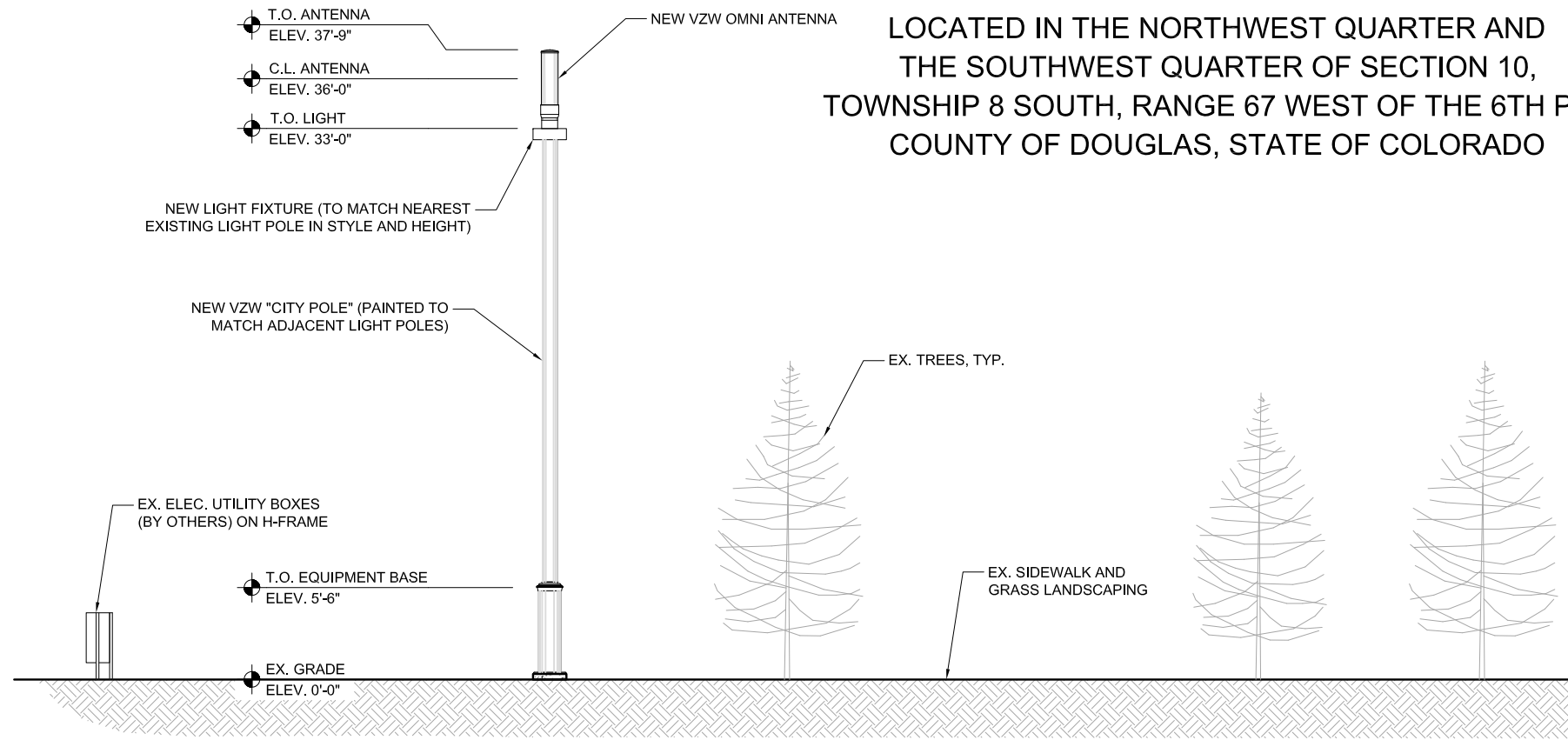
LICENSURE NO:  


DRAWN BY:	CHK BY:	APV BY:
MC	KR	KS

SHEET TITLE:  
**ELEVATIONS  
 & PHOTOS**  
 PSM PARK SC 02  
 1371 WEST PLUM CREEK PARKWAY  
 CASTLE ROCK, CO 80109

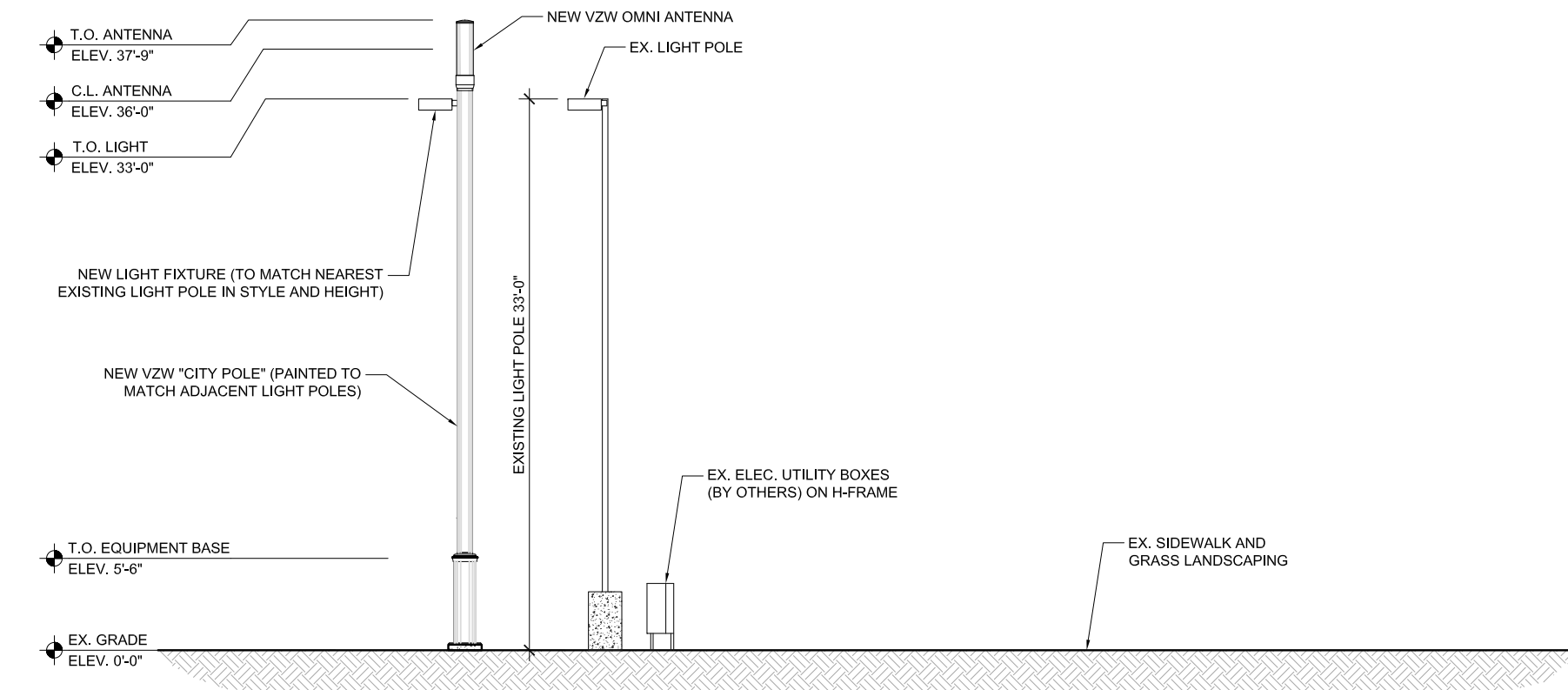
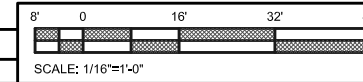
SHEET NUMBER:  
**18 OF 19**  
 PROJECT NO. USR16-0008  
 P.S. MILLER PARK  
 USE BY SPECIAL REVIEW

PS MILLER PARK - USE BY SPECIAL REVIEW  
 LOCATED IN THE NORTHWEST QUARTER AND  
 THE SOUTHWEST QUARTER OF SECTION 10,  
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 COUNTY OF DOUGLAS, STATE OF COLORADO



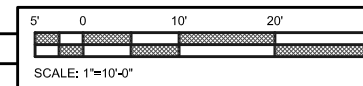
1 WEST ELEVATION

SCALE: 1/4" = 1'-0"



2 SOUTHWEST ELEVATION

SCALE: 1/4" = 1'-0"



2 NEW PSM PARK 03 LOCATION - NORTH ELEVATION

SCALE: NTS



3 NEW PSM PARK 03 LOCATION - WEST ELEVATION

SCALE: NTS



4 NEW PSM PARK 03 LOCATION - S.W. ELEVATION

SCALE: NTS



PROJECT INFORMATION:

SITE NAME:  
 DEN PSM PARK SC 01, 02, 03  
 1375 WEST PLUM  
 CREEK PARKWAY  
 CASTLE ROCK, CO 80109  
 DOUGLAS COUNTY

REV:	DATE:	DESCRIPTION:	BY:
1	6/13/16	90% ZONING	TC
2	1/27/17	90% ZONING REV A	MC
3	3/29/17	90% ZONING REV B	MC
4	4/13/17	95% ZONING	MC
5	5/17/17	95% ZONING REV A	MC
6	5/30/17	100% ZONING	MC

PLANS PREPARED BY:



16035 TABLE MOUNTAIN PARKWAY  
 GOLDEN, CO 80403  
 303-993-3293  
 WWW.CENTERLINESOLUTIONS.COM

LICENSURE NO:

**PRELIMINARY -  
 NOT FOR  
 CONSTRUCTION**

DRAWN BY:	CHK BY:	APV BY:
MC	KR	KS

SHEET TITLE:

**ELEVATIONS  
 & PHOTOS  
 PSM PARK SC 03**  
 1387 WEST PLUM CREEK PARKWAY  
 CASTLE ROCK, CO 80109

SHEET NUMBER:

**19 OF 19**  
 PROJECT NO. USR16-0008  
 P.S. MILLER PARK  
 USE BY SPECIAL REVIEW