

GENERAL NOTES:

- ALL REFERENCES TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED T-MOBILE OR ITS DESIGNATED REPRESENTATIVE.
- ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF COLORADO.
- STRUCTURE IS DESIGNED IN ACCORDANCE WITH ANSI/TIA/EIA-222-G, 2005, FOR A 90 MPH 3-SECOND GUST WIND LOAD. THIS CONFORMS TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2015 EDITION.
- WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2015 EDITION.
- UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
- ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE STRUCTURE AND IT'S COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
- ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
- ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
- ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
- BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR. CONTRACTOR SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
- ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
- 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
- THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFTER MATERIAL SHALL BE REWORKED OR REPLACED.
- THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
- ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
- THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE RESPONSIBLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

STRUCTURAL STEEL NOTES:

- THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC SPECIFICATIONS AND MANUAL OF STEEL CONSTRUCTION, 13TH EDITION.
- UNLESS OTHERWISE NOTED, ALL STRUCTURAL ELEMENTS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - STRUCTURAL STEEL, ASTM DESIGNATION A36 OR A992 GR50.
 - ALL BOLTS, ASTM A325 TYPE I GALVANIZED HIGH STRENGTH BOLTS.
 - ALL NUTS, ASTM A563 CARBON AND ALLOY STEEL NUTS.
 - ALL WASHERS, ASTM F436 HARDENED STEEL WASHERS.
- ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH AISC SPECIFICATIONS AND MANUAL OF STEEL CONSTRUCTION, 13TH EDITION.
- HOLES SHALL NOT BE FLAME CUT THRU STEEL UNLESS APPROVED BY THE ENGINEER.
- HOT-DIP GALVANIZE ALL ITEMS UNLESS OTHERWISE NOTED, AFTER FABRICATION WHERE PRACTICABLE. GALVANIZING: ASTM A123, ASTM A153/A153M OR ASTM A653/A653M, G90, AS APPLICABLE.
- REPAIR DAMAGED SURFACES WITH GALVANIZING REPAIR METHOD AND PAINT CONFORMING TO ASTM A780 OR BY APPLICATION OF STICK OR THICK PASTE MATERIAL SPECIFICALLY DESIGNED FOR REPAIR OF GALVANIZING. CLEAN AREAS TO BE REPAIRED AND REMOVE SLAG FROM WELDS. HEAT SURFACES TO WHICH STICK OR PASTE MATERIAL IS APPLIED, WITH A TORCH TO A TEMPERATURE SUFFICIENT TO MELT THE METALLICS IN STICK OR PASTED; SPREAD MOLTEN MATERIAL UNIFORMLY OVER SURFACES TO BE COATED AND WIPE OFF EXCESS MATERIAL.
- A NUT LOCKING DEVICE SHALL BE INSTALLED ON ALL PROPOSED AND/OR REPLACED BOLTS.
- ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH TO EXCLUDE THE THREADS FROM THE SHEAR PLANE.
- ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH SUCH THAT THE END OF THE BOLT BE AT LEAST FLUSH WITH THE FACE OF THE NUT. IT IS NOT PERMITTED FOR THE BOLT END TO BE BELOW THE FACE OF THE NUT AFTER TIGHTENING IS COMPLETED.
- ALL ASSEMBLY BOLTS ARE TO BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED IN SECTION 8.1 OF THE AISC, "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", DATED JUNE 30, 2004.
- FLAT WASHERS ARE TO BE INSTALLED WITH BOLTS OVER SLOTTED HOLES.
- DO NOT OVER TORQUE ASSEMBLY BOLTS. GALVANIZING ON BOLTS, NUTS, AND STEEL PARTS ;MAY ACT AS A LUBRICANT, THUS OVER TIGHTENING MAY OCCUR AND MAY CAUSE BOLTS TO CRACK AND SNAP OFF.
- PAL NUTS ARE TO BE INSTALLED AFTER NUTS ARE TIGHT AND WITH EDGE LIP OUT. PAL NUTS ARE NOT REQUIRED WHEN SELF-LOCKING NUTS ARE PROVIDED.
- GALVANIZED ASTM A325 BOLTS SHALL NOT BE REUSED.
- WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AMERICAN WELDING SOCIETY (AWS) D1.1-2010 STRUCTURAL WELDING CODE - STEEL.

PLANS PREPARED FOR:

T-Mobile

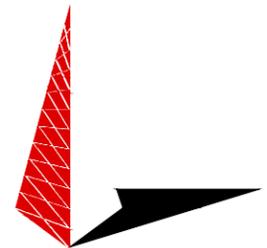
18400 E. 22ND AVE.
AURORA, CO 80011
CUSTOMER SERVICE
(877) 746-0909

PROJECT INFORMATION:

**DN02320A
CORNERSTAR**

15901 EAST BRIARWOOD CIRCLE
AURORA, CO 80016
(ARAPAHOE COUNTY)

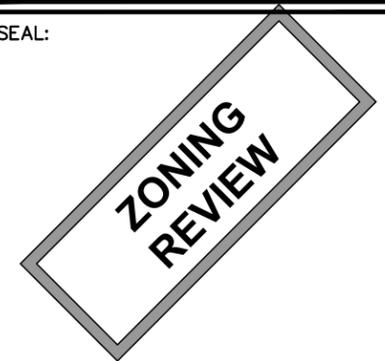
PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS

500 E. 84TH AVE SUITE C10
THORNTON, CO 80229
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:



1	09-13-18	ZONING
0	08-17-18	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: ZWT | CHECKED BY: JDS

SHEET TITLE:

**GENERAL
NOTES**

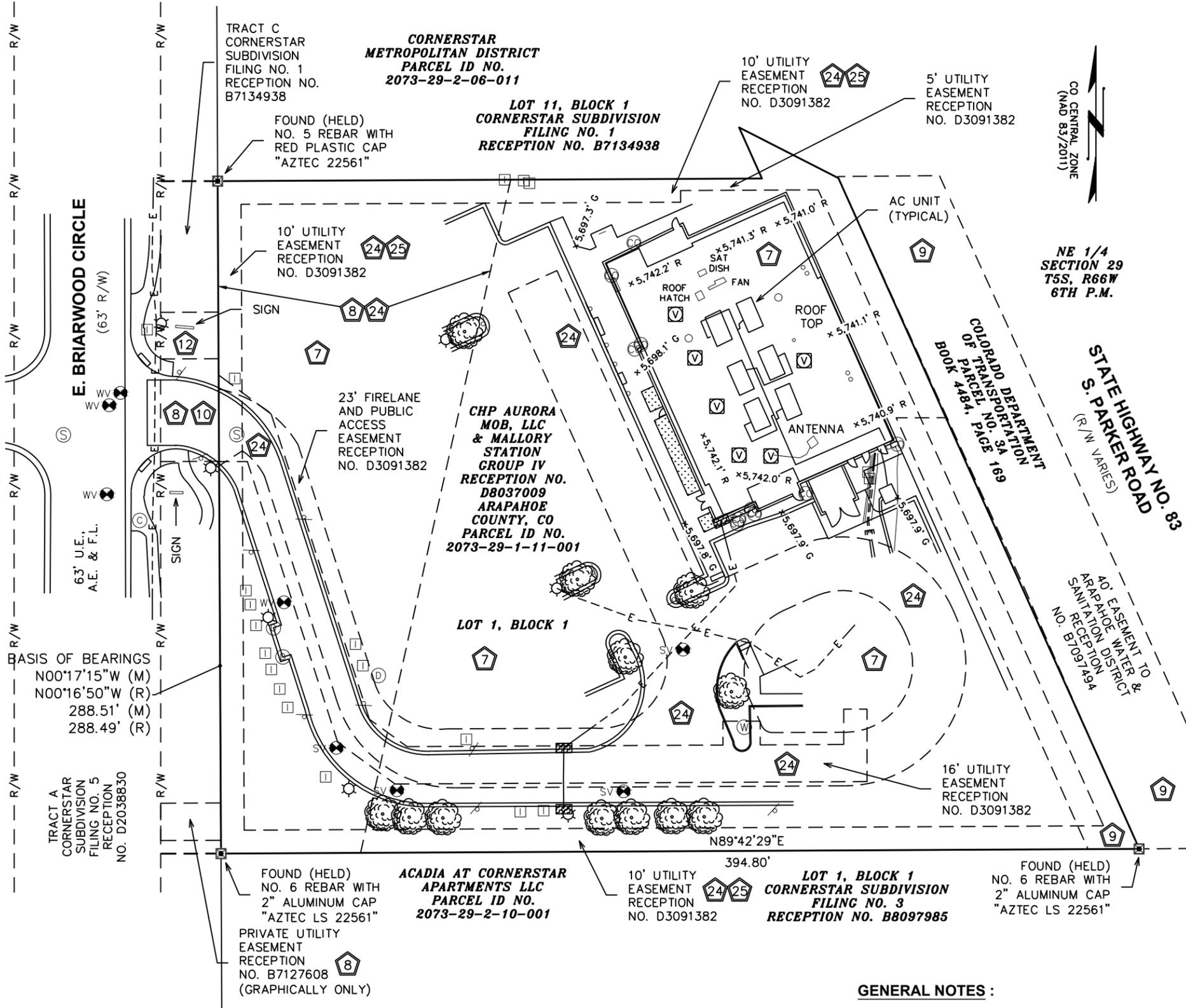
SHEET NUMBER: N-1	REVISION: 1 TEP #: 133861.110585
-----------------------------	---



VICINITY MAP N.T.S.

NOTES :

1. PLAN PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT BY US TITLE SOLUTIONS, COMMITMENT NO. 60353-CO1805-5036 WITH AN EFFECTIVE DATE OF 06/19/2018.
2. PLAN DOES NOT REPRESENT AN ALTA/NSPS LAND TITLE SURVEY NOR A BOUNDARY SURVEY OF THE PARENT PARCEL. PROPERTY LINES ARE DRAWN FROM FIELD LOCATIONS OF MONUMENTATION, WARRANTY DEED RECEPTION NO. D8037009 RECORDED ON 04/17/2018, AND CORNERSTAR HEALTHCARE PLAZA SUBDIVISION FILING NO. 1, AMENDMENT NO. 1 RECEPTION NO. D4120186 RECORDED ON 12/23/2014 (R1), CORNERSTAR HEALTHCARE PLAZA SUBDIVISION FILING NO. 1 RECEPTION NO. D3091382 RECORDED ON 07/22/2013 (R2), CORNERSTAR SUBDIVISION FILING NO. 1 RECEPTION NO. B7134938 RECORDED ON 10/19/2007 AND WARRANTY DEED RECEPTION NO. D8037009 RECORDED ON 04/17/2018 OF THE ARAPAHOE COUNTY CLERK AND RECORDER, COLORADO.
3. BASIS OF THE BEARINGS AND COORDINATES IS THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM (NAD 83/2011) BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON 06/29/2018, TIED TO THE NATIONAL SPATIAL REFERENCE SYSTEM VIA CORS STATIONS AND OPUS AND EXPRESSED IN US SURVEY FEET. BEARING LINE IS THE WEST LINE OF LOT 1, BLOCK 1 OF SAID CORNERSTAR HEALTHCARE PLAZA SUBDIVISION FILING NO. 1, AMENDMENT NO. 1 RECEPTION NO. D4120186 RECORDED ON 12/23/2014 (R1), OF THE ARAPAHOE COUNTY CLERK AND RECORDER, COLORADO. 1A CERTIFICATION OF ANTENNA LOCATION, LATITUDE AND LONGITUDE, ARE HEREBY CERTIFIED TO BE WITHIN 20 FEET, MORE OR LESS.
4. VERTICAL DATA BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND EXPRESSED IN US SURVEY FEET. 1A CERTIFICATION OF ANTENNA GROUND ELEVATION, IS HEREBY CERTIFIED TO BE WITHIN 3 FEET, MORE OR LESS.
5. PROPERTY LOCATED IN FLOOD ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE OF ANNUAL FLOOD BASED UPON COMMUNITY-PANEL NUMBER 08005C0483K, EFFECTIVE ON 12/17/2010.
6. LESSEE INFORMATION:
T MOBILE
18400 E. 22ND AVE.
AURORA, CO 80011
CUSTOMER SERVICE
(877) 746-0909
7. OWNER INFORMATION:
CHP AURORA MOB, LLC &
MALLORY STATION GROUP IV
977 SEMINOLE TRAIL
PMB 344
CHARLOTTESVILLE, VIRGINIA 22901



NE 1/4 SECTION 29
T5S, R66W
6TH P.M.

STATE HIGHWAY NO. 83
S. PARKER ROAD
(R/W VARIES)

40' EASEMENT TO
ARAPAHOE WATER &
SANITATION DISTRICT
RECEPTION NO. B709749A

COLORADO DEPARTMENT
OF TRANSPORTATION
BOOK 4488 PAGE 169

BASIS OF BEARINGS
N00°17'15"W (M)
N00°16'50"W (R)
288.51' (M)
288.49' (R)

TRACT A
CORNERSTAR
SUBDIVISION
FILING NO. 5
RECEPTION
NO. D2038830

TRACT C
CORNERSTAR
SUBDIVISION
FILING NO. 1
RECEPTION NO.
B7134938

**CORNERSTAR
METROPOLITAN DISTRICT
PARCEL ID NO.
2073-29-2-06-011**

**LOT 11, BLOCK 1
CORNERSTAR SUBDIVISION
FILING NO. 1
RECEPTION NO. B7134938**

**CHP AURORA
MOB, LLC
& MALLORY
STATION
GROUP IV
RECEPTION NO.
D8037009
ARAPAHOE
COUNTY, CO
PARCEL ID NO.
2073-29-1-11-001**

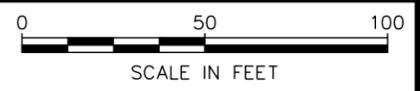
LOT 1, BLOCK 1

**ACADIA AT CORNERSTAR
APARTMENTS LLC
PARCEL ID NO.
2073-29-2-10-001**

**LOT 1, BLOCK 1
CORNERSTAR SUBDIVISION
FILING NO. 3
RECEPTION NO. B8097985**

GENERAL NOTES :

1. SEE SHEET 2 OF 2 FOR LEGEND TABLE



PREPARED FOR:

T-Mobile

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

PROJECT INFORMATION:

**DN02320
CORNERSTAR**

15901 EAST BRIARWOOD CIRCLE
AURORA, CO 80016
(ARAPAHOE COUNTY)

PREPARED BY:

TOWER ENGINEERING PROFESSIONALS

500 E. 84th Ave, Suite C10
THORNTON, CO 80229
(303) 566-9914
CO LICENSE #42045

CERTIFICATE OF SURVEYOR :

I, ANDRES H. ESTRADA, PLS (NO. 38539), HEREBY STATE THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT, IN MY PROFESSIONAL OPINION, THEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION BASED ON THE STANDARDS OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF COLORADO.



REV	DATE	ISSUED FOR
0	07/17/2018	PRELIMINARY

SHEET TITLE:

SITE SURVEY

DATE: 07/17/2018	REVISION: 0
SHEET #: 1 OF 2	TEP #: 133861

SITE SURVEY

SCALE: 1" = 50'

T:\133861\10565_201115_DN02320 Site Survey\Draw\Prelim\Rev0\133861-CORNERSTAR_(7-17-18).dwg

SCHEDULE B ITEMS :

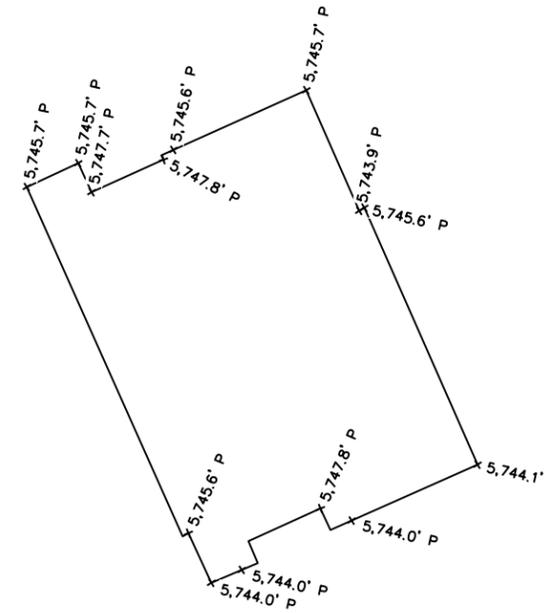
BY US TITLE SOLUTIONS
 FILE NO. 60353-C01805-5036
 EFFECTIVE DATE: 06/19/2018

EASEMENTS AND RIGHTS OF WAY:

- 7 AVIGATION EASEMENT BY REINER AND ALICE KREMER TO THE CITY OF AURORA, COLORADO, DATED 1/31/2007 RECORDED 2/1/2007 IN INSTRUMENT NO :B7014059. NOTES: EASEMENT. (BLANKET EASEMENT.)
- 8 EASEMENT AGREEMENT BY PCCP CS ALBERTA CORNERSTAR COLORADO, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO REINER G. AND ALICE L. KREMER, DATED 8/24/2007 RECORDED 10/2/2007 IN INSTRUMENT NO :B7127608. NOTES: EASEMENT; RE-RECORDED IN INSTRUMENT NO. B7140944. (AFFECTS PARENT PARCEL. AS SHOWN HEREON.)
- 9 EASEMENT AND RIGHT-OF-WAY AGREEMENT BY PAUL A. WILLMARS AND MARY G. LILLMARS TO THE ARAPAHOE WATER AND SANITATION DISTRICT RECORDED 11/2/2007 IN INSTRUMENT NO :B7097494. NOTES: EASEMENT. (DOES NOT AFFECT PARENT PARCEL. AS SHOWN HEREON.)
- 10 FIRE LANE, UTILITY, AND PUBLIC ACCESS EASEMENT BY PCCP CS ALBERTA CORNERSTAR COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE CITY OF AURORA, COLORADO, DATED 7/1/2013 RECORDED 7/8/2013 IN INSTRUMENT NO :D3085246. NOTES: EASEMENT. (AFFECTS PARENT PARCEL, AS SHOWN HEREON.)
- 11 PUBLIC SERVICE COMPANY OF COLORADO EASEMENT BY CORNERSTAR HEALTHCARE PLAZA, LLC, A COLORADO LIMITED LIABILITY COMPANY TO PUBLIC SERVICE COMPANY OF COLORADO, DATED 10/30/2013 RECORDED 2/11/2014 IN INSTRUMENT NO :D4011488. NOTES: EASEMENT. (BLANKET EASEMENT.)
- 12 EASEMENT AGREEMENT BY CORNERSTAR METROPOLITAN DISTRICT TO CORNERSTAR HEALTHCARE PLAZA, LLC, A COLORADO LIMITED LIABILITY COMPANY, DATED 7/7/2014 RECORDED 7/7/2014 IN INSTRUMENT NO :D4059482. NOTES: EASEMENT. (AFFECTS PARENT PARCEL. AS SHOWN HEREON.)

OTHER FILED DOCUMENTS:

- 13 ORDER OF INCLUSION RECORDED 12/11/1984 IN BOOK 4325 PAGE 129 NOTES: IN THE MATTER OF THE ARAPAHOE WATER & SANITATION DISTRICT. (DOES NOT AFFECT PARENT PARCEL.)
- 14 CONSENT TO APPROPRIATE BETWEEN VIEHMANN, MARTIN & ASSOCIATES, AN ILLINOIS PARTNERSHIP AND ARAPAHOE WATER AND SANITATION DISTRICT RECORDED 1/8/1985 IN BOOK 4345 PAGE 404. (DOES NOT AFFECT PARENT PARCEL.)
- 15 ORDER AND DECREE CREATING DISTRICT DATED 4/25/1985 RECORDED 4/25/1985 IN BOOK 4423 PAGE 93. (UNABLE TO PLOT.)
- 16 NOTICE OF ORGANIZATION RECORDED 5/3/1985 IN BOOK 4431 PAGE 486. NOTES: IN RE THE ORGANIZATION OF PARKER JORDAN METROPOLITAN DISTRICT, ARAPAHOE COUNTY, COLORADO. (UNABLE TO PLOT.)
- 17 ORDER FOR INCLUSION RECORDED 2/26/1996 IN INSTRUMENT NO. A6022402. NOTES: IN THE MATTER OF THE ARAPAHOE WATER & SANITATION DISTRICT. (DOES NOT AFFECT PARENT PARCEL.)
- 18 INCLUSION AGREEMENT BETWEEN PAUL A. AND MARY G. LILLMARS AND ARAPAHOE WATER AND SANITATION DISTRICT, AND ARAPAHOE COUNTY WATER AND WASTEWATER AUTHORITY DATED 10/17/1995 RECORDED 2/26/1996 IN INSTRUMENT NO. A6022403. (DOES NOT AFFECT PARENT PARCEL.)
- 19 STATEMENT OF AUTHORITY BETWEEN W. TODD LINVILLE, TRUSTEE DATED 4/7/2003 RECORDED 6/17/2003 IN INSTRUMENT NO. B3129423. (NOT SURVEY RELATED. NOTHING TO PLOT.)
- 20 RESOLUTION OF THE BOARD OF DIRECTORS OF THE PARKER JORDAN METROPOLITAN DISTRICT DATED 4/11/2005 RECORDED 6/2/2005 IN INSTRUMENT NO. B5080731. (UNABLE TO PLOT.)
- 21 ORDINANCE NO. 2006-68 DATED 11/20/2006 RECORDED 1/8/2007 IN INSTRUMENT NO. B7003389. NOTES: REZONING ORDINANCE. (DOES NOT AFFECT PARENT PARCEL.)
- 22 ORDINANCE NO. 2007-95 DATED 11/17/2007 RECORDED 2/20/2008 IN INSTRUMENT NO. B8020237. NOTES: ZONING ORDINANCE. (NOT SURVEY RELATED. NOTHING TO PLOT.)
- 23 ORDINANCE NO. 2007-94 DATED 1/7/2008 RECORDED 2/25/2008 IN INSTRUMENT NO. B8022052. NOTES: ANNEXATION ORDINANCE. (NOT SURVEY RELATED. NOTHING TO PLOT.)
- 24 PLAT - CORNERSTAR HEALTHCARE PLAZA SUBDIVISION FILING NO. 1 RECORDED 7/22/2013 IN INSTRUMENT NO. D3091382. (AFFECTS PARENT PARCEL, AS SHOWN HEREON.)
- 25 PLAT - CORNERSTAR HEALTHCARE PLAZA SITE PLAN RECORDED 7/22/2013 IN INSTRUMENT NO. 3091383. (AFFECTS PARENT PARCEL, AS SHOWN HEREON.)
- 26 PLAT - CORNERSTAR HEALTHCARE PLAZA SUBDIVISION FILING NO. 1, AMENDMENT NO. 1 RECORDED 12/23/2014 IN INSTRUMENT NO. D4120186. (AFFECTS PARENT PARCEL, AS SHOWN HEREON.)
- 27 ORDER FOR EXCLUSION RECORDED 4/30/2015 IN INSTRUMENT NO. D5043340 . NOTES: IN THE MATTER OF: PARKER JORDAN METROPOLITAN. (NOT SURVEY RELATED. NOTHING TO PLOT.)



**PARAPET ELEVATIONS
 DETAIL "A"**

LEGEND	
—	PROPERTY LINE
—E—	ELECTRIC LINE
⊞	VALVE/VENT
⊙	CLEAN OUT
⊙	WATER MANHOLE
SV ⊙	SEWER VALVE
WV ⊙	WATER VALVE
⊙	COMMUNICATIONS MANHOLE
⊙	SANITARY SEWER MANHOLE
⊙	STORM DRAIN MANHOLE
⊙	LIGHT POLE
□	IRRIGATION CONTROL BOX
▨	ELECTRIC BOX
⊙	TREE
X 5,743.9 G	SPOT ELEVATION/GROUND
X 5,743.9 P	SPOT ELEVATION/PARAPET
X 5,743.9 R	SPOT ELEVATION/ROOF TOP
U.E.	UTILITY EASEMENT
F.L.	FIRE LINE EASEMENT
A.E.	ACCESS EASEMENT
AMSL	ABOVE MEAN SEA LEVEL
N.T.S.	NOT TO SCALE

PREPARED FOR:



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

PROJECT INFORMATION:

**DN02320
 CORNERSTAR**

15901 EAST BRIARWOOD CIRCLE
 AURORA, CO 80016
 (ARAPAHOE COUNTY)

PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
 500 E. 84th Ave, Suite C10
 THORNTON, CO 80229
 (303) 566-9914
 CO LICENSE #42045

CERTIFICATE OF SURVEYOR :

I, ANDRES H. ESTRADA, PLS (NO. 38539), HEREBY STATE THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT, IN MY PROFESSIONAL OPINION, THEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION BASED ON THE STANDARDS OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF COLORADO.



REV	DATE	ISSUED FOR
0	07/17/2018	PRELIMINARY

SHEET TITLE:

**LEGAL
 DESCRIPTIONS**

DATE: 07/17/2018	REVISION: 0
SHEET #: 2 OF 2	TEP #: 133861

LEGEND

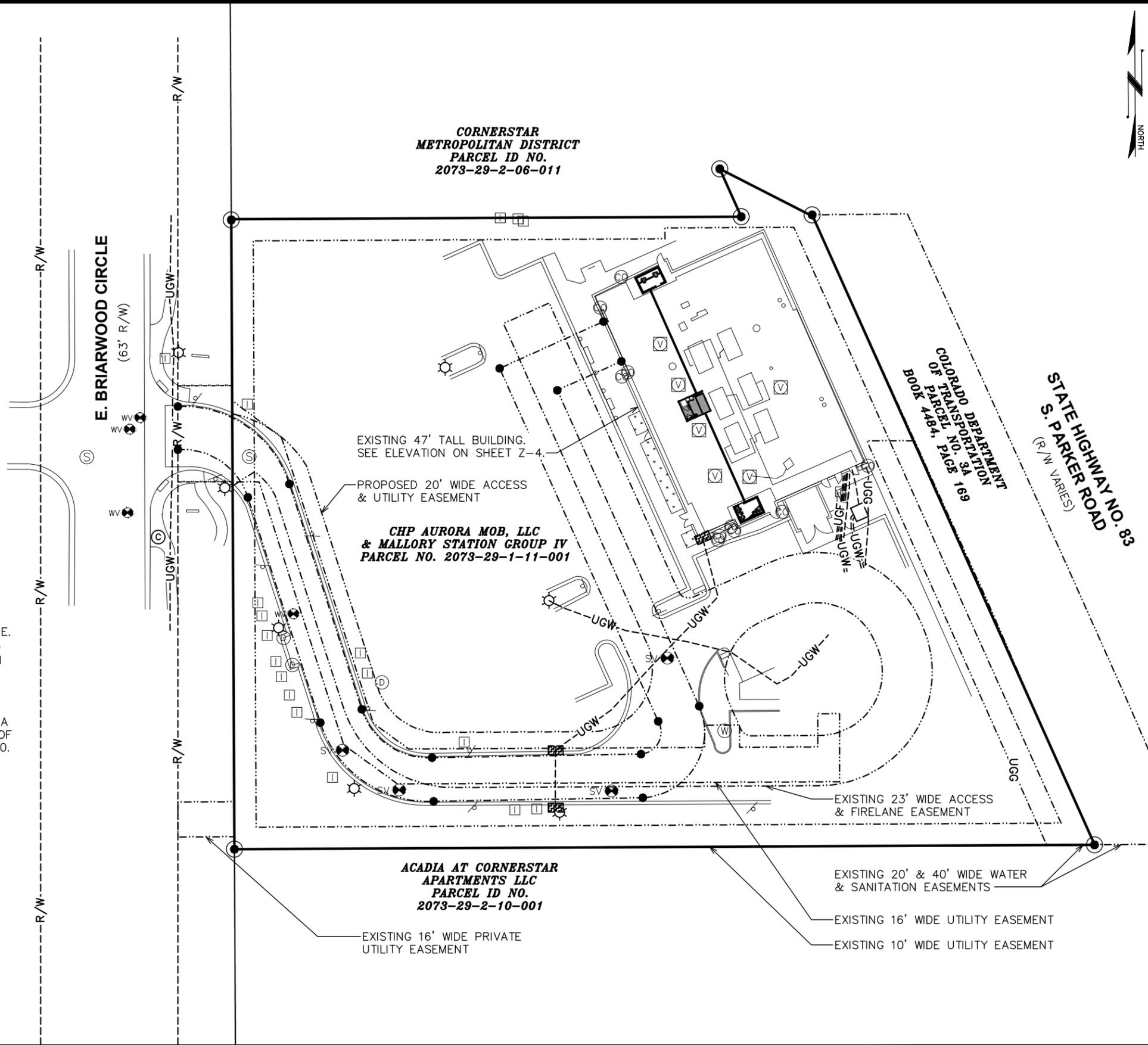
- PARENT PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- X- EXISTING FENCE
- 5485- EXIST. CONTOUR LINE
- /// EDGE OF PAVEMENT
- PROPERTY CORNER
- LEASE/EASEMENT CORNER
- - - R/W - - - EXISTING RIGHT OF WAY
- - - UGW - - - UNDERGROUND WIRE
- - - WP - - - UNDERGROUND WATER PIPE
- Ⓛ TELCO CABLE MARKER
- Ⓧ TELCO FIBER MARKER

1-A CERTIFICATION

LATITUDE: N 39.590761° (NAD '83)
 LONGITUDE: W 104.800535° (NAD '83)
 ELEVATION: 5,698' (NAVD '88)

NOTES:

1. THE BEARINGS SHOWN HEREON ARE GRID, REFERENCED TO THE COLORADO COORDINATE SYSTEM NAD 83, COLORADO WEST CENTRAL ZONE.
2. THE ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988, IN U.S. FEET.
3. ALL DISTANCES ARE 'GROUND' DISTANCES IN U.S. SURVEY FEET, UNLESS OTHERWISE NOTED.
4. PROPERTY LOCATED IN FLOOD ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE OF ANNUAL FLOOD BASED ON COMMUNITY-PANEL NO. 08005C0483K, EFFECTIVE DATE 12/17/2010.



**CORNERSTAR
 METROPOLITAN DISTRICT
 PARCEL ID NO.
 2073-29-2-06-011**

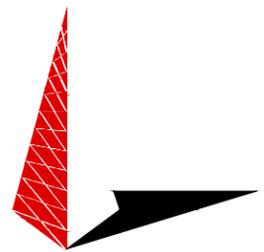
**CHP AURORA MOB, LLC
 & MALLORY STATION GROUP IV
 PARCEL NO. 2073-29-1-11-001**

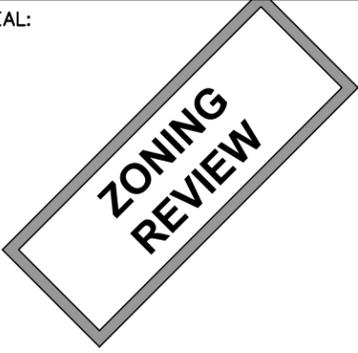
**ACADIA AT CORNERSTAR
 APARTMENTS LLC
 PARCEL ID NO.
 2073-29-2-10-001**

COLORADO DEPARTMENT
 OF TRANSPORTATION
 PARCEL NO. SA
 BOOK 4484, PAGE 169
 STATE HIGHWAY NO. 83
 S. PARKER ROAD
 (R/W VARIES)

PLANS PREPARED FOR:
T-Mobile
 18400 E. 22ND AVE.
 AURORA, CO 80011
 CUSTOMER SERVICE
 (877) 746-0909

PROJECT INFORMATION:
**DN02320A
 CORNERSTAR**
 15901 EAST BRIARWOOD CIRCLE
 AURORA, CO 80016
 (ARAPAHOE COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 500 E. 84TH AVE SUITE C10
 THORNTON, CO 80229
 OFFICE: (303) 566-9914
 www.tepgroup.net

SEAL:


1	09-13-18	ZONING
0	08-17-18	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: ZWT | CHECKED BY: JDS

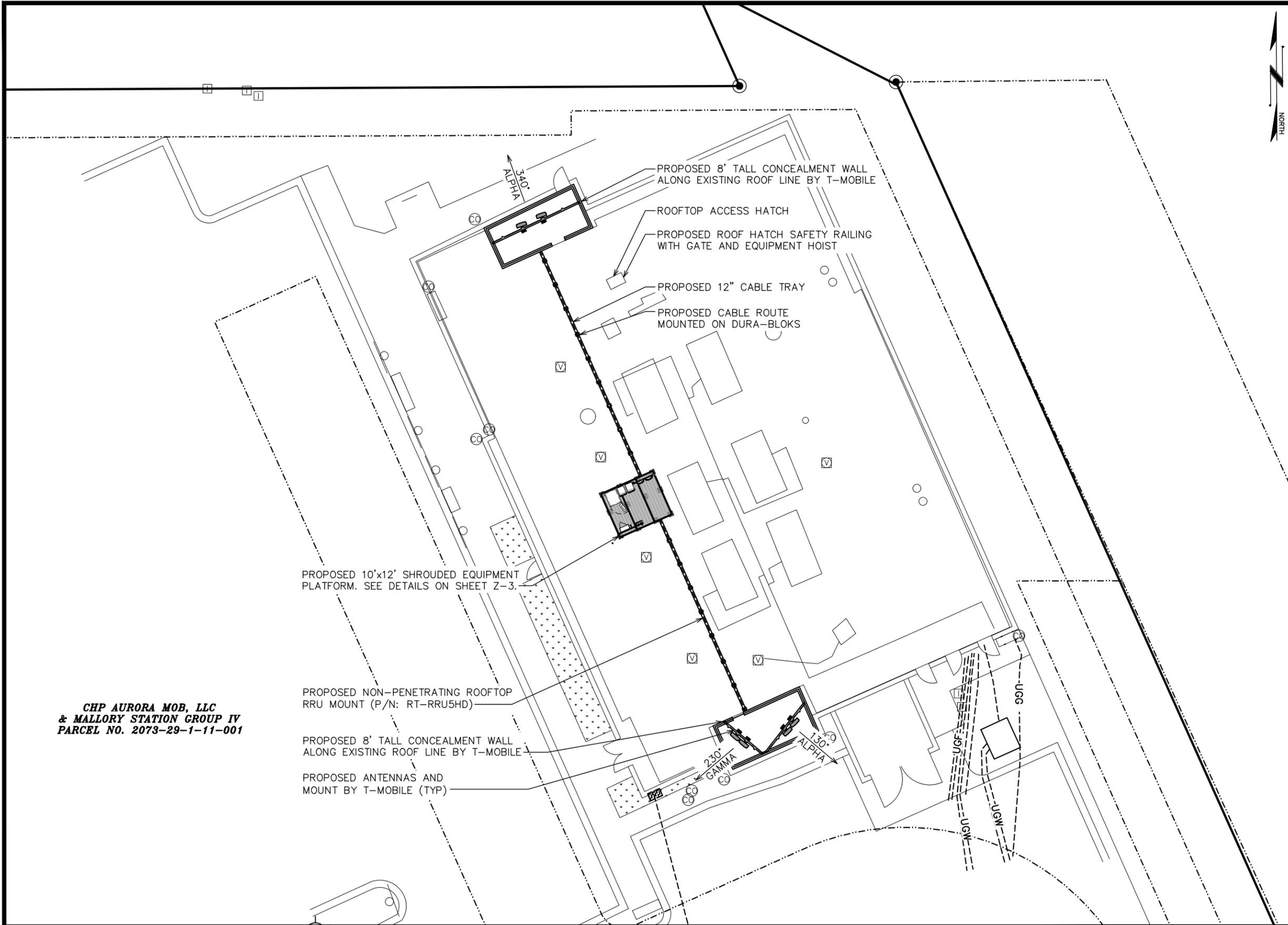
SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER: Z-1	REVISION: 1
TEP #133861.110585	

OVERALL SITE PLAN

SCALE: 1" = 50'-0"

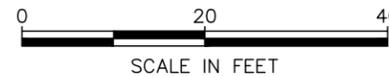




**CHP AURORA MOB, LLC
& MALLORY STATION GROUP IV
PARCEL NO. 2073-29-1-11-001**

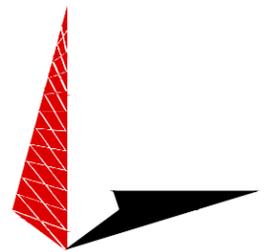
SITE PLAN

SCALE: 1" = 20'-0"



PLANS PREPARED FOR:
T-Mobile
 18400 E. 22ND AVE.
 AURORA, CO 80011
 CUSTOMER SERVICE
 (877) 746-0909

PROJECT INFORMATION:
**DN02320A
CORNERSTAR**
 15901 EAST BRIARWOOD CIRCLE
 AURORA, CO 80016
 (ARAPAHOE COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 500 E. 84TH AVE SUITE C10
 THORNTON, CO 80229
 OFFICE: (303) 566-9914
 www.tepgroup.net

SEAL:


1	09-13-18	ZONING
0	08-17-18	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: ZWT | CHECKED BY: JDS

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
Z-2

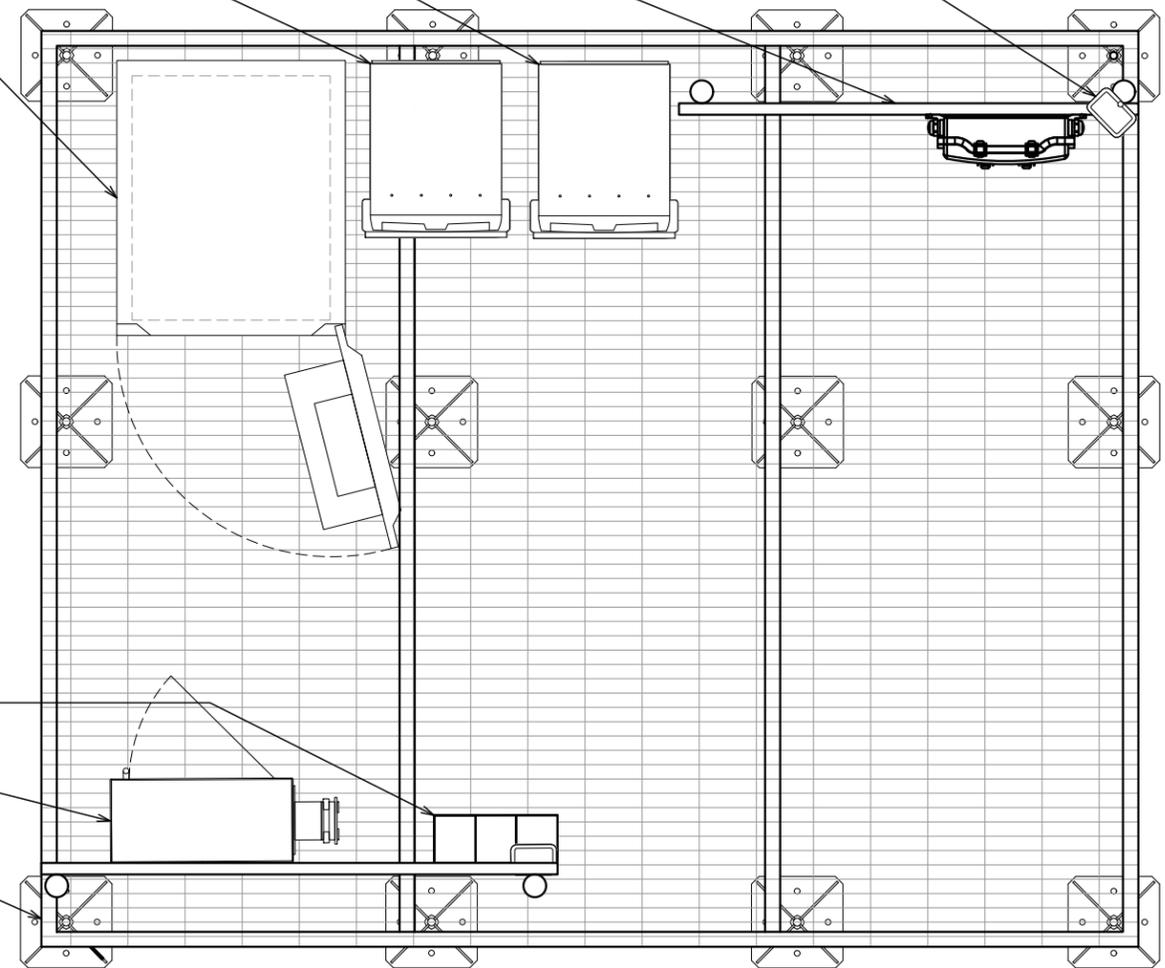
REVISION:
1

TEP # 133861.110585



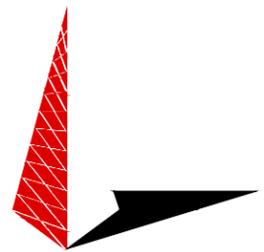
- PROPOSED OVERHEAD 50 WATT LED WORK LIGHTS ATTACHED TO H-FRAME (TYP. OF 2) BY T-MOBILE
- PROPOSED COVP ON H-FRAME BY T-MOBILE
- FUTURE AMOB MODULE ON 40" TALL UNISTRUT CHAIR RACK BY T-MOBILE
- PROPOSED AMOB MODULE ON 40" TALL UNISTRUT CHAIR RACK BY T-MOBILE
- PROPOSED LARGE DELTA SITE SUPPORT CABINET BY T-MOBILE

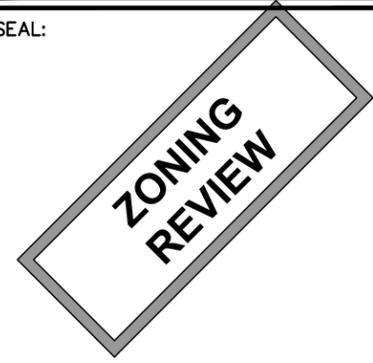
- PROPOSED CIENA BY T-MOBILE
- PROPOSED PPC BY T-MOBILE
- PROPOSED 10'x12' EQUIPMENT PLATFORM BY T-MOBILE



PLANS PREPARED FOR:
T-Mobile
 18400 E. 22ND AVE.
 AURORA, CO 80011
 CUSTOMER SERVICE
 (877) 746-0909

PROJECT INFORMATION:
**DN02320A
 CORNERSTAR**
 15901 EAST BRIARWOOD CIRCLE
 AURORA, CO 80016
 (ARAPAHOE COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 500 E. 84TH AVE SUITE C10
 THORNTON, CO 80229
 OFFICE: (303) 566-9914
 www.tepgroup.net

SEAL:


1	09-13-18	ZONING
0	08-17-18	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: ZWT | CHECKED BY: JDS

SHEET TITLE:
**EQUIPMENT AREA
 DETAILS**

SHEET NUMBER:
Z-3

REVISION:
1

TEP #: 133861.110585

PROPOSED EQUIPMENT
 SCALE: 1/2" = 1'-0"



PLANS PREPARED FOR:



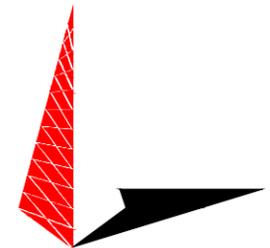
18400 E. 22ND AVE.
AURORA, CO 80011
CUSTOMER SERVICE
(877) 746-0909

PROJECT INFORMATION:

DN02320A CORNERSTAR

15901 EAST BRIARWOOD CIRCLE
AURORA, CO 80016
(ARAPAHOE COUNTY)

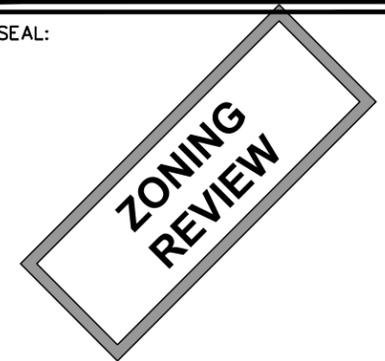
PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS

500 E. 84TH AVE SUITE C10
THORNTON, CO 80229
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:



1	09-13-18	ZONING
0	08-17-18	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: ZWT CHECKED BY: JDS

SHEET TITLE:

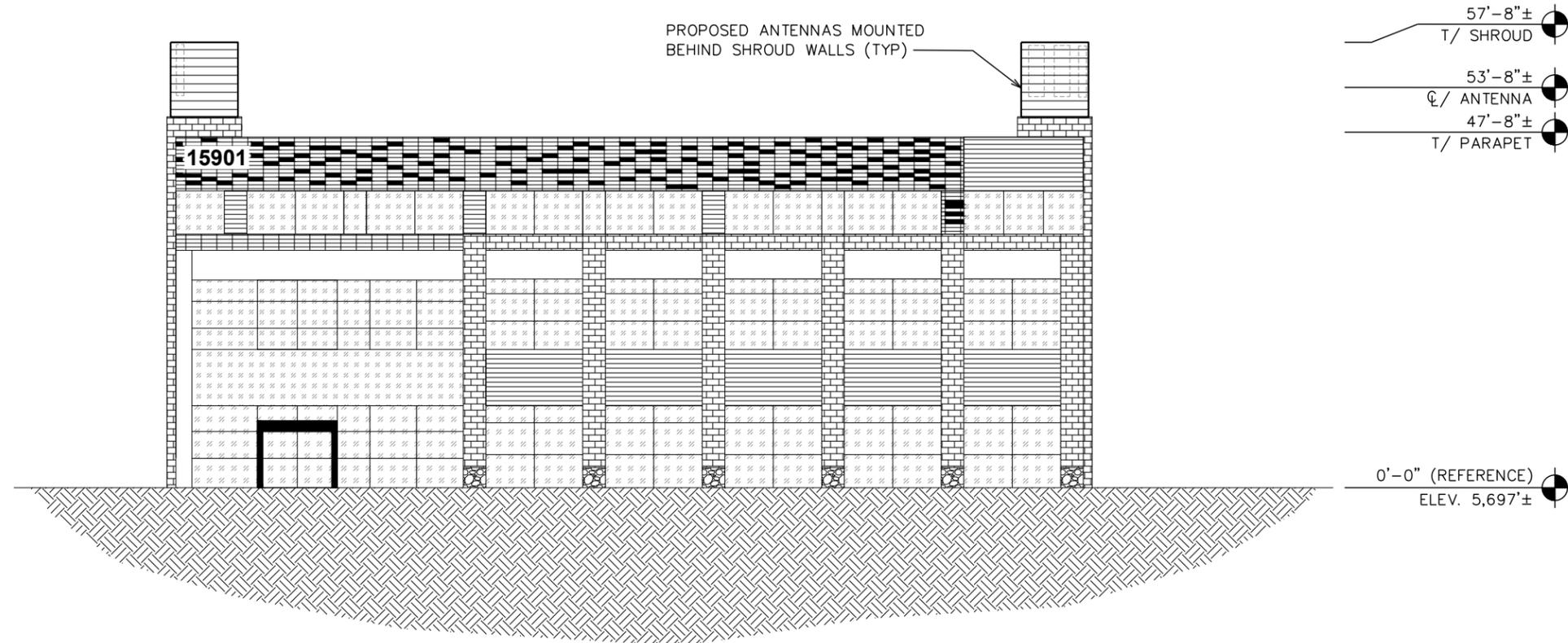
BUILDING ELEVATION

SHEET NUMBER: REVISION:

Z-4

1

TEP #: 133861.110585



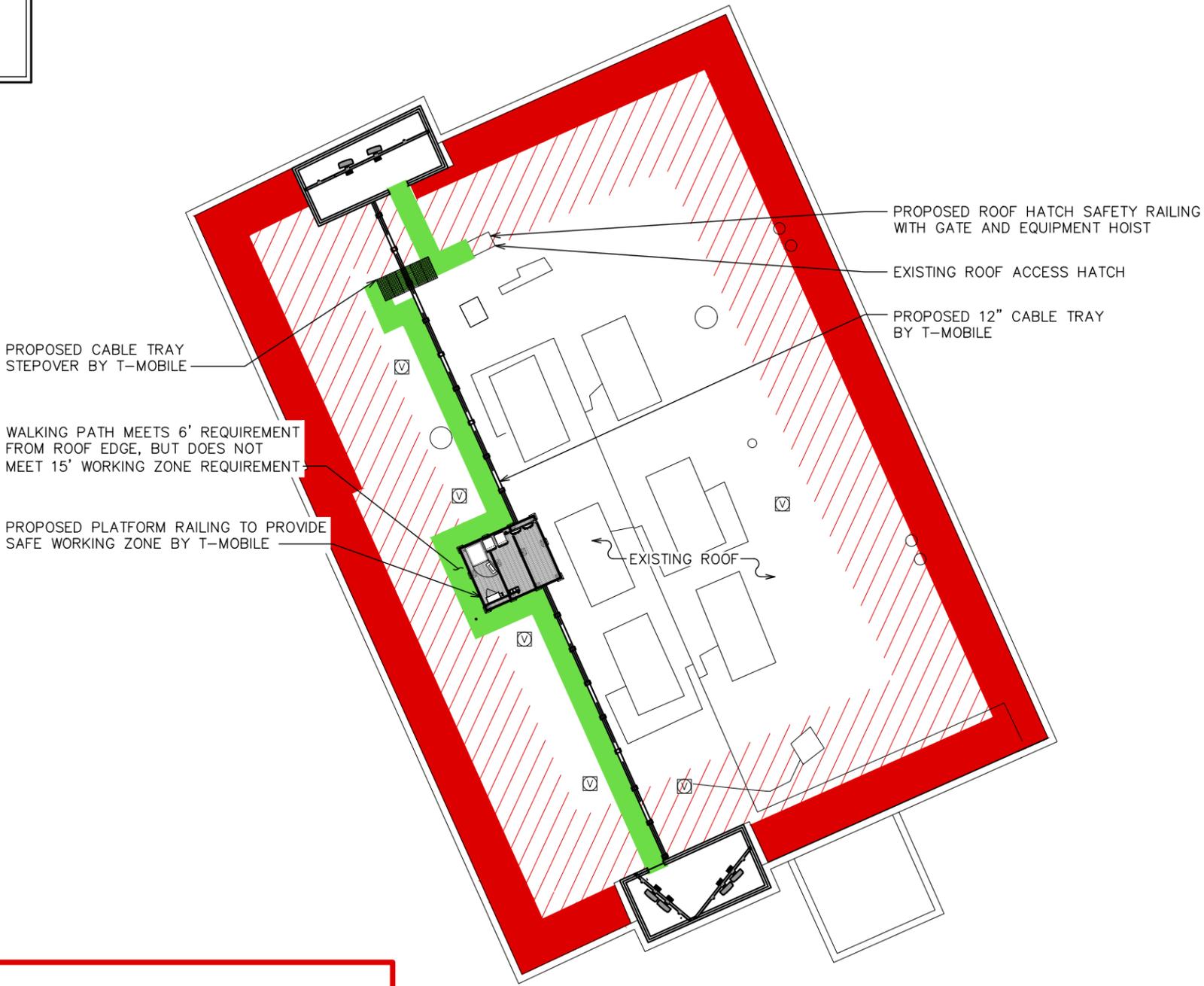
SOUTHWEST BUILDING ELEVATION

SCALE: 1" = 20'-0"



LEGEND

- 15' WORK AREA FALL ZONE AND INACCESSIBLE AREAS
- 6' FALL ZONE AND INACCESSIBLE AREAS
- 3'-WIDE ILLUSTRATED WALKING PATH



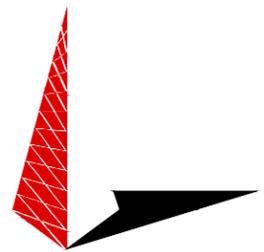
NOTE:
 THIS SITE MEETS OSHA COMPLIANCE FOR FIELD OPERATIONS TO ACCESS THE BTS EQUIPMENT AND RADIO EQUIPMENT WITH THE INSTALLATION OF EQUIPMENT PLATFORM RAILING AND CABLE TRAY STEP OVER AS SHOWN ABOVE.

SAFETY PLAN
 SCALE: 1" = 20'-0"



PLANS PREPARED FOR:
T-Mobile
 18400 E. 22ND AVE.
 AURORA, CO 80011
 CUSTOMER SERVICE
 (877) 746-0909

PROJECT INFORMATION:
**DN02320A
 CORNERSTAR**
 15901 EAST BRIARWOOD CIRCLE
 AURORA, CO 80016
 (ARAPAHOE COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 500 E. 84TH AVE SUITE C10
 THORNTON, CO 80229
 OFFICE: (303) 566-9914
 www.tepgroup.net

SEAL:


I	09-13-18	ZONING
O	08-17-18	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: ZWT | CHECKED BY: JDS

SHEET TITLE:
SAFETY PLAN

SHEET NUMBER: **Z-5** | REVISION: **1**
 TEP #: 133861.110585