

NOTE:

THIS SET OF DRAWINGS IS FOR ZONING PURPOSES ONLY. THESE DRAWINGS ARE PRELIMINARY AND ARE NOT FOR CONSTRUCTION.

QUARRY MESA USE BY SPECIAL REVIEW
LOCATED IN THE EAST HALF OF SECTION 23 AND THE WEST HALF
OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH
P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

SEE SHEET 2 FOR SURVEYOR'S CERTIFICATE

SITE INFORMATION

PROPERTY OWNER:

TOWN OF CASTLE ROCK
100 NORTH WILCOX STREET
CASTLE ROCK, CO 80104

SITE ADDRESS:

TBD

COUNTY:

DOUGLAS COUNTY

LATITUDE:
LONGITUDE:

39.340255°
-104.847972°

GROUND ELEVATION:

TBD

OCCUPANCY TYPE:

UNMANNED

ZONING JURISDICTION:

TOWN OF CASTLE ROCK

ZONING CODE:

CRYSTAL VALLEY RANCH
4TH AMENDMENT

PARCEL NUMBER:

2505-234-00-013,
2505-242-00-003 &
2505-243-12-001

POWER PROVIDER:

INTERMOUNTAIN RURAL
ELECTRIC ASSOCIATION

TELCO PROVIDER:

TBD

SDP GENERAL NOTES

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

2. 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.

3. THIS DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.

4. RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.

LEGAL DESCRIPTIONS

PARENT PARCEL DESCRIPTION (PER TITLE)

A PORTION OF THAT PARCEL OF LAND IN DOUGLAS COUNTY, STATE OF COLORADO, AS MORE FULLY DESCRIBED IN DEED BOOK 2068, PAGE 918, ID# 2505-234-00-013, BEING KNOWN AND DESIGNATED AS FOLLOWS:
A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 23 AND IN THE WEST HALF OF SECTION 24, BOTH IN TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION:
1. THENCE N 70° 53' 54" W A DISTANCE OF 290.22 FEET;
2. THENCE N 39° 42' 00" W A DISTANCE OF 281.75 FEET;
3. THENCE N 50° 18' 00" E A DISTANCE OF 575.00 FEET;
4. THENCE S 39° 42' 00" E A DISTANCE OF 510.00 FEET;
5. THENCE S 50° 18' 00" W A DISTANCE OF 424.66 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.
THE ABOVE PARCEL DESCRIBED PARCEL CONTAINS 6.30 ACRES, MORE OR LESS.

A PORTION OF THAT PARCEL OF LAND IN DOUGLAS COUNTY, STATE OF COLORADO, AS MORE FULLY DESCRIBED IN DEED INSTR 2013028093, ID# 2505-243-12-001, BEING KNOWN AND DESIGNATED AS FOLLOWS:
TRACT B, CRYSTAL RANCH FILING NO. 4, 1ST AMENDMENT, DOUGLAS COUNTY, COLORADO.

A PORTION OF THAT PARCEL OF LAND IN DOUGLAS COUNTY, STATE OF COLORADO, AS MORE FULLY DESCRIBED IN DEED INSTR 2007030284, ID# 2505-242-00-003, BEING KNOWN AND DESIGNATED AS FOLLOWS:
PARCEL 3
AN IRREGULAR PARCEL OF LAND LYING IN THE WEST HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, FROM WHICH THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER BEARS SOUTH 00 DEGREES 15 MINUTES 42 SECONDS EAST, THENCE NORTH 88 DEGREES 58 MINUTES 11 SECONDS EAST, 2,753.03 FEET TO A POINT ON THE NORTHEAST LINE OF THAT PARCEL DESCRIBED AT RECEPTION NO. 01056225 OF THE DOUGLAS COUNTY RECORDS AND THE POINT OF BEGINNING, THENCE NORTH 54 DEGREES 45 MINUTES 11 SECONDS EAST, 497.55 FEET; THENCE NORTH 33 DEGREES 52 MINUTES 45 SECONDS EAST, 334.54 FEET TO A POINT ON A CURVE, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 47 DEGREES 58 MINUTES 19 SECONDS (THE CHORD OF WHICH BEARS SOUTH 02 DEGREES 40 MINUTES 34 SECONDS WEST, 219.37 FEET), 225.90 FEET; THENCE SOUTH 26 DEGREES 38 MINUTES 43 SECONDS WEST, 81.54 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 08 DEGREES 48 MINUTES 39 SECONDS (THE CHORD OF WHICH BEARS SOUTH 31 DEGREES 03 MINUTES 03 SECONDS WEST, 26.12 FEET), 26.14 FEET; THENCE SOUTH 35 DEGREES 27 MINUTES 22 SECONDS WEST, 73.85 FEET; THENCE SOUTH 54 DEGREES 32 MINUTES 38 SECONDS EAST, 5.01 FEET TO THE NORTH CORNER OF CRYSTAL VALLEY RANCH, FILING NO. 4, AS RECORDED AT RECEPTION NO. 2003178169 OF THE DOUGLAS COUNTY RECORDS, THENCE ALONG THE NORTHWEST LINE OF SAID CRYSTAL VALLEY RANCH, FILING NO. 4, THE FOLLOWING COURSES:
THENCE SOUTH 35 DEGREES 27 MINUTES 22 SECONDS WEST, 1.54 FEET TO A POINT ON A CURVE, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 04 DEGREES 33 MINUTES 00 SECONDS (THE CHORD OF WHICH BEARS SOUTH 37 DEGREES 43 MINUTES 24 SECONDS WEST, 13.89 FEET), 13.90 FEET; THENCE SOUTH 39 DEGREES 59 MINUTES 54 SECONDS WEST, 74.37 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 03 DEGREES 41 MINUTES 02 SECONDS (THE CHORD OF WHICH BEARS SOUTH 36 DEGREES 09 MINUTES 23 SECONDS WEST, 14.49 FEET), 14.47 FEET; THENCE SOUTH 36 DEGREES 18 MINUTES 52 SECONDS W, 409.82 FEET TO A POINT ON SAID NORTHEAST LINE OF THAT PARCEL DESCRIBED AT RECEPTION NO. 01056225, THENCE ALONG SAID NORTHWEST LINE NORTH 39 DEGREES 42 MINUTES 00 SECONDS WEST, 289.91 FEET TO THE POINT OF BEGINNING.

PROPOSED LEASE AREA

BEING A PROPOSED 30X70' LEASE AREA AND BEING A PORTION OF THAT PARCEL RECORDED IN INSTRUMENT #2007030284, OF THE DOUGLAS COUNTY CLERK AND RECORDER OFFICE AND SITUATED IN THE WEST HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT #5 REBAR AND CAP STAMPED "PLS 33204 AZTEC" FOR THE NORTHEAST CORNER OF SAID TRACT "B"; THENCE S44°38'47"W A DISTANCE OF 382.86 FEET TO THE NORTHWEST CORNER OF SAID PROPOSED LEASE AREA AND BEING THE POINT OF BEGINNING;

THENCE S53°15'42"E A DISTANCE OF 30.00 FEET;
THENCE S38°44'18"W A DISTANCE OF 70.00 FEET;
THENCE N53°15'42"W A DISTANCE OF 30.00 FEET;
THENCE N08°44'18"E A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

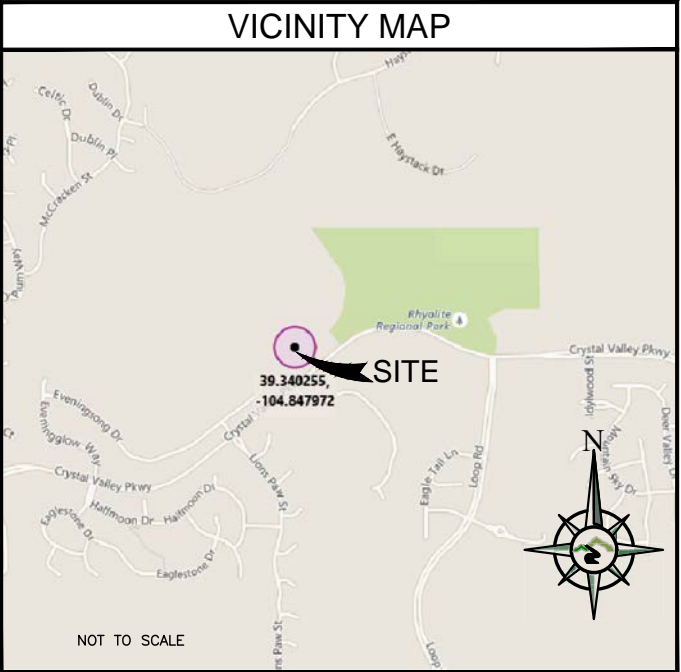
PROPOSED ACCESS ROUTE

BEING A PROPOSED 12' WIDE ACCESS ROUTE AND BEING A PORTION OF THAT PARCEL RECORDED IN INSTRUMENT #2007030284 AND TRACT "B" CRYSTAL VALLEY FILING NO. 4, AMENDMENT NO. 1, RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDER OFFICE AND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 23 AND THE WEST HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO AND THE CENTERLINE OF SAID ACCESS ROUTE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT #5 REBAR AND CAP STAMPED "PLS 33204 AZTEC" FOR THE NORTHEAST CORNER OF SAID TRACT "B"; THENCE S40°55'37"W A DISTANCE OF 450.45 FEET TO THE CENTERLINE OF SAID ACCESS ROUTE AND BEING A POINT ON THE SOUTHWEST LINE OF A PROPOSED 30X70' LEASE AREA AND BEING THE POINT OF BEGINNING;

THENCE ALONG SAID CENTERLINE S03°09'55"E A DISTANCE OF 66.47 FEET TO AN EXISTING WALKING PATH;
THENCE GENERALLY ALONG SAID WALKING PATH AND ALONG SAID CENTERLINE S38°15'50"W A DISTANCE OF 156.03 FEET;
THENCE S47°15'13"W A DISTANCE OF 309.82 FEET;
THENCE S51°01'58"W A DISTANCE OF 518.42 FEET TO THE WEST LINE OF SAID TRACT "A" AND THE RIGHT OF WAY LINE OF EVENINGSONG DRIVE AND BEING THE POINT OF TERMINATION;

THE SIDELINES OF THE ABOVE DESCRIBED PROPOSED 12' WIDE ACCESS ROUTE SHALL BE 6 FEET EACH SIDE OF THE ABOVE DESCRIBED CENTERLINE AND SHALL BE LENGTHENED AND SHORTENED AS NECESSARY TO ENCOMPASS A STRIP OF NO LESS THAN 12' IN WIDTH AT ALL POINTS.



CONTACT INFORMATION

ARCHITECT:

POWDER RIVER ENGINEERING SERVICES, LLC.
219 S. WOODDALE AVE.
EAGLE, ID 83616
CONTACT: WARREN BLOSS
PHONE: (208) 938-8844
EMAIL: warren.bloss@powderriverdev.com

ENGINEERING:

POWDER RIVER ENGINEERING SERVICES, LLC.
219 S. WOODDALE AVE.
EAGLE, ID 83616
CONTACT: DONALD W. GEORGE, PE, SE, MLSE
PHONE: (208) 938-8844
EMAIL: don.george@powderriverdev.com

APPLICANT:

T-MOBILE WEST LLC
18400 E. 22ND AVENUE
AURORA, CO 80011
CONTACT: DENISE FULLER
PHONE: (303) 257-0659
EMAIL: denise.fuller18@t-mobile.com

APPLICANT:

ECO-SITE, INC.
240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707
CONTACT: TIM ALLEN
SITE ACQUISITION SPECIALIST
PHONE: (484) 401-9779 EXT. 301

SURVEYOR:

GALLOWAY & COMPANY, INC
1755 TELSTAR DRIVE, SUITE 107
COLORADO SPRINGS, CO 80920
CONTACT: BRIAN DENNIS, PLS
PHONE: (719) 900-7220

PROJECT SUMMARY

TOWER SOW: INSTALL (1) ECO-SITE 50' WATER TANK, (12) T-MOBILE ANTENNAS, (12) T-MOBILE RADIO UNITS, (2) COVP'S, (1) T-MOBILE MW DISH, (2) T-MOBILE HYBRID CABLES & (1) T-MOBILE COAX CABLE.

GROUND SOW: INSTALL ECO-SITE 25'X60' WOOD FENCE WITHIN PROPOSED ECO-SITE 30'X70' LEASE AREA. INSTALL T-MOBILE EQUIPMENT PLATFORM WITHIN T-MOBILE 10'X15' LEASE AREA WITH (1) ECO-SITE UTILITY H-FRAME WITHIN ECO-SITE COMPOUND.

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:

DIRECTOR OF DEVELOPMENT 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

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._____.

DEPUTY

DATE

DRAWING INDEX		
SHEET NO.	DESCRIPTION	REV
1 OF 17	COVER SHEET	I
2 OF 17	TOPOGRAPHIC SURVEY (BY OTHERS)	I
3 OF 17	OVERALL SITE PLAN	I
4 OF 17	ENLARGED SITE PLAN	I
5 OF 17	COMPOUND PLAN	I
6 OF 17	EQUIPMENT PLAN	I
7 OF 17	ELEVATION	I
8 OF 17	ANTENNA DETAILS	I
9 OF 17	CONSTRUCTION DETAILS	I
10 OF 17	CONSTRUCTION DETAILS	I
11 OF 17	CONSTRUCTION DETAILS	I
12 OF 17	EQUIPMENT ELEVATION	I
13 OF 17	LANDSCAPE PLAN (BY OTHERS)	
14 OF 17	LANDSCAPE PLAN (BY OTHERS)	
15 OF 17	LANDSCAPE ELEVATION	I
16 OF 17	LANDSCAPE ELEVATION	I
17 OF 17	LANDSCAPE ELEVATION	I

PROJECT NO. USR17-0002

Eco-Site

T-Mobile

POWDER RIVER
Engineering Services, LLC
www.powderriverdev.com

LICENSE #: N/A

REVISIONS			
REV	DATE	DESCRIPTION	INT
I	02/01/18	REVISIONS	CCM
H	01/23/18	REVISIONS	JPN
G	01/11/18	REVISIONS	MAM
F	12/18/17	REVISIONS	JMB
E	11/27/17	REVISIONS	JMB
D	11/22/17	REVISIONS	JMB
C	09/13/17	REVISIONS	BCM
B	04/28/17	REVISIONS	BCM
A	06/01/16	ISSUED FOR REVIEW 90%	JE

THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF POWDER RIVER DEVELOPMENT SERVICES, LLC. WHETHER THE PROJECTS FOR WHICH THEY ARE MADE, ARE EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER.

SITE INFORMATION

ECO-SITE SITE #: CO-0024

ECO-SITE SITE NAME:
LOOP ROAD

T-MOBILE SITE #: DN03566A

EVENINGSONG DRIVE
CASTLE ROCK, CO 80104

SHEET TITLE:

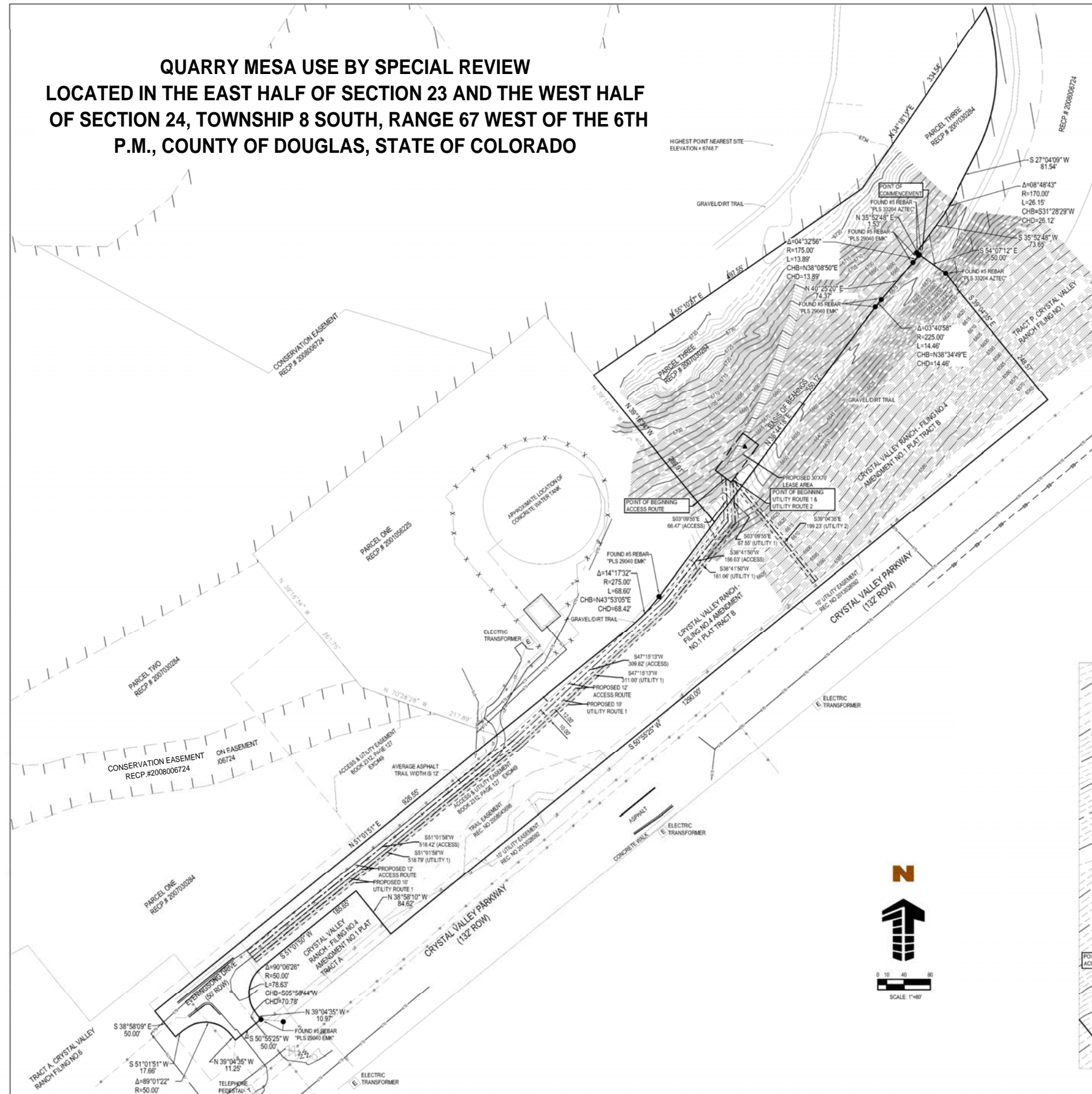
COVER SHEET

SHEET NUMBER:
1 OF 17

QUARRY MESA USE BY SPECIAL REVIEW

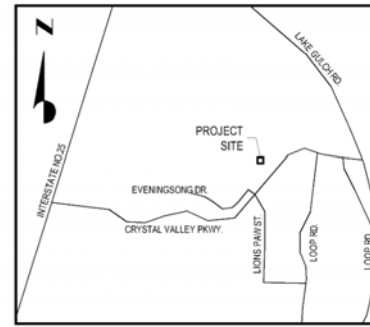
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

QUARRY MESA USE BY SPECIAL REVIEW
LOCATED IN THE EAST HALF OF SECTION 23 AND THE WEST HALF
OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH
P.M., COUNTY OF DOUGLAS, STATE OF COLORADO



TOPOGRAPHIC SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION
23 & THE WEST HALF OF SECTION 24, TOWNSHIP 8
SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF CASTLE ROCK, DOUGLAS COUNTY,
COLORADO.



PROPOSED UTILITY ROUTE 1

BEING A PROPOSED 10' WIDE UTILITY ROUTE AND BEING A PORTION OF THAT PARCEL RECORDED IN INSTRUMENT #2007030284 AND TRACT "B" CRYSTAL VALLEY FILING NO. 4, AMENDMENT NO. 1 RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDER OFFICE AND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 23 AND THE WEST HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT #5 REBAR AND CAP STAMPED "PLS 33204 AZTEC" FOR THE NORTHEAST CORNER OF SAID TRACT "B"; THENCE S39°37'47"W A DISTANCE OF 445.16 FEET TO THE CENTERLINE OF SAID UTILITY ROUTE; AND BEING A POINT ON THE SOUTHEAST LINE OF A PROPOSED 30'X70' LEASE AREA AND BEING THE POINT OF BEGINNING.

THENCE ALONG SAID CENTERLINE S03°09'55"E A DISTANCE OF 67.55 FEET;
THENCE S38°41'50"W A DISTANCE OF 161.00 FEET;
THENCE S47°15'13"W A DISTANCE OF 311.00 FEET;
THENCE S51°01'58"W A DISTANCE OF 518.79 FEET TO THE WEST LINE OF SAID TRACT "A" AND THE RIGHT OF WAY LINE OF EVENINGSONG DRIVE AND BEING THE POINT OF TERMINATION.

THE SIDELINES OF THE ABOVE DESCRIBED PROPOSED 10' WIDE UTILITY ROUTE SHALL BE 5 FEET EACH SIDE OF THE ABOVE DESCRIBED CENTERLINE AND SHALL BE LENGTHENED AND SHORTENED AS NECESSARY TO ENCOMPASS A STRIP OF NO LESS THAN 10' IN WIDTH AT ALL POINTS.

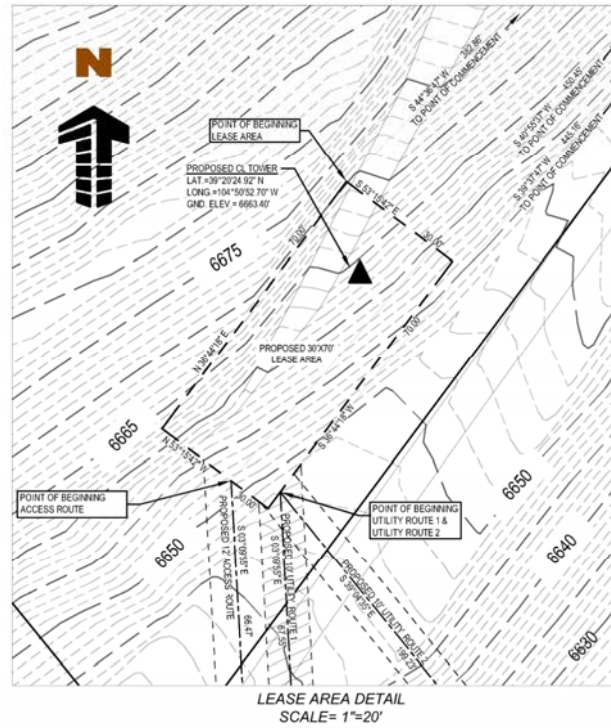
PROPOSED UTILITY ROUTE 2

BEING A PROPOSED 10' WIDE UTILITY ROUTE AND BEING A PORTION OF THAT PARCEL RECORDED IN INSTRUMENT #2007030284 AND TRACT "B" CRYSTAL VALLEY FILING NO. 4, AMENDMENT NO. 1 RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDER OFFICE AND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 23 AND THE WEST HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT #5 REBAR AND CAP STAMPED "PLS 33204 AZTEC" FOR THE NORTHEAST CORNER OF SAID TRACT "B"; THENCE S39°37'47"W A DISTANCE OF 445.16 FEET TO THE CENTERLINE OF SAID UTILITY ROUTE; AND BEING A POINT ON THE SOUTHEAST LINE OF A PROPOSED 30'X70' LEASE AREA AND BEING THE POINT OF BEGINNING.

THENCE ALONG SAID CENTERLINE S39°10'43"E A DISTANCE OF 199.23 FEET TO THE NORTHWEST LINE OF AN EXISTING 10 FOOT UTILITY EASEMENT RECORDED IN INSTRUMENT #201302892 IN THE DOUGLAS COUNTY CLERK AND RECORDER OFFICE AND BEING THE POINT OF TERMINATION.

THE SIDELINES OF THE ABOVE DESCRIBED PROPOSED 10' WIDE UTILITY ROUTE SHALL BE 5 FEET EACH SIDE OF THE ABOVE DESCRIBED CENTERLINE AND SHALL BE LENGTHENED AND SHORTENED AS NECESSARY TO ENCOMPASS A STRIP OF NO LESS THAN 10' IN WIDTH AT ALL POINTS.



PARENT PARCEL DESCRIPTION (PER TITLE)

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A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 23 AND IN THE WEST HALF OF SECTION 24, BOTH IN TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M. TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION
1. THENCE N 70° 53' 54" W A DISTANCE OF 289.22 FEET;
2. THENCE N 39° 42' 00" W A DISTANCE OF 261.75 FEET;
3. THENCE N 50° 18' 00" E A DISTANCE OF 575.00 FEET;
4. THENCE S 39° 42' 00" E A DISTANCE OF 510.00 FEET;
5. THENCE S 50° 18' 00" W A DISTANCE OF 424.66 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION
THE ABOVE PARCEL DESCRIBED PARCEL CONTAINS 6.30 ACRES, MORE OR LESS.

A PORTION OF THAT PARCEL OF LAND IN DOUGLAS COUNTY, STATE OF COLORADO, AS MORE FULLY DESCRIBED IN DEED INSTR 201302893, D# 2505-243-12-001, BEING KNOWN AND DESIGNATED AS FOLLOWS:
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A PORTION OF THAT PARCEL OF LAND IN DOUGLAS COUNTY, STATE OF COLORADO, AS MORE FULLY DESCRIBED IN DEED INSTR 2007030284, D# 2505-242-00-003, BEING KNOWN AND DESIGNATED AS FOLLOWS:
PARCEL 3

AN IRREGULAR PARCEL OF LAND LYING IN THE WEST HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, FROM WHICH THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER BEARS SOUTH 90 DEGREES 15 MINUTES 42 SECONDS EAST; THENCE NORTH 88 DEGREES 58 MINUTES 11 SECONDS EAST, 2.752 (3) FEET TO A POINT ON THE NORTHEAST LINE OF THAT PARCEL DESCRIBED AT RECEPTION NO. 0109225 OF THE DOUGLAS COUNTY RECORDS AND THE POINT OF BEGINNING; THENCE NORTH 54 DEGREES 45 MINUTES 11 SECONDS EAST, 467.55 FEET; THENCE NORTH 13 DEGREES 52 MINUTES 45 SECONDS EAST, 334.54 FEET TO A POINT ON A CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 47 DEGREES 58 MINUTES 18 SECONDS (THE CHORD OF WHICH BEARS SOUTH 31 DEGREES 03 MINUTES 03 SECONDS WEST, 26.12 FEET), 225.90 FEET; THENCE SOUTH 38 DEGREES 38 MINUTES 43 SECONDS WEST, 81.54 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 04 DEGREES 48 MINUTES 36 SECONDS (THE CHORD OF WHICH BEARS SOUTH 31 DEGREES 03 MINUTES 03 SECONDS WEST, 26.12 FEET), 26.14 FEET; THENCE SOUTH 35 DEGREES 27 MINUTES 22 SECONDS WEST, 73.65 FEET; THENCE SOUTH 54 DEGREES 32 MINUTES 38 SECONDS EAST, 5.01 FEET TO THE NORTH CORNER OF CRYSTAL VALLEY RANCH, FILING NO. 4 AS RECORDED AT RECEPTION NO. 2003178169 OF THE DOUGLAS COUNTY RECORDS; THENCE ALONG THE NORTHEAST LINE OF SAID CRYSTAL VALLEY RANCH, FILING NO. 4 THE FOLLOWING COURSES:
THENCE SOUTH 35 DEGREES 27 MINUTES 22 SECONDS WEST, 1.54 FEET TO A POINT ON A CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 04 DEGREES 33 MINUTES 00 SECONDS (THE CHORD OF WHICH BEARS SOUTH 37 DEGREES 43 MINUTES 34 SECONDS WEST, 13.89 FEET), 13.90 FEET; THENCE SOUTH 39 DEGREES 59 MINUTES 54 SECONDS WEST, 74.37 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 03 DEGREES 41 MINUTES 02 SECONDS (THE CHORD OF WHICH BEARS SOUTH 38 DEGREES 08 MINUTES 23 SECONDS WEST, 14.46 FEET), 14.47 FEET; THENCE SOUTH 38 DEGREES 18 MINUTES 52 SECONDS W, 409.62 FEET TO A POINT ON SAID NORTHEAST LINE OF THAT PARCEL, DESCRIBED AT RECEPTION NO. 0109225; THENCE ALONG SAID NORTHEAST LINE NORTH 38 DEGREES 42 MINUTES 00 SECONDS WEST, 289.91 FEET TO THE POINT OF BEGINNING.

PROPOSED LEASE AREA

BEING A PROPOSED 30'X70' LEASE AREA AND BEING A PORTION OF THAT PARCEL RECORDED IN INSTRUMENT #2007030284 AND TRACT "B" CRYSTAL VALLEY FILING NO. 4, AMENDMENT NO. 1 RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDER OFFICE AND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 23 AND THE WEST HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT #5 REBAR AND CAP STAMPED "PLS 33204 AZTEC" FOR THE NORTHEAST CORNER OF SAID TRACT "B"; THENCE S44°36'47"W A DISTANCE OF 382.86 FEET TO THE NORTHWEST CORNER OF SAID PROPOSED LEASE AREA AND BEING THE POINT OF BEGINNING;

THENCE S53°15'42"E A DISTANCE OF 30.00 FEET;
THENCE S38°44'18"W A DISTANCE OF 70.00 FEET;
THENCE N53°15'42"E A DISTANCE OF 30.00 FEET;
THENCE N58°44'18"W A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

PROPOSED ACCESS ROUTE

BEING A PROPOSED 12' WIDE ACCESS ROUTE AND BEING A PORTION OF THAT PARCEL RECORDED IN INSTRUMENT #2007030284 AND TRACT "B" CRYSTAL VALLEY FILING NO. 4, AMENDMENT NO. 1 RECORDED IN THE DOUGLAS COUNTY CLERK AND RECORDER OFFICE AND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 23 AND THE WEST HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT #5 REBAR AND CAP STAMPED "PLS 33204 AZTEC" FOR THE NORTHEAST CORNER OF SAID TRACT "B"; THENCE S49°53'37"W A DISTANCE OF 450.45 FEET TO THE CENTERLINE OF SAID ACCESS ROUTE; AND BEING A POINT ON THE SOUTHWEST LINE OF A PROPOSED 30'X70' LEASE AREA AND BEING THE POINT OF BEGINNING;

THENCE ALONG SAID CENTERLINE S03°09'55"E A DISTANCE OF 66.47 FEET TO AN EXISTING WALKING PATH;
THENCE GENERALLY ALONG SAID WALKING PATH AND ALONG SAID CENTERLINE S38°41'50"W A DISTANCE OF 156.03 FEET;
THENCE S47°15'13"W A DISTANCE OF 309.62 FEET;
THENCE S51°01'58"W A DISTANCE OF 518.42 FEET TO THE WEST LINE OF SAID TRACT "A" AND THE RIGHT OF WAY LINE OF EVENINGSONG DRIVE AND BEING THE POINT OF TERMINATION.

THE SIDELINES OF THE ABOVE DESCRIBED PROPOSED 12' WIDE ACCESS ROUTE SHALL BE 6 FEET EACH SIDE OF THE ABOVE DESCRIBED CENTERLINE AND SHALL BE LENGTHENED AND SHORTENED AS NECESSARY TO ENCOMPASS A STRIP OF NO LESS THAN 12' IN WIDTH AT ALL POINTS.

GENERAL NOTES

1. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON JUNE 07, 2019 AND JULY 09, 2019.
2. NOT ALL IMPROVEMENTS WITHIN THE SUBJECT PARCEL MAY BE SHOWN.
3. THERE MAY BE IMPROVEMENTS ALONG PORTIONS OF THE SUBJECT PROPERTY LINES AS SHOWN HEREON, OWNERSHIP AND/OR MAINTENANCE RESPONSIBILITIES OF SAID IMPROVEMENTS ARE NOT DETERMINED BY THIS SURVEY.
4. ACCESS FOR THE SUBJECT PROPERTY IS OBTAINED VIA CRYSTAL VALLEY PARKWAY.
5. ALL LINEAL UNITS OF MEASUREMENT SHOWN ARE IN U.S. SURVEY FEET.
6. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.
7. THE BASIS OF BEARING IS A GEODETIC BEARING OF THE NORTH RIGHT LINE OF TRACT "A" CRYSTAL VALLEY RANCH FILING NO. 4, AMENDMENT NO. 1, OF THE DOUGLAS COUNTY CLERK AND RECORDER OFFICE AND SAID BEARING IS N08°44'18"E AS DEFINED BY THE FOUND MONUMENTS AS SHOWN HEREON.
8. THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE FAA 1A STANDARDS HORIZONTALLY FOR LATITUDE AND LONGITUDE WITHIN 20 FEET AND VERTICALLY FOR ELEVATION WITHIN 3 FEET OF TRUE VALUES AS SHOWN HEREON.
9. THE HORIZONTAL LATITUDE AND LONGITUDE VALUES ARE BASED ON NAD 83 AND THE VERTICAL VALUES ARE BASED ON NAVD 83 (DERIVED FROM GEOID 12B) AS SHOWN HEREON.
10. ALL IMPROVEMENTS SHOWN ARE EXISTING EXCEPT THOSE IMPROVEMENTS LABELED PROPOSED AS OF THE FIELD DATE NOTE ABOVE.
11. FLOOD INSURANCE RATE MAP, MAP NO. 08035C03035 WITH AN EFFECTIVE DATE OF 03.16.2016 INDICATES THIS PROPERTY TO BE DESIGNATED AS ZONE X (AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE OF FLOOD); THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
12. THIS IS NOT A BOUNDARY SURVEY AND PROPERTY LINES SHOWN ARE RECORD LINES ONLY. THE RECORD LINES SHOWN ARE DERIVED FROM MAP, PLATS OR OTHER INSTRUMENTS EITHER PROVIDED BY THE CLIENT OR OBTAINED BY THE SURVEYOR FROM THE LOCAL CLERK AND RECORDER OFFICE. THE MAP, PLAT OR OTHER INSTRUMENTS MAY NOT BE THE LATEST OR MOST CURRENT DOCUMENT REGARDING THE PROPERTY LINES AND MAY NOT REFLECT ALL OR RECENT CHANGES OR MODIFICATIONS TO THE RECORD LINES.
13. MONUMENTS SHOWN WERE FOUND AND LOCATED AT THE TIME OF SURVEY.

NOTE: EXISTING AND PROPOSED UTILITIES ARE SHOWN ON SHEET 3 OF 17 OF THE PLAN SET

SURVEYOR'S CERTIFICATE:

I, BRIAN J. DENNIS, 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.

BRIAN J. DENNIS, PLS
COLORADO PROFESSIONAL LAND SURVEY NO. 38069
PROJECT NO. PRD000001.02
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

QUARRY MESA USE BY SPECIAL REVIEW
PROJECT NO. USR17-0002.

Galloway
Planning, Architecture, Engineering

1755 Telstar Drive, Suite 107
Colorado Springs, CO 80920
719.900.7220
www.gallowayUS.com

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#	DATE	ISSUE / DESCRIPTION	INIT.
1	03.14.2017	MOVE LEASE AREA PER CLIENT REQUEST	BJD
2	04.27.2017	ADD TITLE PER CLIENT	BJD
3	07.21.2017	ADDITIONAL TOPO - CLIENT COMMENTS	BJD
4	08.29.2017	CLIENT COMMENTS	BJD
5	12.19.2017	CLIENT COMMENTS	BJD
6	01.02.2018	ADDED ADDITIONAL 10' EASEMENT	BVD
7	01.25.2018	CLIENT COMMENTS	BJD

CAUTION: THE SURVEYOR PREPARING THIS EXHIBIT WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS EXHIBIT. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.

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.

UTILITY NOTE: ANY UNDERGROUND UTILITIES SHOWN MAY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE EITHER EXPRESSED OR IMPLIED THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION DEPICTED ALTHOUGH THE UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF THE SURVEY. UTILITIES SHOWN ARE BASED FROM AVAILABLE UTILITY MAPS AND/OR ABOVE GROUND UTILITY MARKINGS PERFORMED BY OTHERS. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

TOPOGRAPHIC SURVEY

SITE NO: DN3566-A
SITE NAME: LOOP ROAD
EVENINGSONG DRIVE
CASTLE ROCK, DOUGLAS COUNTY,
COLORADO

PREPARED FOR:
POWDER RIVER
Development Services, LLC
219 S. Wooddale Ave.
Eagle, Idaho 83616
208.938.8844
www.powderriverdev.com

SHEET

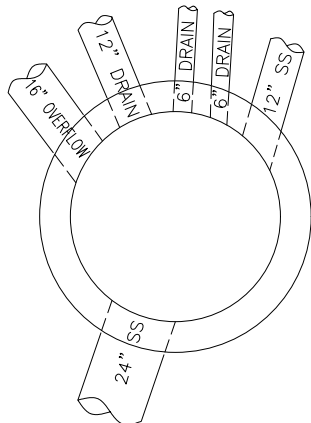
PROJECT NO: PRD000001.02
DRAWN BY: BJD
CHECKED BY: BJD
DATE: JUNE 09, 2016
QUARRY MESA USE BY SPECIAL REVIEW
PROJECT NO. USR17-0002

2 OF 17

NOTE:
THIS SET OF DRAWINGS IS FOR ZONING PURPOSES ONLY. THESE DRAWINGS ARE PRELIMINARY AND ARE NOT FOR CONSTRUCTION.

NOTE:
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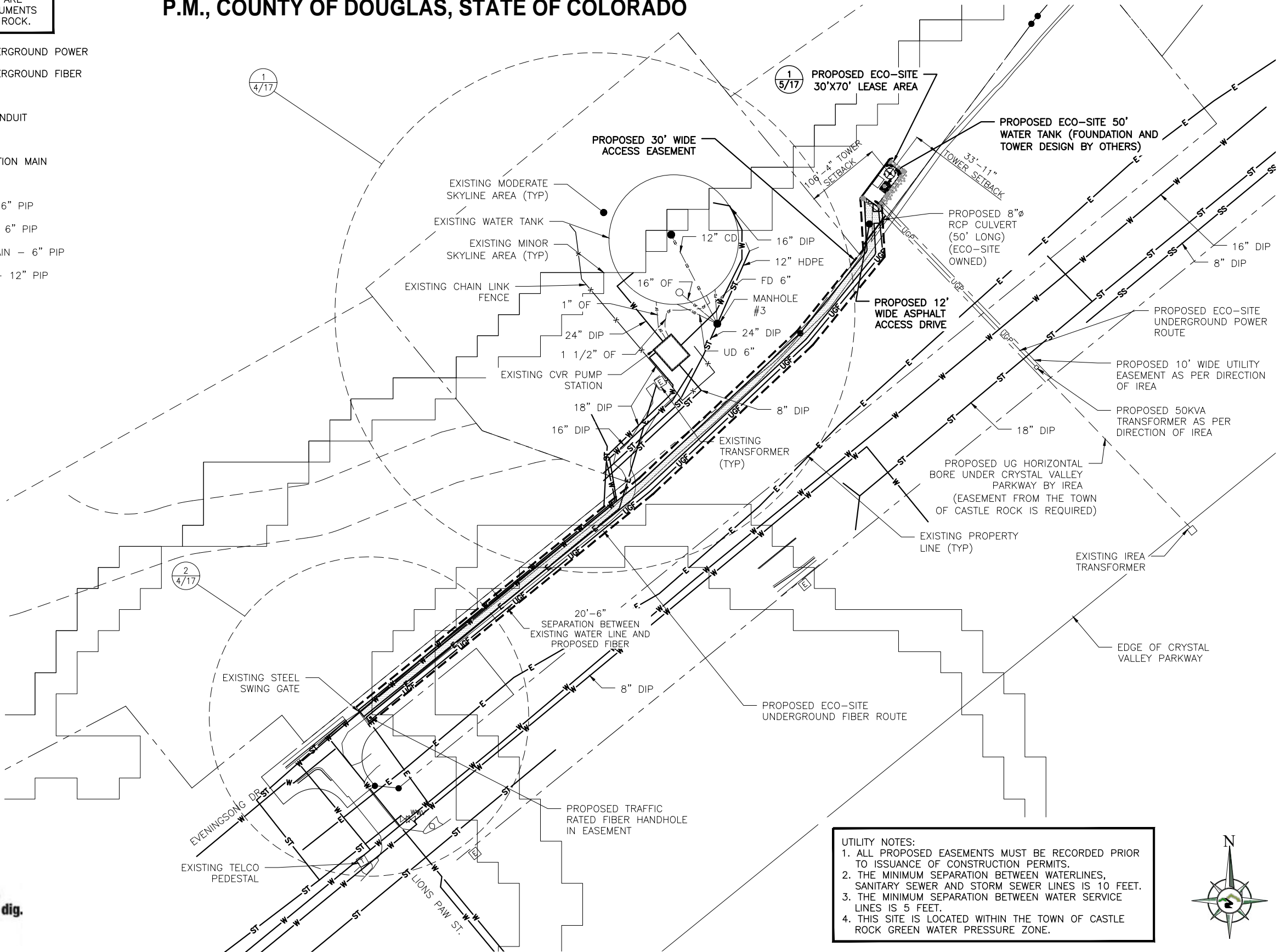
- UGP — PROPOSED UNDERGROUND POWER
— UGF — PROPOSED UNDERGROUND FIBER
— SS — SANITARY SEWER
— ST — STORMWATER CONDUIT
— F — FIBER
— W — WATER DISTRIBUTION MAIN
— E — ELECTRIC IREA
— OF — OVER FLOW — 16" PIP
— UD — UNDER DRAIN — 6" PIP
— FD — FOUNDATION DRAIN — 6" PIP
— CD — CENTER DRAIN — 12" PIP



MANHOLE #3
N.T.S.



QUARRY MESA USE BY SPECIAL REVIEW
LOCATED IN THE EAST HALF OF SECTION 23 AND THE WEST HALF
OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH
P.M., COUNTY OF DOUGLAS, STATE OF COLORADO



- 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 FEET.
 3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK GREEN WATER PRESSURE ZONE.



PROJECT NO. USR17-0002

SCALE: 1" = 75' (24x36)
(OR) 1" = 150' (11x17)

1

PROPOSED OVERALL SITE PLAN

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

Eco-Site

T-Mobile

POWDER RIVER
Engineering Services, LLC
www.powderriverdev.com

LICENSE #: N/A

REVISIONS			
REV	DATE	DESCRIPTION	INT
I	02/01/18	REVISIONS	CCM
H	01/23/18	REVISIONS	JPN
G	01/11/18	REVISIONS	MAM
F	12/18/17	REVISIONS	JMB
E	11/27/17	REVISIONS	JMB
D	11/22/17	REVISIONS	JMB
C	09/13/17	REVISIONS	BCM
B	04/28/17	REVISIONS	BCM
A	06/01/16	ISSUED FOR REVIEW 90%	JE



THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF POWDER RIVER DEVELOPMENT SERVICES, LLC WHETHER THE PROJECTS FOR WHICH THEY ARE MADE ARE EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER.

SITE INFORMATION

ECO-SITE SITE #: CO-0024

ECO-SITE SITE NAME:
LOOP ROAD

T-MOBILE SITE #: DN03566A

EVENINGSONG DRIVE
CASTLE ROCK, CO 80104

SHEET TITLE:

OVERALL
SITE PLAN

SHEET NUMBER:

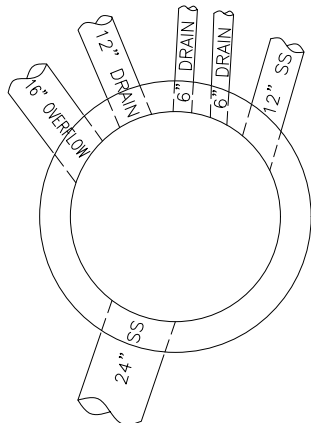
3 OF 17

QUARRY MESA USE BY SPECIAL REVIEW

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— E — ELECTRIC IREA
— OF — OVER FLOW — 16" PIP
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MANHOLE #3
N.T.S.

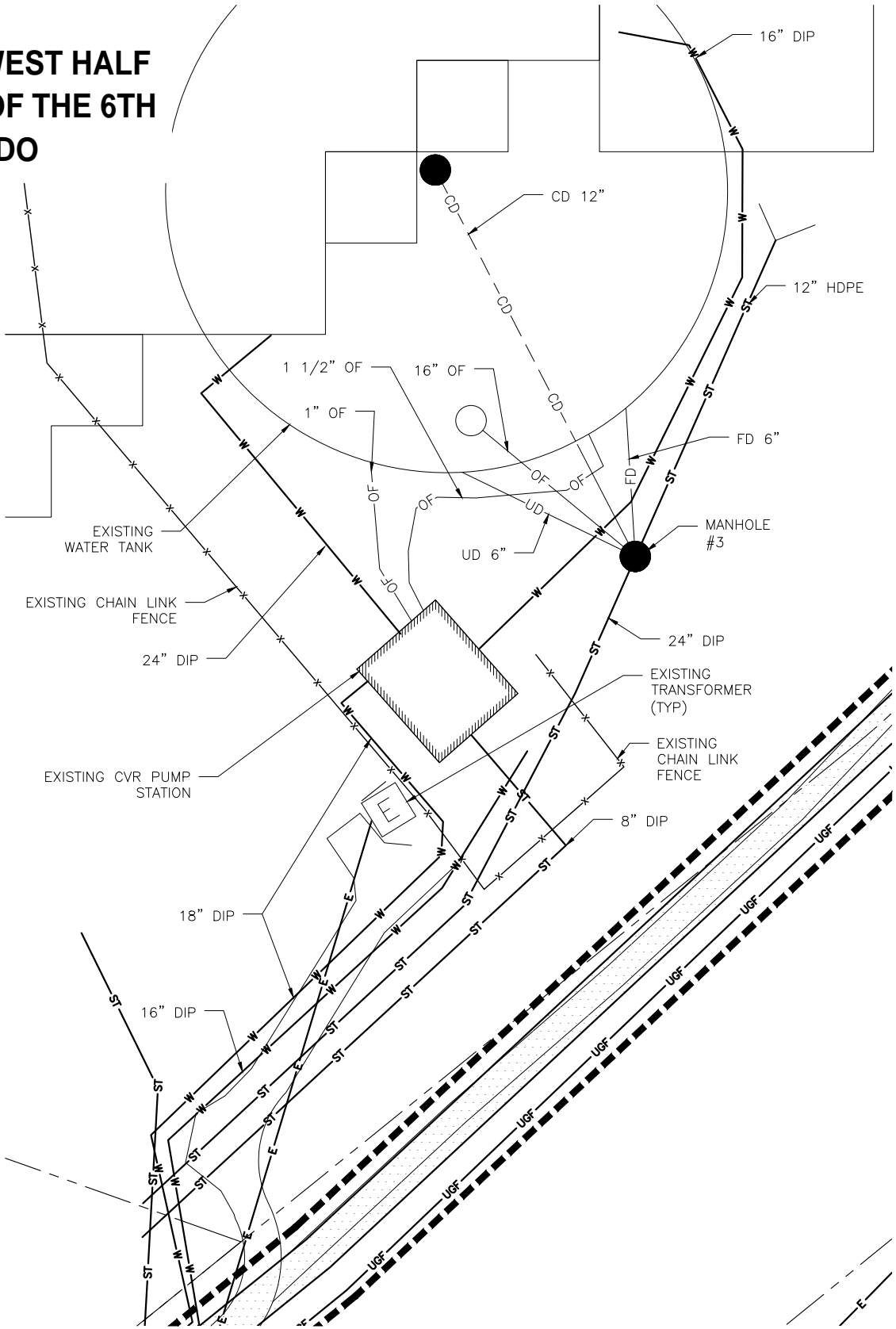
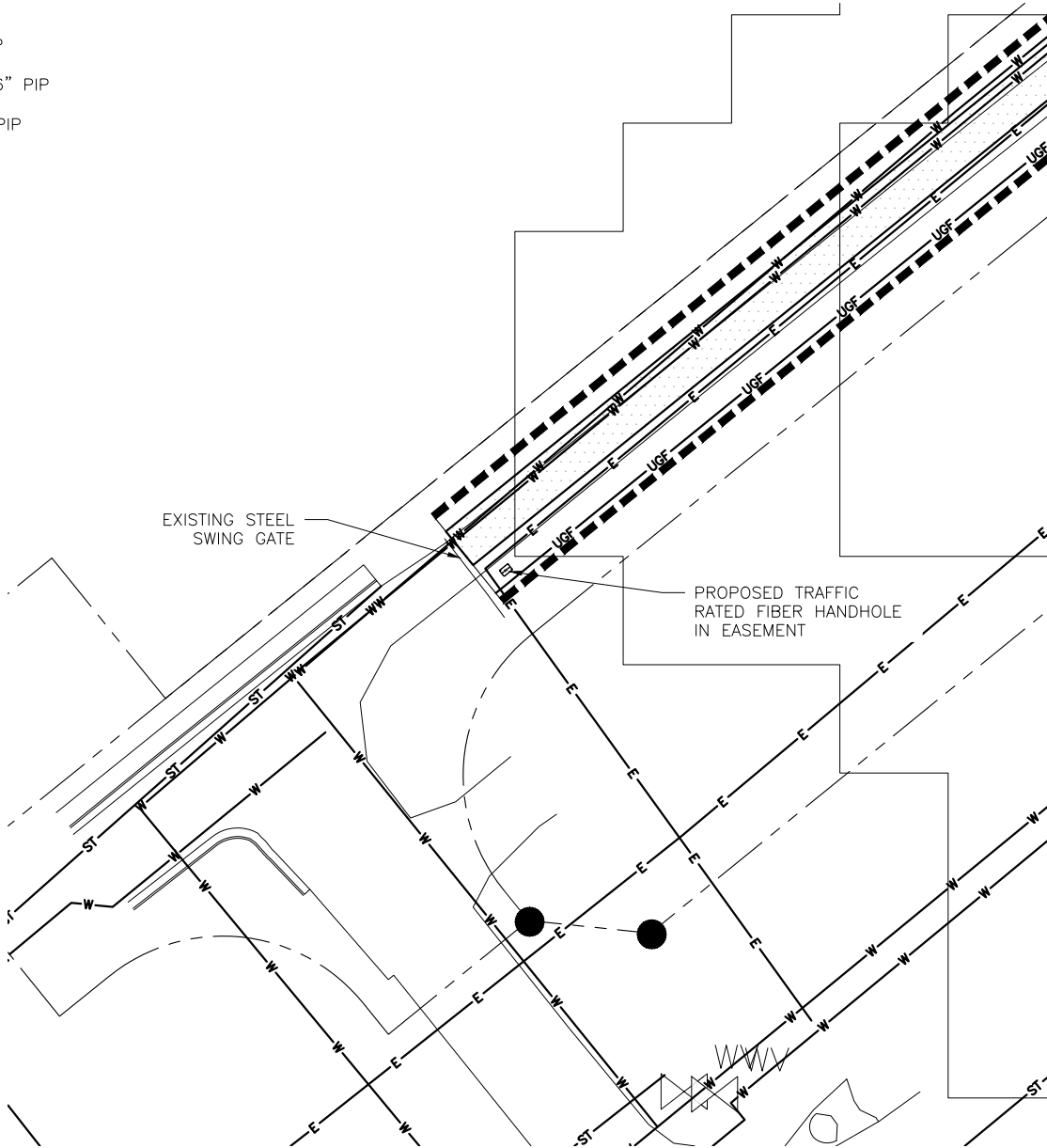


ENLARGED SITE PLAN



SCALE: 1" = 25' (24x36)
(OR) 1" = 50' (11x17)

QUARRY MESA USE BY SPECIAL REVIEW LOCATED IN THE EAST HALF OF SECTION 23 AND THE WEST HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO



- UTILITY NOTES:
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 2. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
 3. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
 4. THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK GREEN WATER PRESSURE ZONE.



PROJECT NO. USR17-0002



SCALE: 1" = 25' (24x36)
(OR) 1" = 50' (11x17)



LICENSE #: N/A

REVISIONS			
REV	DATE	DESCRIPTION	INT
I	02/01/18	REVISIONS	CCM
H	01/23/18	REVISIONS	JPN
G	01/11/18	REVISIONS	MAM
F	12/18/17	REVISIONS	JMB
E	11/27/17	REVISIONS	JMB
D	11/22/17	REVISIONS	JMB
C	09/13/17	REVISIONS	BCM
B	04/28/17	REVISIONS	BCM
A	06/01/16	ISSUED FOR REVIEW 90%	JE



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SITE INFORMATION

ECO-SITE SITE #: CO-0024

ECO-SITE SITE NAME:
LOOP ROAD

T-MOBILE SITE #: DN03566A

EVENINGSONG DRIVE
CASTLE ROCK, CO 80104

SHEET TITLE:

ENLARGED
SITE PLANS

SHEET NUMBER:

4 OF 17


QUARRY MESA USE BY SPECIAL REVIEW

THIS SET OF DRAWINGS IS FOR ZONING
PURPOSES ONLY. THESE DRAWINGS ARE
PRELIMINARY AND ARE NOT FOR CONSTRUCTION.

UGF – PROPOSED UNDERGROUND FIBER

EXISTING NATIVE GROUND



	SCALE: 3/16" = 1'-0" (24x36)	1
	(OR) 3/32" = 1'-0" (11x17)	

Eco-Site[®]

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Engineering Services, LLC
www.powderriverdev.com

REVISIONS			
REV	DATE	DESCRIPTION	INT
I	02/01/18	REVISIONS	CC
H	01/23/18	REVISIONS	JP
G	01/11/18	REVISIONS	MA
F	12/18/17	REVISIONS	JM
E	11/27/17	REVISIONS	JM
D	11/22/17	REVISIONS	JM
C	09/13/17	REVISIONS	BC
B	04/28/17	REVISIONS	BC
A	06/01/16	ISSUED FOR REVIEW 90%	JB



SITE INFORMATION

ECO-SITE SITE NAME:
LOOP ROAD

**EVENINGSONG DRIVE
CASTLE ROCK, CO 80104**

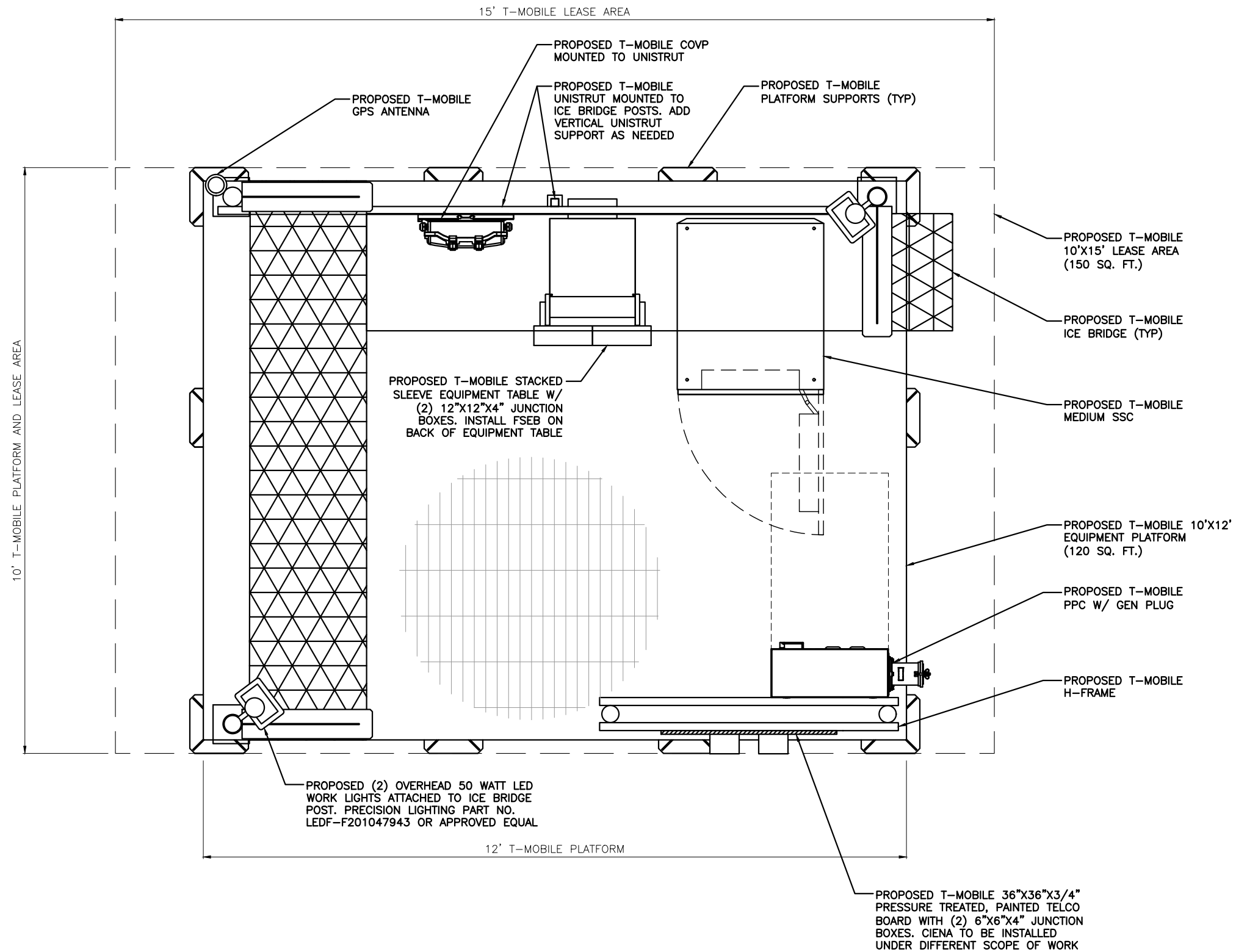
COMPOUND PLAN

5 OF 17

QUARRY MESA USE BY SPECIAL REVIEW

NOTE:
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QUARRY MESA USE BY SPECIAL REVIEW
LOCATED IN THE EAST HALF OF SECTION 23 AND THE WEST HALF
OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH
P.M., COUNTY OF DOUGLAS, STATE OF COLORADO



PROPOSED EQUIPMENT PLAN

PROJECT NO. USR17-0002



SCALE: 1" = 1'-0" (24x36)
(OR) 1/2" = 1'-0" (11x17)



LICENSE #: N/A

REVISIONS			
REV	DATE	DESCRIPTION	INT
I	02/01/18	REVISIONS	CCM
H	01/23/18	REVISIONS	JPN
G	01/11/18	REVISIONS	MAM
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SITE INFORMATION

ECO-SITE SITE #: CO-0024

ECO-SITE SITE NAME:
LOOP ROAD

T-MOBILE SITE #: DN03566A

EVENINGSONG DRIVE
CASTLE ROCK, CO 80104

SHEET TITLE:

PROPOSED
EQUIPMENT PLAN

SHEET NUMBER:

6 OF 17

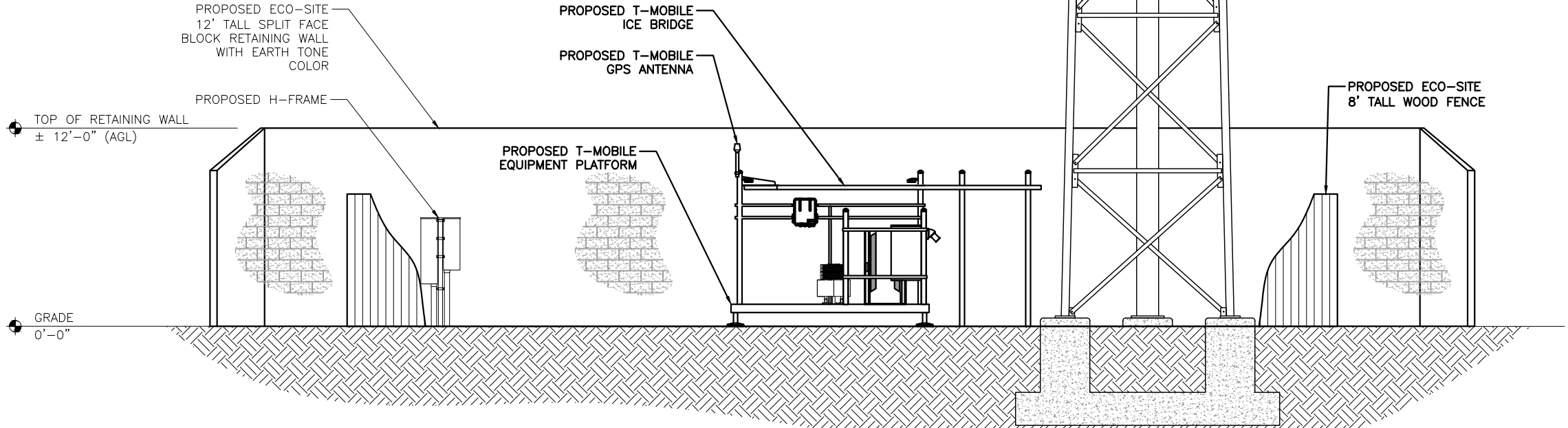
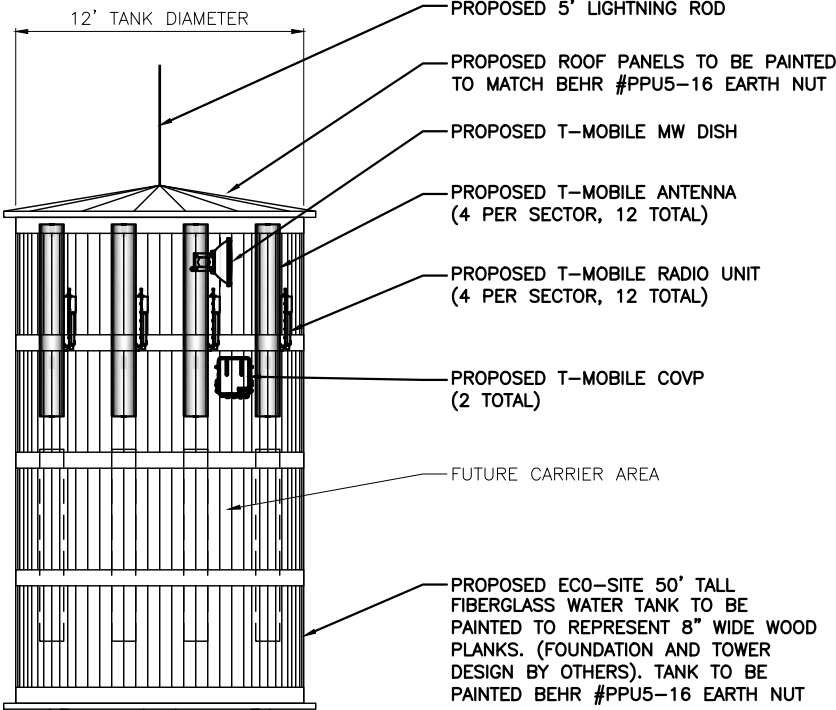
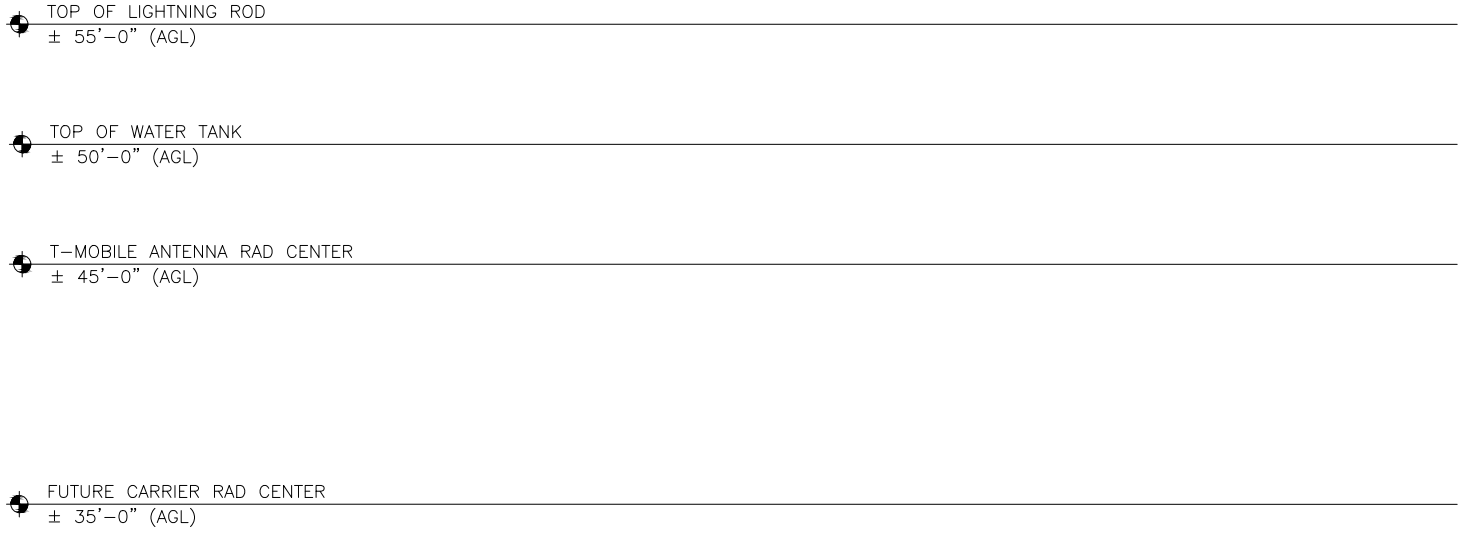
QUARRY MESA USE BY SPECIAL REVIEW

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QUARRY MESA USE BY SPECIAL REVIEW
LOCATED IN THE EAST HALF OF SECTION 23 AND THE WEST HALF
OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH
P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

NOTE:
NO WORK SHALL COMMENCE WITHOUT THE APPROVED TOWER STRUCTURAL ANALYSIS REPORT SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER UNDER SEPARATE COVER.

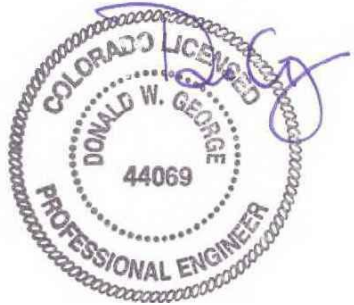
NOTE:
ELEVATIONS ARE FOR CONCEPTUAL PURPOSES ONLY
FINAL ELEVATIONS SHALL BE DETERMIEND BY GRADING AND DRAINAGE ENGINEER



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Engineering Services, LLC
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LICENSE #: N/A

REVISIONS			
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SITE INFORMATION

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ECO-SITE SITE NAME:
LOOP ROAD

T-MOBILE SITE #: DN03566A

EVENINGSONG DRIVE
CASTLE ROCK, CO 80104

SHEET TITLE:

ELEVATION

SHEET NUMBER:

7 OF 17

QUARRY MESA USE BY SPECIAL REVIEW

PROPOSED SOUTHEAST ELEVATION

PROJECT NO. USR17-0002



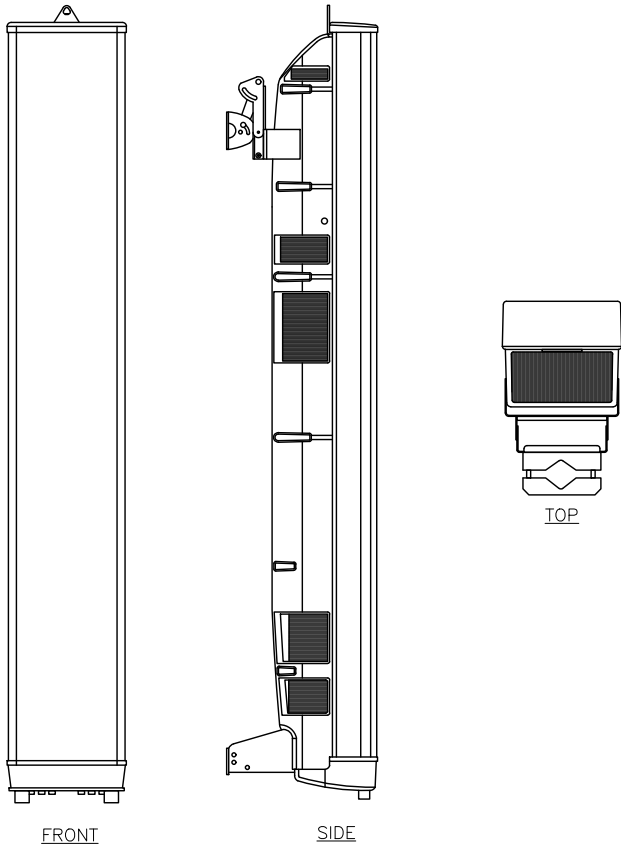
SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)

1

QUARRY MESA USE BY SPECIAL REVIEW
LOCATED IN THE EAST HALF OF SECTION 23 AND THE WEST HALF
OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH
P.M., COUNTY OF DOUGLAS, STATE OF COLORADO

NOT USED

SCALE:
NTS 2



MANUFACTURER: NOKIA
MODEL: FASB RAS
WEIGHT W/O MOUNTING HARDWARE: 270.0 LBS
DIMENSIONS: HXWxD: 96.0"X14.9"X13.4"
FREQUENCY: REFER TO RF DATA SHEET

ANTENNA DETAILS

SCALE:
NTS 3

MICROWAVE SPECIFICATIONS

Product Specifications

COMMSCOPE®



VHLP2-11W/A
0.6 m | 2 ft ValuLine® High Performance Low Profile Antenna, single-polarized, 10.0–11.700 GHz

General Specifications

Antenna Type	VHLP - ValuLine® High Performance Low Profile Antenna, single-polarized
Diameter, nominal	0.6 m 2 ft
Polarization	Single

Electrical Specifications

Beamwidth, Horizontal	3.3 °
Beamwidth, Vertical	3.3 °
Cross Polarization Discrimination (XPD)	30 dB
Electrical Compliance	Brazil Anatel Class 2 ETSI 302 217 Class 3 US FCC Part 101A @ 10.55–10.7 GHz US FCC Part 101B @ 10.7–11.7 GHz
Front-to-Back Ratio	61 dB
Gain, Low Band	33.7 dBi
Gain, Mid Band	34.5 dBi
Gain, Top Band	35.2 dBi
Operating Frequency Band	10.0 – 11.700 GHz
Radiation Pattern Envelope Reference (RPE)	7200A 7201A
Return Loss	17.7 dB
VSWR	1.30

Mechanical Specifications

Fine Azimuth Adjustment	±15°
Fine Elevation Adjustment	±15°
Mounting Pipe Diameter	50 mm–120 mm 2.0 in–4.7 in
Net Weight	8 kg 17 lb
Side Struts, Included	0
Side Struts, Optional	0
Wind Velocity Operational	180 km/h 112 mph
Wind Velocity Survival Rating	250 km/h 155 mph

Wind Forces At Wind Velocity Survival Rating

Axial Force (FA)	1290 N 290 lbf
Side Force (FS)	639 N 144 lbf
Twisting Moment (MT)	395 N•m
Weight with 1/2 in (12 mm) Radial Ice	21 kg 46 lb
Zcg with 1/2 in (12 mm) Radial Ice	106 mm 4 in
Zcg without Ice	74 mm 3 in

PROJECT NO. USR17–0002

SCALE:
NTS 1

Eco-Site

T-Mobile

POWDER RIVER
Engineering Services, LLC
www.powderriverdev.com

LICENSE #: N/A

REVISIONS			
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SHEET TITLE:

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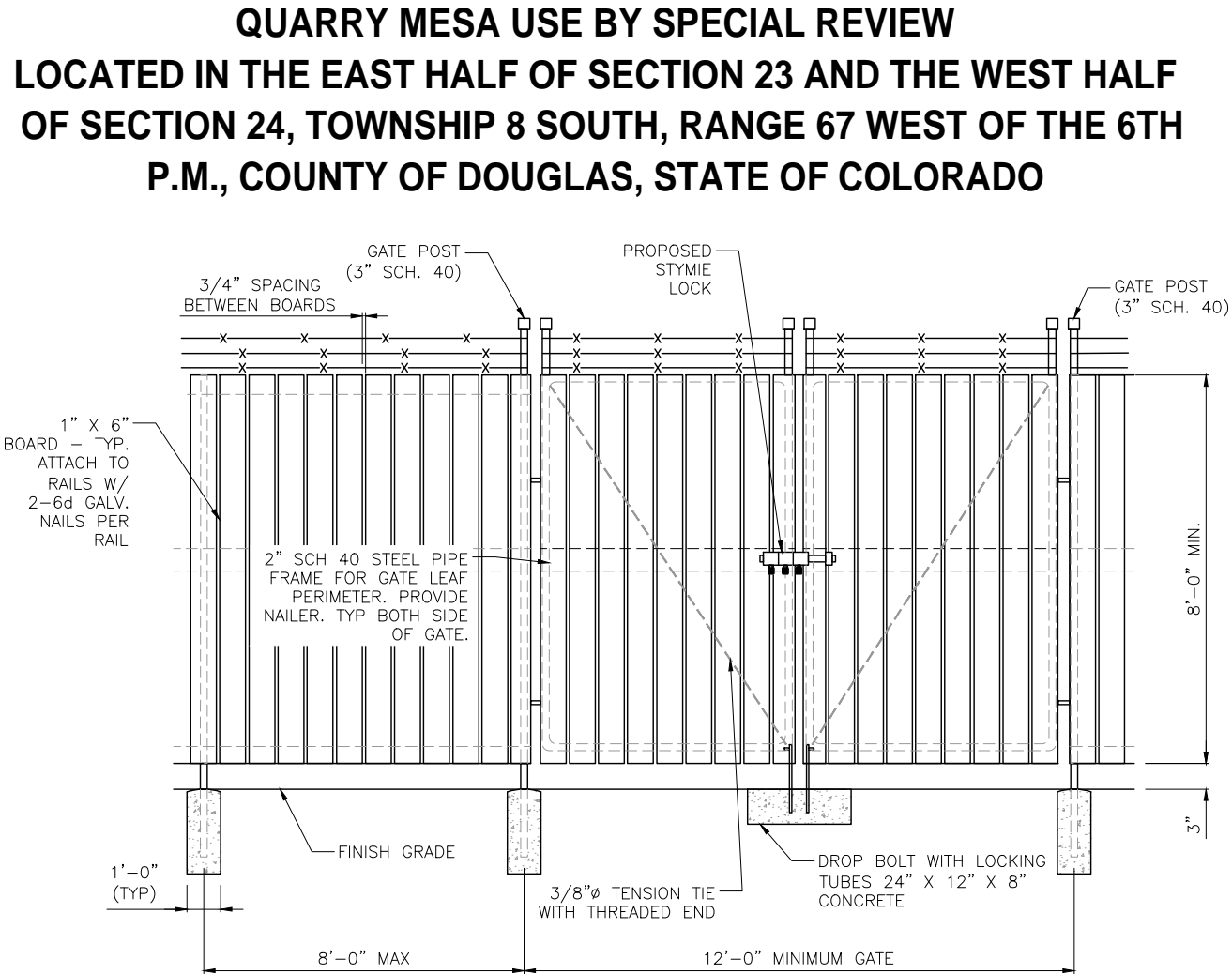
SHEET NUMBER:

8 OF 17

QUARRY MESA USE BY SPECIAL REVIEW

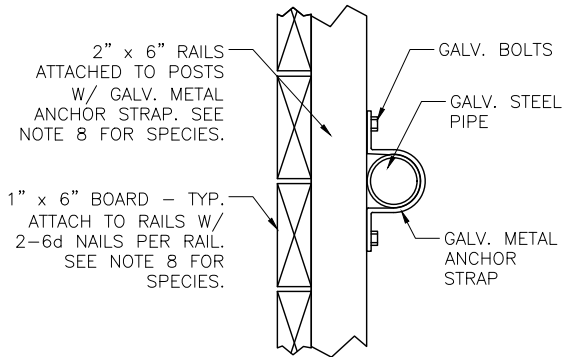
NOTE:
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- FENCE NOTES:
1. USE 3,000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
 2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACES USING NON-SHRINK GROUT.
 3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
 4. CORNERS AND GATEPOSTS FOR CHAIN-LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
 5. PROVIDE MIDRAILS AND BRACING AT ALL CORNERS POST WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
 6. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 3" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
 7. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.
 8. ALL WOOD SHALL BE SOUTHERN YELLOW PINE OR SPRUCE PINE FIR, NO. 2 OR BTR AND PRESSURE TREATED.
 9. FENCE TO BE PAINTED BEHR #PPU5-16 EARTH NUT.



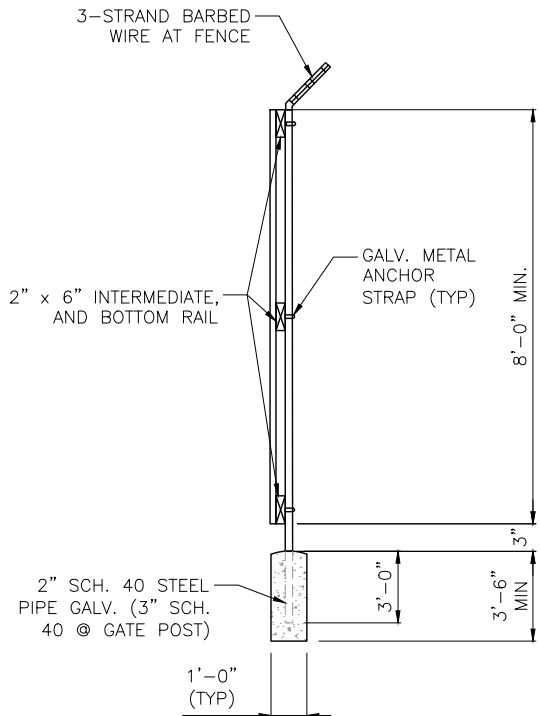
TYPICAL WOOD FENCE DETAIL

SCALE: 1" = 2'



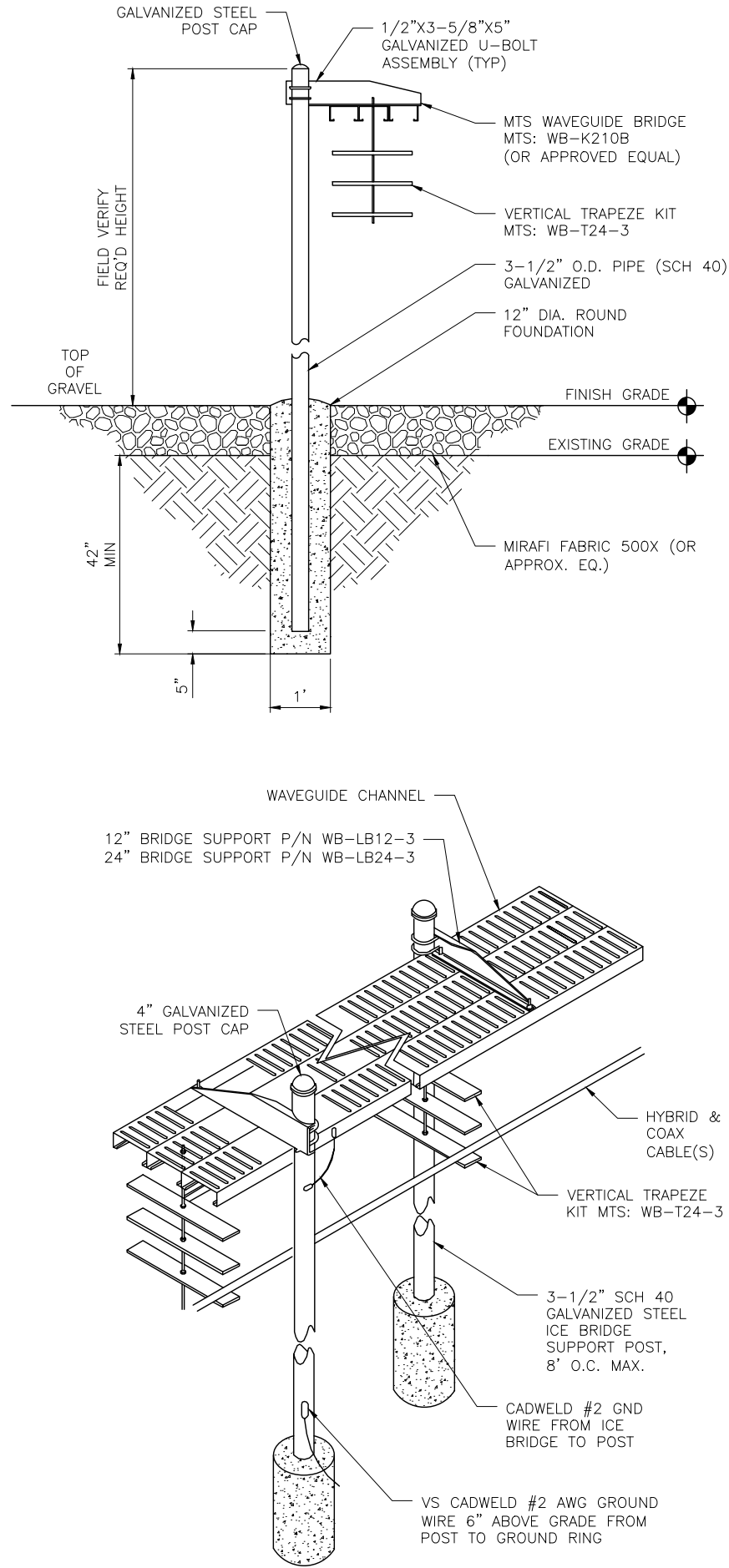
TYPICAL WOOD FENCE SECTION DETAIL

SCALE: 1" = 4'



TYPICAL WOOD FENCE SIDE DETAIL

SCALE: 1" = 3'



TYPICAL ICE BRIDGE DETAILS

PROJECT NO. USR17-0002
SCALE: 1" = 1'

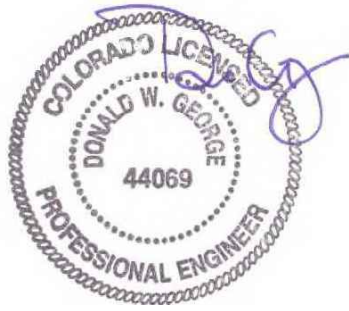
Eco-Site

T-Mobile

POWDER RIVER
Engineering Services, LLC
www.powderriverdev.com

LICENSE #: N/A

REVISIONS			
REV	DATE	DESCRIPTION	INT
I	02/01/18	REVISIONS	CCM
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B	04/28/17	REVISIONS	BCM
A	06/01/16	ISSUED FOR REVIEW 90%	JE



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SITE INFORMATION

ECO-SITE SITE #: CO-0024

ECO-SITE SITE NAME:
LOOP ROAD

T-MOBILE SITE #: DN03566A

EVENINGSONG DRIVE
CASTLE ROCK, CO 80104

SHEET TITLE:

CONSTRUCTION
DETAILS

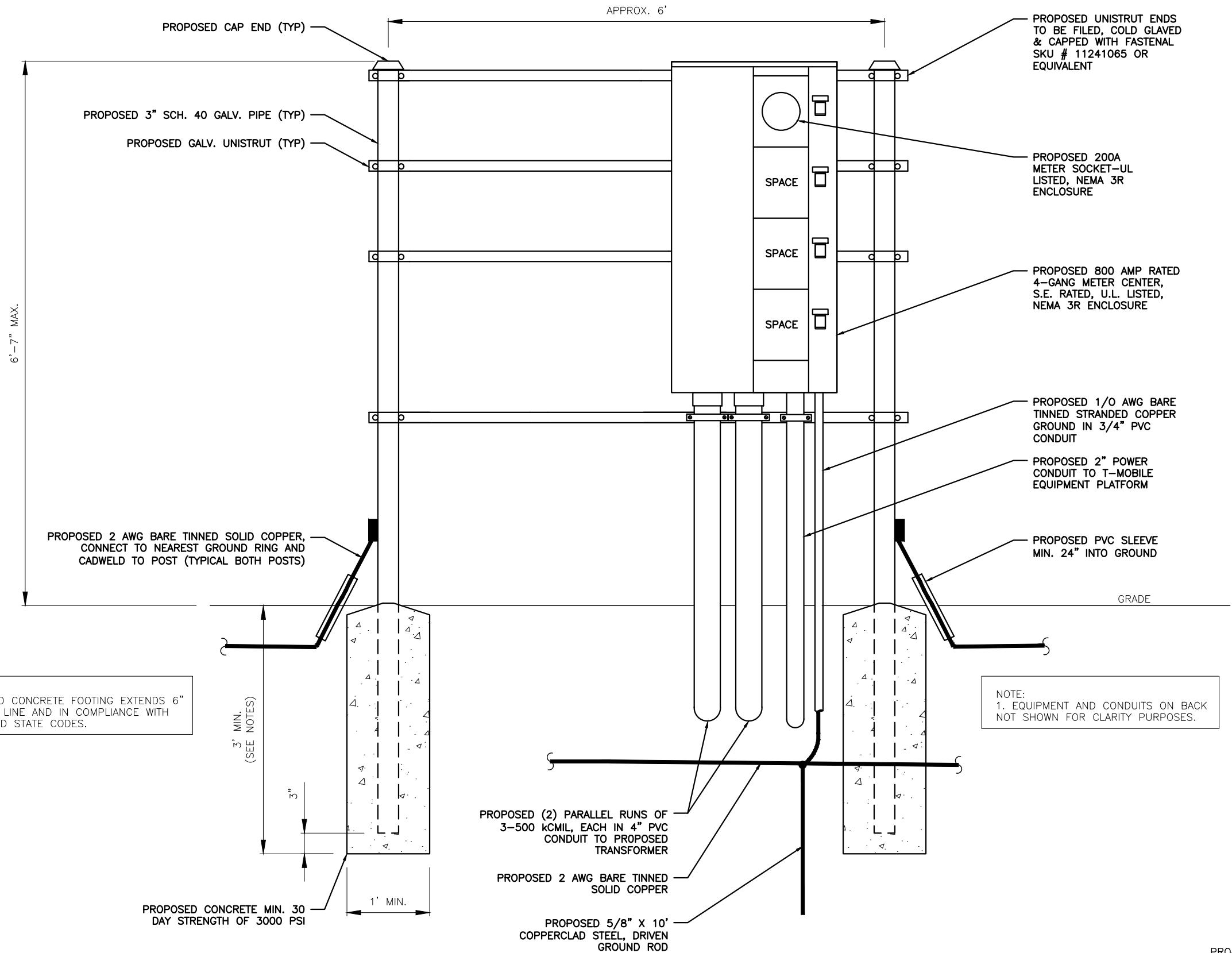
SHEET NUMBER:

9 OF 17

QUARRY MESA USE BY SPECIAL REVIEW

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QUARRY MESA USE BY SPECIAL REVIEW
LOCATED IN THE EAST HALF OF SECTION 23 AND THE WEST HALF
OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH
P.M., COUNTY OF DOUGLAS, STATE OF COLORADO



H-FRAME DETAIL (FRONT)

PROJECT NO. USR17-0002
SCALE: 1
NTS



LICENSE #: N/A

REVISIONS			
REV	DATE	DESCRIPTION	INT
I	02/01/18	REVISIONS	CCM
H	01/23/18	REVISIONS	JPN
G	01/11/18	REVISIONS	MAM
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EVENINGSONG DRIVE
CASTLE ROCK, CO 80104

SHEET TITLE:

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DETAILS

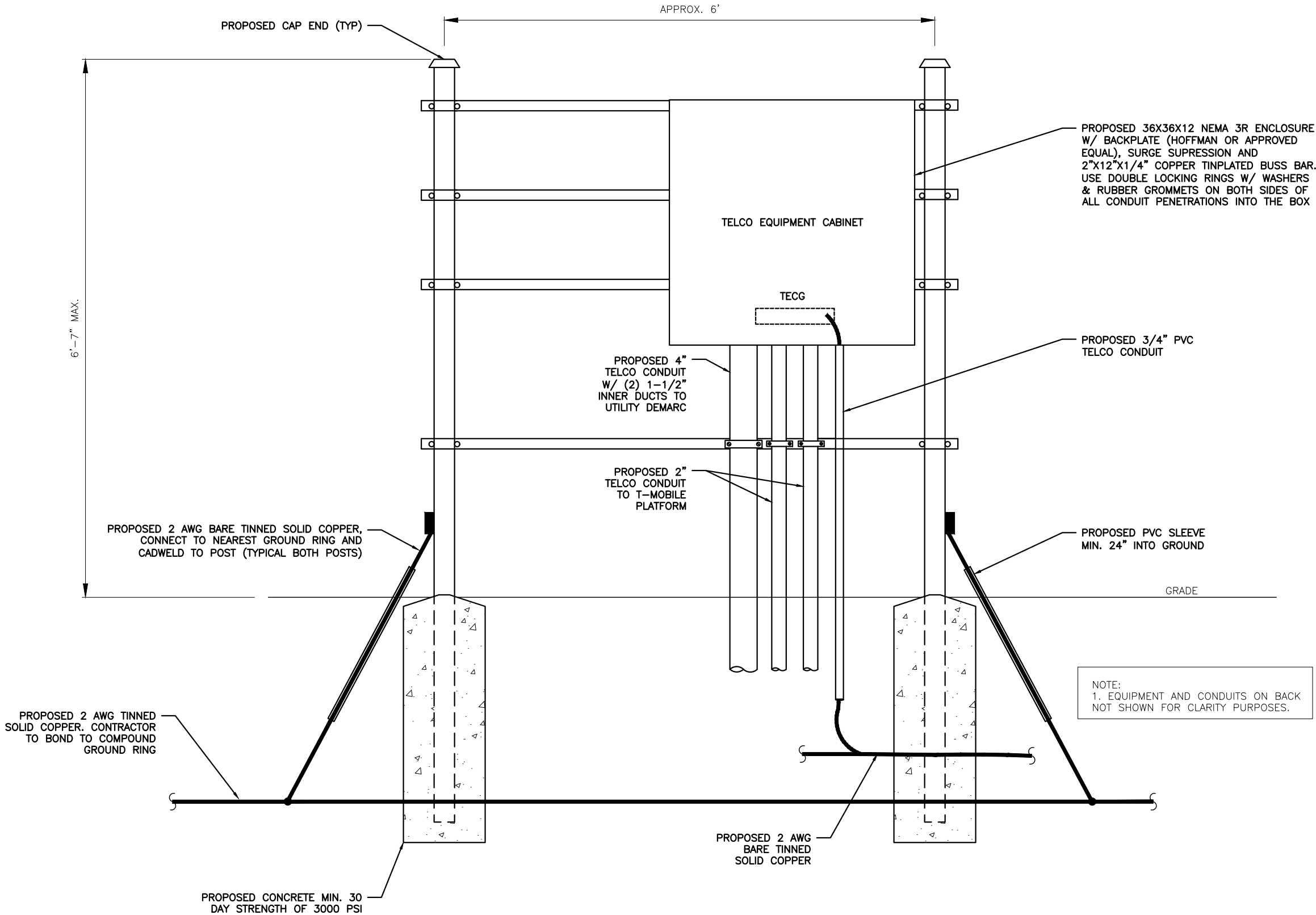
SHEET NUMBER:

10 OF 17

QUARRY MESA USE BY SPECIAL REVIEW

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Eco-Site

T-Mobile

POWDER RIVER
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CASTLE ROCK, CO 80104

SHEET TITLE:

CONSTRUCTION
DETAILS

SHEET NUMBER:

11 OF 17

QUARRY MESA USE BY SPECIAL REVIEW

H-FRAME DETAIL (BACK)

PROJECT NO. USR17-0002

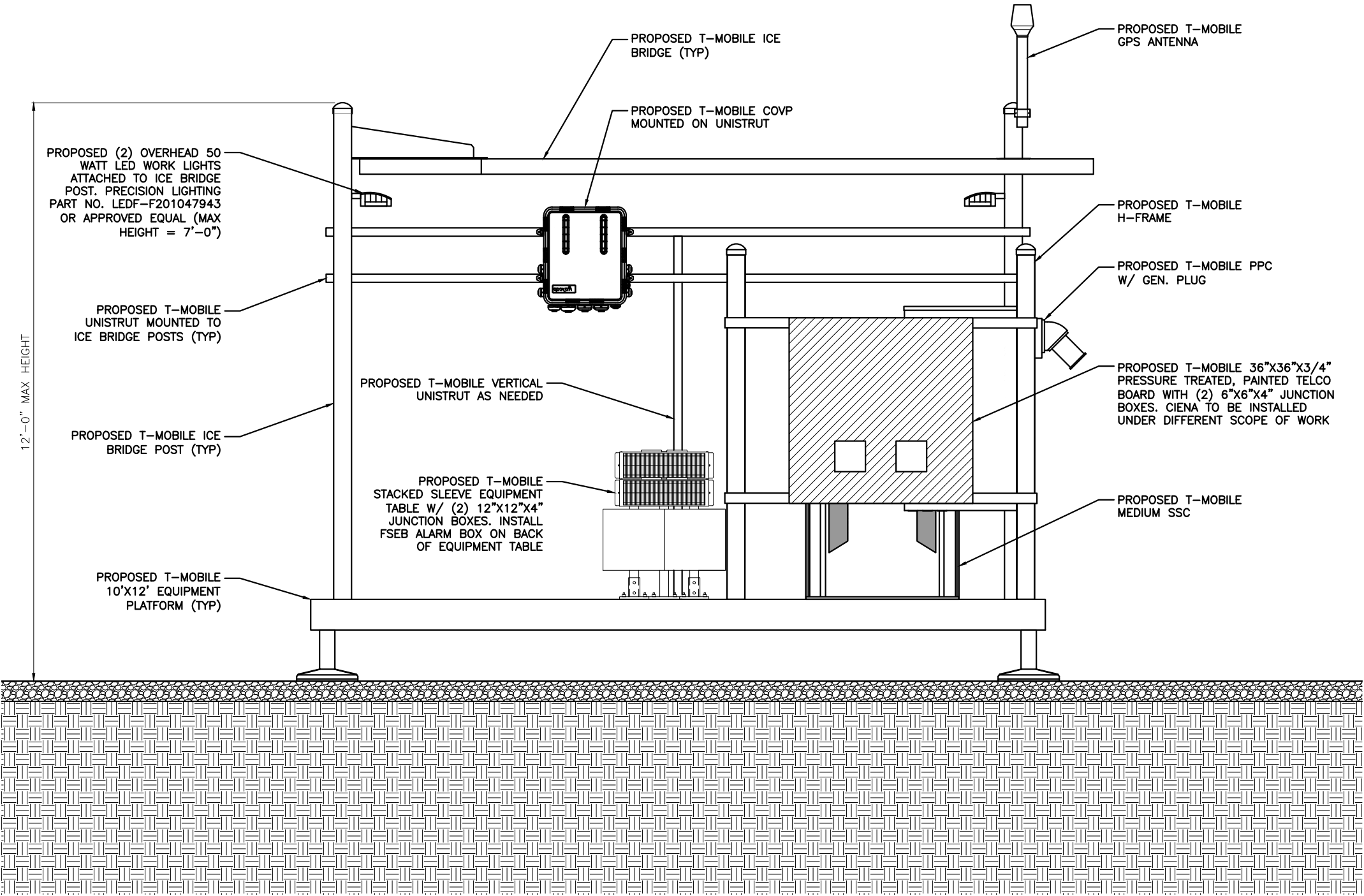
SCALE:

NTS

1

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P.M., COUNTY OF DOUGLAS, STATE OF COLORADO



EQUIPMENT PLATFORM ELEVATION

PROJECT NO. USR17-0002
SCALE: 1
NTS



LICENSE #:			N/A
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T-MOBILE SITE #: DN03566A
**EVENINGSONG DRIVE
CASTLE ROCK, CO 80104**

SHEET TITLE:
**EQUIPMENT
ELEVATION**
SHEET NUMBER:
12 OF 17
QUARRY MESA USE BY SPECIAL REVIEW

QUARRY MESA USE BY SPECIAL REVIEW
LOCATED IN THE EAST HALF OF SECTION 23 AND THE WEST HALF
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ECO - SITE #:CO-0024 LOOP ROAD

Castle Rock, Colorado

Owner:
T-Mobile West LLC
18400 E. 22ND Avenue
Aurora, CO 80011

Landscape
Plans

Issue Dates

Date: 11-17-17
Notes: City Submittal

PREPARED UNDER THE
SUPERVISION OF

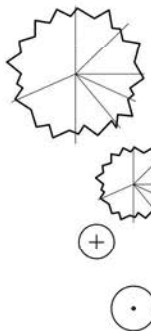
TOCR REGISTRATION #
15-1141
MATTHEW G. CORRION
COLORADO RLA #155

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13 OF 17

Landscape
Cover Sheet and Plant List

LANDSCAPE PLANT LIST



EVERGREEN TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
PIN	Pinon Pine	Pinus edulis	20-30'	10-20'	Low	Sun	6' ht, B&B	3

EVERGREEN SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
RMJ	Rocky Mountain Juniper	Juniperus scopulorum	20-30'	8-12'	Very Low	Sun	5 Gallon Cont.	7
AND	Adam's Needle Yucca	Yucca filamentosa	2-3'	3-4'	Low	Sun	1 Gallon Cont.	10

DECIDUOUS SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
GAO	Gambel Oak	Quercus gambeli	8-20'	6-12'	Very Low	Sun / Part Shade	5 Gallon Cont.	9

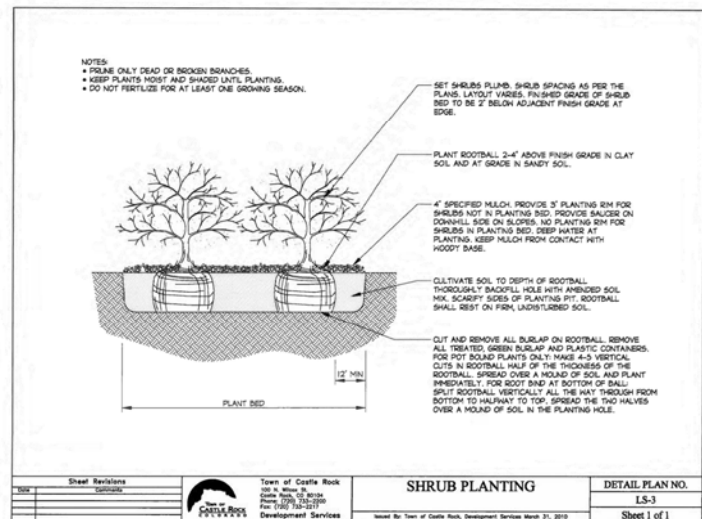
NATIVE SEEDING - DRYLAND MIX

Pawnee Duties Seed Mixes (www.pawneedutiesseed.com)
PBSI Low Grow Mix
Application Rate: 5 LBS/1,000 SF

UNDISTURBED LANDSCAPE

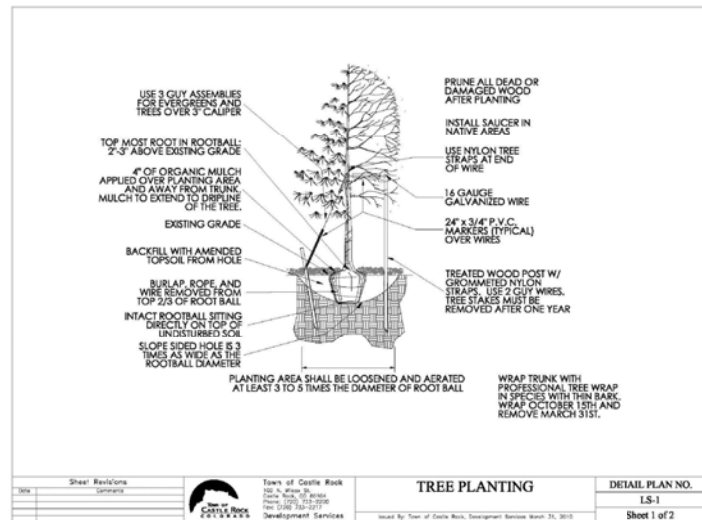
A SHRUB PLANTING

N.T.S.




B TREE PLANTING

N.T.S.



QUARRY MESA USE BY SPECIAL REVIEW
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TO BE PROVIDED BY A WATER TRUCK.



OUTDOOR
DESIGN GROUP

WWW.ODGDESIGN.COM

OUTDOOR DESIGN GROUP, INC.
3690 WEBSTER STREET
ARVADA, CO 80002
(303) 993-4811

ECO - SITE #:CO-0024 LOOP ROAD
Castle Rock, Colorado

Owner:
T-Mobile West LLC
18400 E. 22ND Avenue
Aurora, CO 80011

Landscape
Plans

Issue Dates

Date:	Notes:
11-17-17	City Submittal

PREPARED UNDER THE
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FOR REVIEW -
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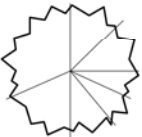
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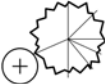
14 OF 17

Landscape
Plan


LANDSCAPE LEGEND



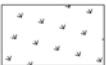
EVERGREEN TREES




EVERGREEN SHRUBS



DECIDUOUS SHRUBS



NATIVE SEEDING - DRYLAND MIX
Pawnee Buttes Seed Mixes (www.pawneebuttesseed.com):
PBSI Low Grow Mix
Application Rate: 5 LBS/1,000 SF



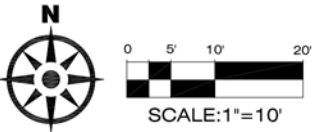
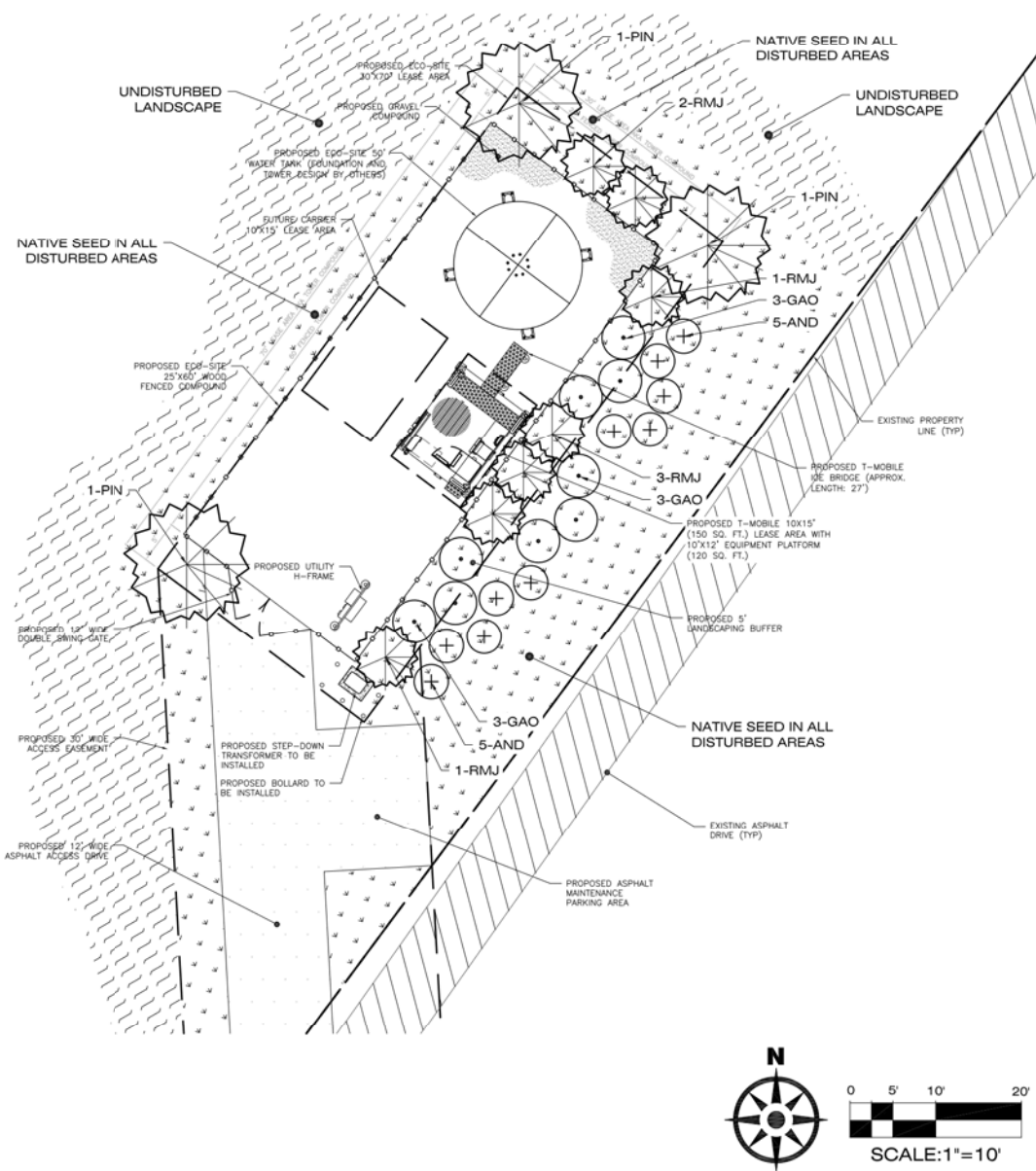
UNDISTURBED LANDSCAPE

(SEE SHEET L1 FOR FULL PLANT LIST)

SEEDING NOTES

1. THE SEEDING MIX SHALL BE "PBSI LOW GROW MIX". AS AVAILABLE FROM PAWNEE BUTTES SEED, GREELEY, COLORADO, PHONE: 970-356-7002, WEBSITE: WWW.PAWNEEBUTTESSEED.COM. NO SUBSTITUTIONS WILL BE CONSIDERED.
2. SEEDING APPLICATION METHOD SHALL BE DRILL SEEDING IN 2 OPPOSITE DIRECTIONS AT A RATE PER THE SEED SUPPLIER'S SPECIFICATIONS. EACH PASS OF THE SEEDER SHOULD COVER THE ENTIRE SEEDED AREA, AND EACH PASS SHOULD APPLY APPROXIMATELY 1/2 OF THE REQUIRED SEEDING RATE. SEE PLANT LIST FOR SPECIFIC APPLICATION RATES PER EACH DIFFERENT SEED MIX.
3. TIMING OF SEEDING: SEEDING SHALL BE COMPLETED BETWEEN THE DATES OF APRIL 1ST AND MAY 15TH OR BETWEEN SEPTEMBER 1ST AND OCTOBER 15TH TO ENSURE ADEQUATE GERMINATION.
4. SEEDBED PREPARATION AND TIMING OF SEEDING AND HYDROMULCHING SHALL BE AS FOLLOWS:
A. TOP DRESSED WITH 1/8" OF PROGRO CLASS 1 COMPOST, AS AVAILABLE FROM A1 ORGANICS, DENVER COLORADO, PHONE: 970-454-3492, WEBSITE: WWW.A1ORGANICS.COM. TO LIMIT EROSION, DO NOT TILL SEEDBED OR COMPOST.
B. NEXT, DRILL SEED THE AREAS PER NOTE #2 ABOVE, AT A DEPTH OF 1/4".
C. WITHIN 24 HOURS OF DRILL SEEDING, APPLY A 1/4" DEPTH LAYER OF HYDROMULCH OVER ALL SEEDED AREAS. NOTE: IT IS CRITICAL THAT THE TOTAL SEED DEPTH DOES NOT EXCEED 1/2" (1/4" SEEDING DEPTH PLUS 1/4" HYDROMULCH DEPTH).
5. CONTRACTOR SHALL NOT DRILL SEED DURING WINDY WEATHER OR WHEN THE GROUND IS FROZEN OR WET.
6. SEED AND SEED LABELS SHALL CONFORM TO CURRENT STATE AND FEDERAL REGULATIONS AND BE SUBJECT TO TESTING PROVISIONS OF THE ASSOCIATION OF OFFICIAL SEED ANALYSIS. SEED WHICH HAS BECOME WET, MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE WILL NOT BE ACCEPTABLE. SEED TICKETS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE UPON REQUEST.
7. THE CONTRACTOR IS EXPECTED TO PRODUCE A LUSH, WEED FREE STAND OF GRASS BY THE END OF THE 1 YEAR WARRANTY PERIOD. ALL SEEDED AREAS WILL BE PERIODICALLY INSPECTED BY THE OWNER'S REPRESENTATIVE, AND CERTAIN AREAS MAY NEED TO BE RE-SEEDED AT NO COST TO THE OWNER IN ORDER TO MEET THE PROJECT EXPECTATIONS AND MAINTENANCE SPECIFICATIONS.

LANDSCAPE PLAN



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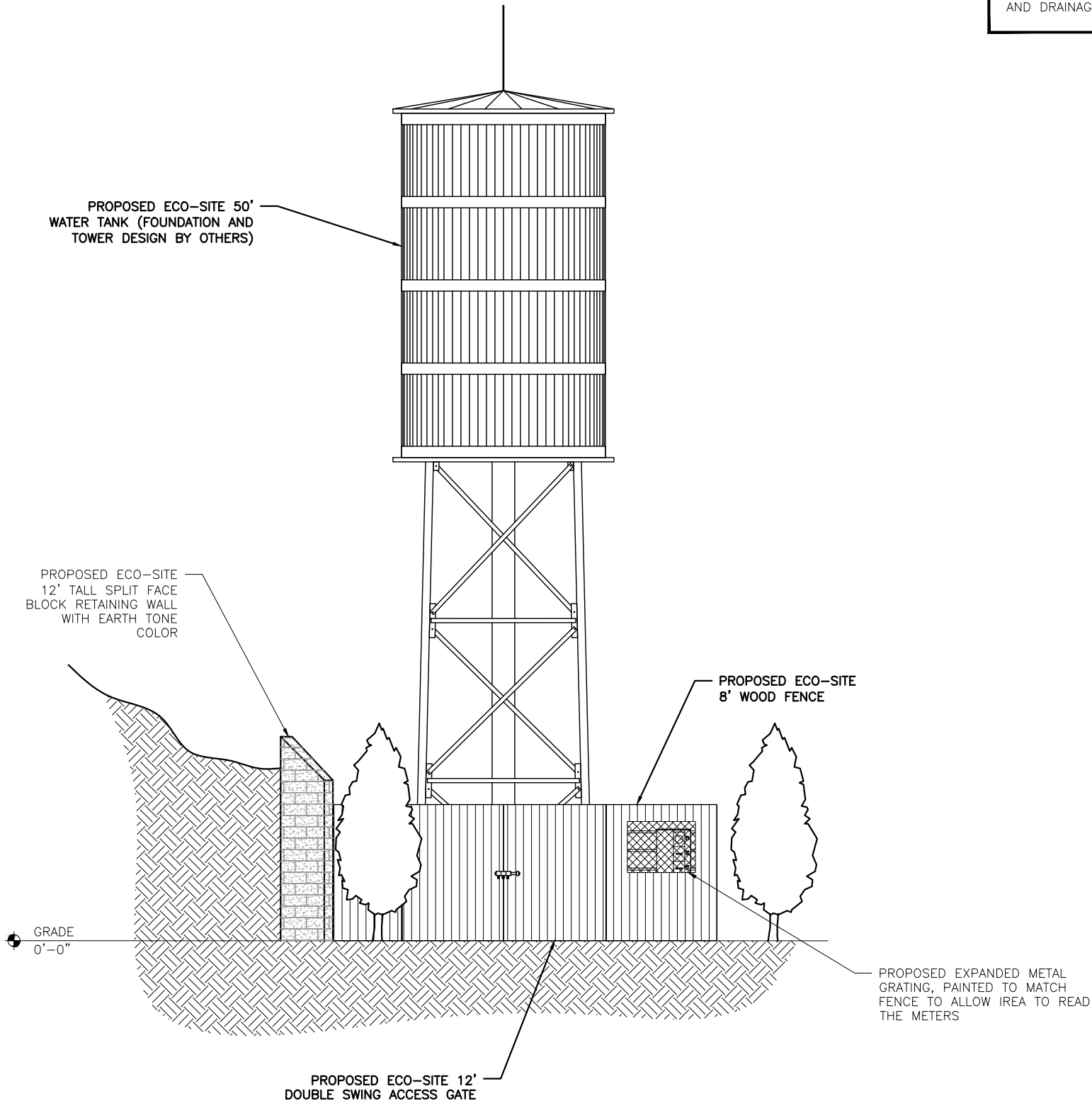
QUARRY MESA USE BY SPECIAL REVIEW
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NOTE:

ELEVATIONS ARE FOR CONCEPTUAL PURPOSES ONLY
FINAL ELEVATIONS SHALL BE DETERMIEND BY GRADING AND DRAINAGE ENGINEER



NOTES:

1. NO SOD PROVIDED.
2. PROVIDE IRRIGATION SYSTEM FOR NEW PLANTS.

PROPOSED LANDSCAPE ELEVATION (SOUTHWEST)

PROJECT NO. USR17-0002



SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)

1



POWDER RIVER
Engineering Services, LLC
www.powderriverdev.com

LICENSE #: N/A

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SHEET TITLE:

LANDSCAPE
ELEVATION

SHEET NUMBER:

15 OF 17

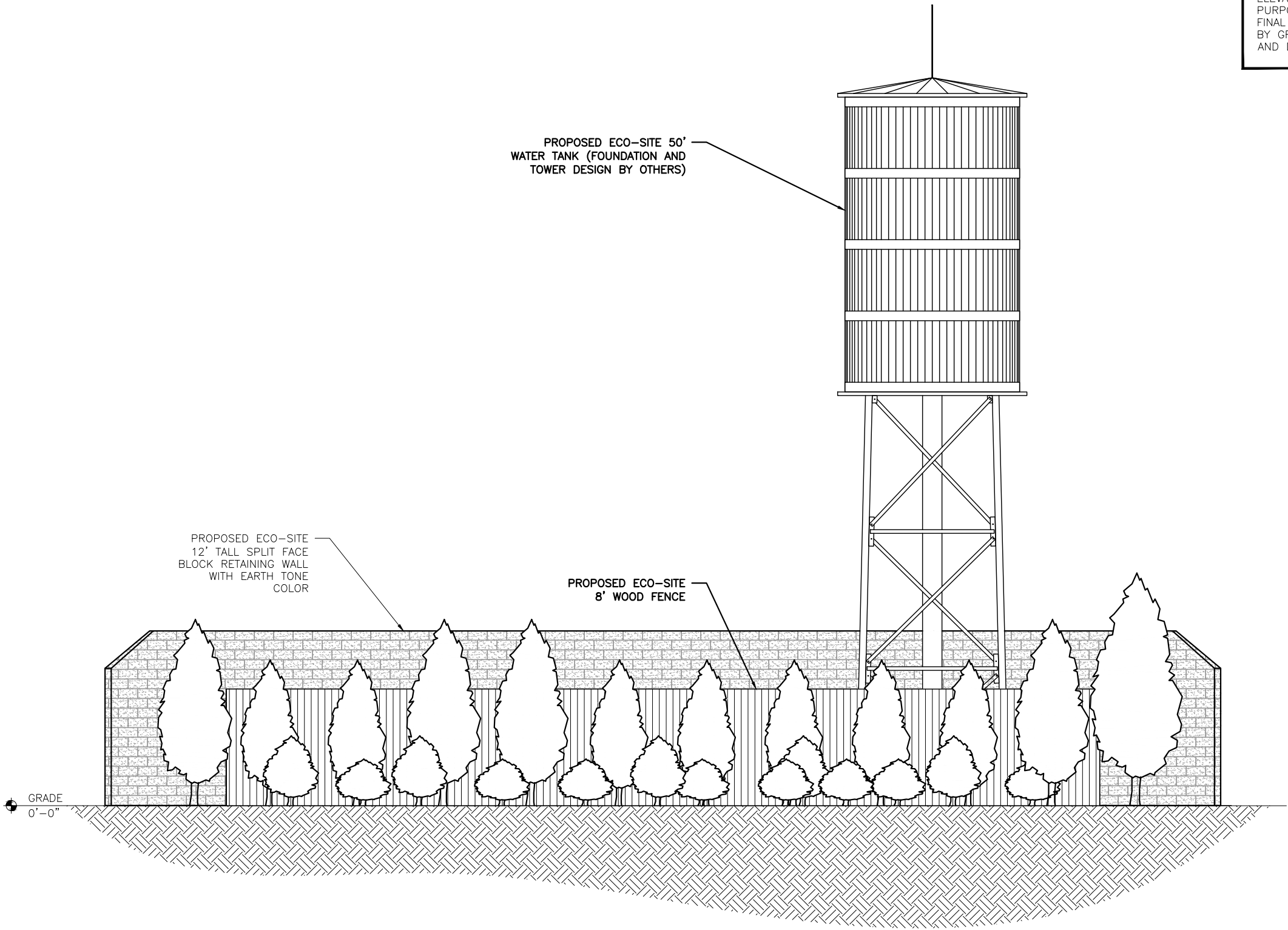
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- NOTES:
- 1. NO SOD PROVIDED.
 - 2. PROVIDE IRRIGATION SYSTEM FOR NEW PLANTS.

PROPOSED LANDSCAPE ELEVATION (SOUTHEAST)

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PROJECT NO. USR17-0002

4' 0 2' 4'

SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)

1



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CASTLE ROCK, CO 80104

SHEET TITLE:
LANDSCAPE
ELEVATION

SHEET NUMBER:
16 OF 17

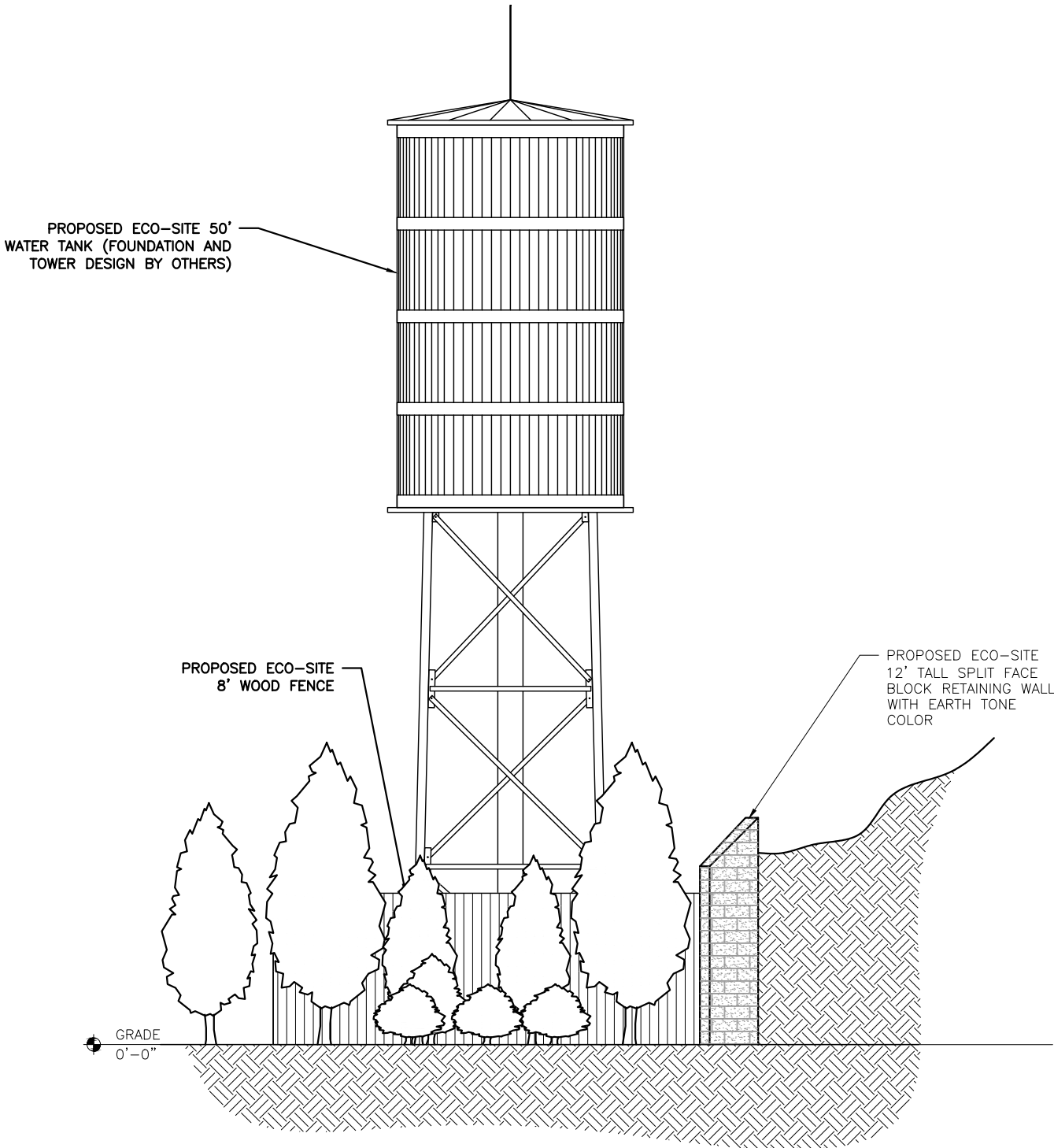
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- 1. NO SOD PROVIDED.
 - 2. PROVIDE IRRIGATION SYSTEM FOR NEW PLANTS.

PROPOSED LANDSCAPE ELEVATION (NORTHEAST)

PROJECT NO. USR17-0002



SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)



LICENSE #: N/A

REVISIONS			
REV	DATE	DESCRIPTION	INT
I	02/01/18	REVISIONS	CCM
H	01/23/18	REVISIONS	JPN
G	01/11/18	REVISIONS	MAM
F	12/18/17	REVISIONS	JMB
E	11/27/17	REVISIONS	JMB
D	11/22/17	REVISIONS	JMB
C	09/13/17	REVISIONS	BCM
B	04/28/17	REVISIONS	BCM
A	06/01/16	ISSUED FOR REVIEW 90%	JE



THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF POWDER RIVER DEVELOPMENT SERVICES, LLC WHETHER THE PROJECTS FOR WHICH THEY ARE MADE ARE EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER.

SITE INFORMATION

ECO-SITE SITE #: CO-0024

ECO-SITE SITE NAME:
LOOP ROAD

T-MOBILE SITE #: DN03566A

EVENINGSONG DRIVE
CASTLE ROCK, CO 80104

SHEET TITLE:

LANDSCAPE
ELEVATION

SHEET NUMBER:

17 OF 17

QUARRY MESA USE BY SPECIAL REVIEW