

verizon[✓]

CSP HIGBY (ALT A)

PROJECT NO. 20141043268
PUBLIC RECORD PARCEL NO. 6100000298

1480 EAST HIGBY ROAD
MONUMENT, COLORADO 80132
EL PASO COUNTY

NEW 70'-0" MONOPINE
(OVERALL HEIGHT: 75'-0" A.G.L.)
RAWLAND COMMUNICATION SITE

BUILDING CODE SUMMARY:	
ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING APPLICABLE CODES:	
USED	Code Year / Type: (ORDINANCE)
X	2017 PIKES PEAK REGIONAL BUILDING CODE (RBC)
X	2015 INTERNATIONAL BUILDING CODE (IBC)
X	2015 INTERNATIONAL PLUMBING CODE (I/W/ CHAP. 13) (IPC)
X	2015 INTERNATIONAL FUEL GAS CODE (IFGC)
X	2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
X	2015 INTERNATIONAL MECHANICAL CODE (IMC)
X	2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
X	2015 INTERNATIONAL FIRE CODE (IFC)
X	2017 NATIONAL ELECTRICAL CODE (NEC)

REFER TO BUILDING PERMIT DOCUMENTS AND ALL CONSTRUCTION DOCUMENTS FOR ADDITIONAL CODE REQUIREMENTS.

[illegible]

PROJECT INDEX:

APPLICANT/CLIENT:
VERIZON
CONSTRUCTION DEPARTMENT
3131 VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

CONTACT: ALLEN MILLER
PHONE: 941-993-4916
EMAIL: ALLEN.MILLER@VERIZONWIRELESS.COM

ENGINEERS/DESIGNERS:
J5 INFRASTRUCTURE PARTNERS
8392 S CONTINENTAL DIVIDE RD, UNIT 101
LITTLETON, CO 80127

CONTACT: STEVE HAAG
PHONE: 303-683-3194 EXT. 151
SURVEYOR:
GALLOWAY
1755 TELSTAR DRIVE, SUITE 107
COLORADO SPRINGS, CO 80920

CONTACT: BRIAN DENNIS
PHONE: 719-900-7220
SITE ACQUISITION:
J5 INFRASTRUCTURE PARTNERS
8392 S CONTINENTAL DIVIDE RD, UNIT 101
LITTLETON, CO 80127

CONTACT: PERRY CARROLL
MOBILE: 303-435-2252
EMAIL: pccarroll@j5ip.com

GENERAL PROJECT NOTES:

1. PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE PROPOSED PROJECT.
2. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THESE CONSTRUCTION DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK.
3. ALL FIELD MODIFICATIONS BEFORE, DURING, OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY A VERIZON REPRESENTATIVE.
4. INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, UNLESS INDICATED OTHERWISE.
5. NOTIFY VERIZON, IN WRITING, OF ANY MAJOR DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM A VERIZON REPRESENTATIVE AND ADJUSTING THE BID ACCORDINGLY.
6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE WORK UNDER THE CONTRACT.
7. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING THE CONSTRUCTION TO THE SATISFACTION OF A VERIZON REPRESENTATIVE.
8. THE CONTRACTOR IS RESPONSIBLE FOR RED-LINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS-BUILT CONDITION OF THE SITE. FOLLOWING THE FINAL INSPECTION BY VERIZON, THE CONTRACTOR SHALL PROVIDE VERIZON WITH ONE COPY OF ALL RED-LINED DRAWINGS.
9. VERIFY ALL FINAL EQUIPMENT WITH A VERIZON REPRESENTATIVE. ALL EQUIPMENT LAAYOUT, SPECS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY VERIZON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.

PROJECT INFORMATION:	
OWNER:	ASPEN WILLOW ESTATES LLC 1480 EAST HIGBY ROAD MONUMENT, COLORADO 80132-8357 CONTACT: CHUCK WOODALL PHONE: (719) 265-6677
JURISDICTION:	EL PASO COUNTY 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, COLORADO 80910 PIKES PEAK REGIONAL BUILDING DEPARTMENT CONTACT: MICHAEL REBENAN, PLANNER PHONE: (719) 520-6442
PUBLIC RECORD PARCEL NO:	6100000298

FCC COMPLIANCE:
RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES.

ADA COMPLIANCE:
THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.

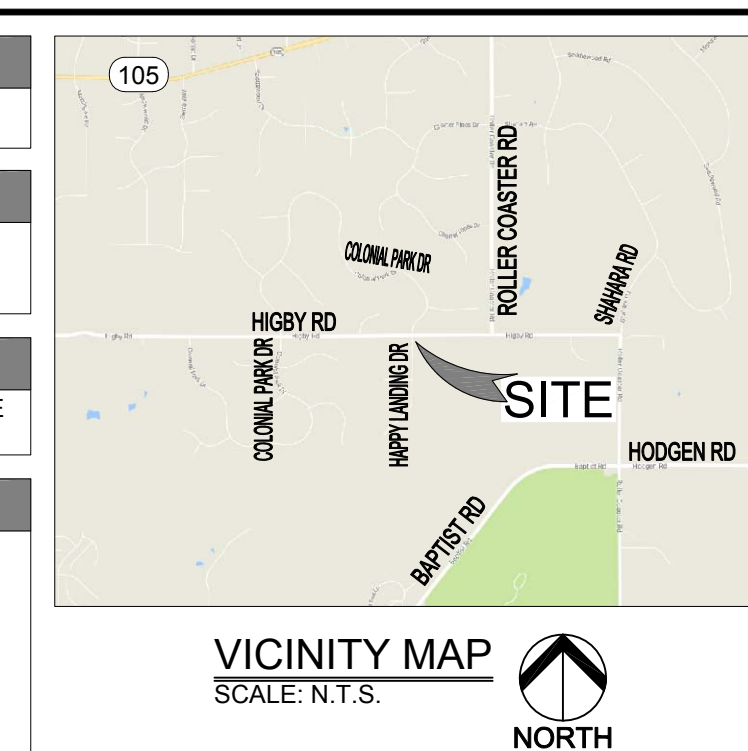
ABBREVIATED LEGAL DESCRIPTION:
SITUATE WITHIN A TRACT OF LAND IN THE SE $\frac{1}{4}$ OF S20, T11S, RANGE 66 WEST OF THE 6TH PM, EL PASO COUNTY, COLORADO.

PROJECT DESCRIPTION:
THIS PROJECT CONSISTS OF THE FOLLOWING:
INSTALLATION

- ONE (1) 70'-0" MONOPINE (DESIGNED BY OTHERS)
- ONE (1) NEW COMMSCOPE RBA72-36 CABINET MOUNTED ON CONCRETE PAD
- ONE (1) NEW COMMSCOPE RBA72-30 CABINET MOUNTED ON CONCRETE PAD
- ONE (1) NEW CONCRETE PAD FOR EQUIPMENT CABINETS
- ONE (1) NEW OUTDOOR GENERATOR WITH DIESEL BELLY TANK MOUNTED ON CONCRETE PAD
- ONE (1) NEW MAIN OVP UNIT
- SIX (6) NEW RRH UNITS
- ONE (1) NEW LOW INDUCTANCE HYBRID CABLE
- NEW BARBLESS FENCE ENCLOSURE WITH GATE
- SIX (6) NEW PANEL ANTENNAS
- TWO (2) NEW 4" PVC CONDUIT PIPES FOR CABLING
- THREE (3) NEW 4" CONCRETE BOLLARDS

FUTURE INSTALLATION

- ONE (1) FUTURE 4'-0" MICROWAVE ANTENNA
- TWO (2) FUTURE CARRIERS
- ONE (1) FUTURE COMMSCOPE RBA72-30 CABINET MOUNTED ON CONCRETE PAD
- ONE (1) FUTURE MAIN OVP UNIT
- SIX (6) FUTURE RRH UNITS
- ONE (1) FUTURE LOW INDUCTANCE HYBRID CABLE
- SIX (6) FUTURE PANEL ANTENNAS



DRIVING DIRECTIONS:

FROM THE VERIZON OFFICE LOCATED AT 3131 SOUTH VAUGHN WAY, AURORA, CO: HEAD WEST ON S VAUGHN WAY. MERGE ONTO CO-83M PARKER RD VIA THE RAMP ON THE LEFT. MERGE ONTO I-225 S. USE THE LEFT LANES TO TAKE EXIT 1A FOR INTERSTATE 25 S TOWARD COLO SFGS. KEEP LEFT AND MERGE ONTO I-25 S FOR 5.2 MI. CONTINUE STRAIGHT TO STAY ON I-25 S FOR 3.4 MI. TAKE EXIT 161 FOR CO-105 TOWARD WYOMING. TURN RIGHT ONTO CO-105 N. TURN RIGHT ONTO JACKSON CREEK PKWY FOR 1.1MI. TURN LEFT ONTO HIGBY RD FOR 3.1 MI. TURN RIGHT ONTO HAPPY LANDING DRIVE. DESTINATION WILL BE ON THE LEFT.

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DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:

J5 INFRASTRUCTURE
P A R T N E R S

PROJECT NAME:

CSP HIGBY (ALT A)
NEW 70'-0" MONOPINE
(OVERALL HEIGHT: 75'-0" A.G.L.)
RAWLAND COMMUNICATION SITE

PROJECT ADDRESS:

1480 EAST HIGBY ROAD
MONUMENT, COLORADO 80132
EL PASO COUNTY

SHEET TITLE:

TITLE SHEET

REV	DESCRIPTION	DATE	BY	CHK
0	APPROVED FOR LEASING & ZONING	08/27/20	MKR	-
1	REVISED FROM PLATFORM TO CONCRETE PAD	10/1/20	RT	-

SAVE DATE:

10/1/2020 11:08 AM

SHEET NUMBER:

T1

EXISTING

WALL HATCH

NEW WORK
UTILITY EASEMENT

ACCESS/UTILITY
EASEMENT

HYBRID CABLE/COAX

DC POWER

FIBER

ANTENNAS

RRH/BBU

LEASE AREA

EXISTING
EASEMENT

PENETRATIONS

GENERAL PROJECT NOTES:

- CONTRACTOR IS RESPONSIBLE FOR ERECTING TEMPORARY BARRICADES AND/OR FENCING TO PROTECT THE SAFETY OF THE PUBLIC DURING CONSTRUCTION. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY BARRIERS AND REPAIR ALL DAMAGE TO PROPERTY ON THE SITE CAUSED BY THIS CONSTRUCTION. THE COST OF REPAIR IS THE CONTRACTOR'S RESPONSIBILITY.
- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE PRIOR TO ORDERING ANY MATERIALS OR CONDUCTING ANY WORK.
- EXCESS SOIL MATERIAL AND DEBRIS CAUSED BY THIS CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
- CONTRACTOR SHALL MAKE ADJUSTMENTS TO GRADING ELEVATIONS AS NECESSARY TO ENSURE A SITE FREE OF DRAINAGE PROBLEMS.
- CONTRACTOR SHALL COORDINATE A CONSTRUCTION LAYDOWN AREA WITH THE PROPERTY OWNER. CONSTRUCTION LAYDOWN AREA SHALL BE FENCED IN WITH TEMPORARY (45 DAY) CONSTRUCTION FENCE. THE TEMPORARY FENCE SHALL BE CONSTRUCTED OF 6' HIGH CHAIN LINK FABRIC AND IS TO BE REMOVED AT THE END OF CONSTRUCTION. LAYDOWN AREA IS TO BE RESTORED TO ITS ORIGINAL CONDITION AFTER FENCE REMOVAL.
- SURVEY INFORMATION SHOWN WAS CREATED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY.
- THESE PLANS DO NOT ADDRESS THE SAFETY AND STABILITY OF THE STRUCTURE DURING ASSEMBLY AND ERECTION, WHICH ARE THE RESPONSIBILITY OF THE ERECTOR, BASED ON THE MEANS AND METHODS CHOSEN BY THE ERECTOR.
- NEW EQUIPMENT COMPOUND SHALL BE COVERED W/ 4" CRUSHED ROCK INSTALLED OVER CLIENT-APPROVED WEED BARRIER MATERIAL (IF APPLICABLE). (OR PER BUILT-UP COMPOUND SECTION.)

GENERAL CONTRACTOR NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE PROJECT SCOPE OF WORK DEFINED UNDER THE REQUEST FOR PROPOSAL (RFP) FOR THIS PROJECT AND ALL ASSOCIATED ATTACHMENTS AND DOCUMENTS PROVIDED.

THE RFP AND ALL ASSOCIATED DOCUMENTS SHALL DEFINE THE COMPLETE PROJECT SCOPE OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL DOCUMENTS AND IS SOLELY RESPONSIBLE FOR ALL WORK.

ALL DOCUMENTS INCLUDED WITHIN THE PROJECT REQUEST FOR PROPOSAL ARE REQUIRED FOR THE COMPLETE PROJECT SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK (EQUIPMENT, MATERIAL, INSTALLATION, TESTING, ETC.) INDICATED IN ALL DOCUMENTS. THE RFP, VERIZON NETWORK STANDARDS AND PROJECT ADDENDUMS AND CLARIFICATIONS ARE COMPLEMENTARY TO EACH OTHER. THE FORMAT OF THE SPECIFICATIONS AND DRAWING NUMBERING PER DISCIPLINE IS NOT INTENDED TO IMPLY SEGREGATION OF SUB CONTRACTOR WORK. CONTRACTOR SHALL ASSIGN ALL SUB CONTRACTOR WORK AND VERIZON WILL NOT ACCEPT ANY CHANGE ORDERS FOR INTERNAL CONTRACTOR WORK ASSIGNMENTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ALL RFP DOCUMENTS TO THEIR SUB CONTRACTORS. ALL RFP DOCUMENTS ARE REQUIRED TO INDICATE THE PROJECT SCOPE OF WORK. PARTIAL SUB CONTRACTOR DOCUMENT PACKAGES ARE HIGHLY DISCOURAGED.

IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS, SPECIFICATIONS, REFERENCED STANDARDS, VERIZON STANDARDS, OR AGREEMENT TERMS AND CONDITIONS THE ARCHITECT/ENGINEER SHALL BE CONTACTED FOR FORMAL INTERPRETATION OF THE REQUIREMENTS. THE CONTRACTOR SHALL BE DEEMED TO HAVE PROVIDED THE DETAILED AND EXPENSIVE INTERPRETATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECT/ENGINEER INTERPRETATIONS SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO VERIZON.

ANTENNA, MOUNTS & HARDWARE INSTALLATION NOTES:

- CONTRACTOR TO INSTALL ANTENNAS, MOUNTS AND TOWER HARDWARE PER MANUFACTURER'S RECOMMENDATIONS (OR AS REQUIRED BY THE OWNER/PROVIDER).
- ALL BOLTS SHALL BE TIGHTENED PER AISC REQUIREMENTS (SEE STEEL NOTES).
- ANY GALVANIZED SURFACES THAT ARE DAMAGED BY ABRASIONS, CUTS, DRILLING OR FIELD WELDING DURING SHIPPING OR ERECTION SHALL BE TOUCHED-UP WITH TWO COATS OF COLD GALVANIZING COMPOUND MEETING THE REQUIREMENTS OF ASTM A780.
- ANTENNA MOUNTS SHALL NOT BE USED AS A CLIMBING DEVICE. WORKERS SHALL ALWAYS TIE OFF TO AN APPROVED CLIMBING POINT.
- SEE ALSO GENERAL ANTENNA NOTES ON SHEET RF1 (IF APPLICABLE).

STRUCTURAL DESIGN CRITERIA:

ALL LOADS DERIVED FROM REQUIREMENTS OF INTERNATIONAL BUILDING CODE 2015, ASCE 7-05, "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" & ANSI TIA-222-G "STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS".

BUILDING STRUCTURES:

- WIND LOADS: IBC 2015 §1609 & ASCE 7-10 §6.4 (SIMPLIFIED METHOD)
 $V = 130 \text{ MPH}$
OCCUPANCY CAT. = II; EXPOSURE CAT. = C; IMPORTANCE FACTOR = 1.0
- SEISMIC LOADS: IBC 2015 §1613 & ASCE 7-05 §12.14 (SIMPLIFIED METHOD)
OCCUPANCY CAT. = II; SITE CLASS = D
 $V = F(SDS)W/R$
 $F = 1.0$ (SINGLE-STORY), 1.1 (TWO STORY), 1.2 (THREE STORY)

 $R = 1.5$ (ORDINARY PLAIN CONCRETE SHEARWALLS),
6.5 (LIGHT-FRAMED WALLS W/ WOOD STRUCTURAL PANELS),
4.0 (ORDINARY REINFORCED CONCRETE SHEARWALLS)

COMMUNICATIONS STRUCTURES:

- WIND LOADS: IBC 2015 §1609, ASCE 7-10 §6.5.15 & ANSI TIA-222-G
 $V = 130 \text{ MPH}$ (3-SEC. GUST)
 $V = 50 \text{ MPH}$ (0° RADIAL ICE)
STRUCTURE CLASS. = II; EXPOSURE CAT. = C; IMPORTANCE FACTOR = 1.0
- SEISMIC LOADS: IBC 2017 §1613, ASCE 7-05 §15.6.6 & ANSI TIA-222-G
*MAY BE IGNORED FOR STRUCTURE CLASS I AND/OR EARTHQUAKE SPECTRAL RESPONSE FOR SHORT PERIOD (S_s) ≤ 1.0
STRUCT. CLASS. = II; OCC. CAT. = II; SITE CLASS = D; IMPORTANCE FACTOR = 1.0
 $V = S_{ds}(W)/R$ (EQUIVALENT LATERAL FORCE PROCEDURE (METHOD 1))

 $V = S_{Saz}(W_{2z})/R$ (EQUIVALENT MODAL ANALYSIS PROCEDURE (METHOD 2))

FOUNDATION NOTES:

- THE CONTRACTOR SHALL READ THE GEOTECHNICAL REPORT (IF AVAILABLE) AND SHALL CONSULT THE GEOTECHNICAL ENGINEER AS NECESSARY PRIOR TO CONSTRUCTION.
- THE GEOTECHNICAL ENGINEER (OR INSPECTOR) SHALL INSPECT THE EXCAVATION PRIOR TO THE PLACEMENT OF CONCRETE AND SHALL PROVIDE A NOTICE OF INSPECTION FOR THE BUILDING INSPECTOR FOR REVIEW AND RECORDS PURPOSES.
- THE CONTRACTOR SHALL DETERMINE THE MEANS AND METHODS NECESSARY TO SUPPORT THE EXCAVATION DURING CONSTRUCTION.
- REBAR AT BOTTOM OF FOUNDATIONS SHALL BE BONDED TO SITE GROUNDING SYSTEM (WHEN APPLICABLE). SEE ADDITIONAL DETAILS ON GROUNDING SITE PLAN.
- ALL FOOTINGS TO BE PLACED ON FIRM, UNDISTURBED, INORGANIC MATERIAL. PROOF ROLL SUB-GRADE PRIOR TO PLACING CONCRETE WHERE THE MATERIAL HAS BEEN DISTURBED BY EQUIPMENT. UNACCEPTABLE/DISTURBED MATERIAL SHALL BE OVER-EXCAVATED AND REPLACED WITH "LEAN CONCRETE FILL".
- STRUCTURAL BACKFILL SHALL BE GRANULAR FREE-DRAINING MATERIAL FREE OF DEBRIS, ORGANICS, REFUSE AND OTHERWISE DELETERIOUS MATERIALS. MATERIAL SHALL BE PLACED IN LIFTS NO GREATER THAN 6" IN DEPTH AND COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED PER ASTM D1557 (MODIFIED PROCTOR).

STEEL NOTES:

- ALL STEEL SHALL BE GALVANIZED PER ASTM A123 & CONFORM TO THE FOLLOWING MINIMUM SPECS:
HSS SHAPES (TUBE) ASTM A500, GR. B (46 KSI)
HSS SHAPES (ROUND) ASTM A500, GR. B (42 KSI)
W-SHAPES ASTM A992, (50 KSI)
CHANNELS, ANGLES & PLATES ASTM A36
- ALL BOLTS SHALL BE GALVANIZED PER ASTM A153 AND CONFORM TO ASTM A325 U.N.O. ALL BOLTED CONNECTIONS SHALL BE EQUIPPED WITH AN APPROVED NUT-LOCKING DEVICE.
- ALL WELDING WORK SHALL CONFORM TO THE AWS D1.1 STRUCTURAL WELDING CODE. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS ONLY. WELDING ELECTRODES SHALL BE E70XX.
- ALL DETAILING, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO AISC SPECS AND CODES, LATEST EDITION.
- AT HIS OWN DISCRETION, THE CONTRACTOR MAY SUBMIT DETAILED, ENGINEERED, COORDINATED AND CHECKED SHOP DRAWINGS FOR ALL STRUCTURAL STEEL TO THE ENGINEER OF RECORD TO REVIEW FOR COMPLIANCE WITH DESIGN INTENT PRIOR TO THE START OF FABRICATION AND/OR ERECTION. J5 INFRASTRUCTURE PARTNERS IS ABSOLVED OF ALL LIABILITY ASSOCIATED WITH THE MISINTERPRETATION OF THE CONSTRUCTION DOCUMENTS IF CONTRACTOR CHOOSES NOT TO SUBMIT SHOP DRAWINGS.
- TORCH-CUTTING OF ANY KIND SHALL NOT BE PERMITTED.
- ALL BOLTS SHALL BE TIGHTENED TO AISC SNUG TIGHT REQUIREMENTS. THE SNUG TIGHT CONDITION IS DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH.

PCD FILE NUMBER PPR-20-022

CONCRETE NOTES:

- ALL CONCRETE SHALL BE IN ACCORDANCE WITH CHAPTER 19 OF THE IBC & ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", LATEST EDITION & HAVE THE FOLLOWING PROPERTIES:
A. MINIMUM 28-DAY COMPRESSIVE STRENGTH (f'_c) OF 3,000 PSI.
B. CEMENT SHALL BE "LOW-ALKALI" TYPE I/A (MODERATE SULFATE RESISTANCE, AIR ENTRAINING) CONFORMING TO ASTM C150.
C. MAXIMUM WATER/CEMENT RATIO OF 0.45 AND AIR-ENTRAINED 4% TO 7%.
D. CONCRETE PROPORTIONING SHALL BE DESIGNED BY AN APPROVED LABORATORY. TOLERANCES IN ACCORDANCE WITH ACI 117. COPIES OF CONCRETE MIX SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO PLACEMENT.
E. ALL AGGREGATE USED IN CONCRETE SHALL CONFORM TO ASTM C33. USE ONLY AGGREGATES KNOWN NOT TO CAUSE EXCESSIVE SHRINKAGE. MAXIMUM AGGREGATE SIZE TO BE $1\frac{1}{2}"$.
F. MAXIMUM SLUMP: 3" (FOUNDATION, FOOTING, SLAB), 4" (WALL, COLUMN, BEAM)
- FORMWORK FOR CONCRETE SHALL CONFORM TO ACI 347. TOLERANCES FOR FINISHED CONCRETE SURFACES SHALL MEET CLASS-C REQUIREMENTS. IN NO CASE SHALL FINISHED CONCRETE SURFACES EXCEED THE FOLLOWING VALUES AS MEASURED FROM NEAT PLAN LINES AND FINISHED GRADES: $\pm \frac{1}{4}"$ VERTICAL, $\pm 1"$ HORIZONTAL.
- CHAMFER ALL EXPOSED CORNERS AND FILLET ENTRANT ANGLES $\frac{3}{4}"$ U.N.O.
- CONCRETE FINISHING:
A. FLOORS: CONCRETE FLOOR SLABS SHALL BE FINISHED IN ACCORDANCE WITH ACI 302.1 CHAPTER 8. PROVIDE CLASS 4 FINISH U.N.O. PROVIDE NON-SLIP FINISH FOR EXTERIOR SURFACES.
B. OTHER SURFACES: CONCRETE SURFACES SHALL BE FINISHED IN ACCORDANCE WITH ACI 301 SECTIONS 5.3, 6.3, AND 7.3. PROVIDE ROUGH FINISH FOR ALL SURFACES NOT EXPOSED TO VIEW AND SMOOTH FINISH FOR ALL OTHERS. U.N.O.
- A MINIMUM OF ONE (1) SET OF CONCRETE CYLINDERS SHALL BE TAKEN (IF REQUIRED BY SPECIAL INSPECTIONS ON SHEET IN1). EACH SET SHALL CONSIST OF THREE (3) CYLINDERS. ONE (1) SHALL BE TESTED AT 7 DAYS, TWO (2) SHALL BE TESTED AT 28 DAYS. ALL CYLINDERS SHALL BE TAKEN, PREPARED AND TESTED BY A TESTING LAB IN ACCORDANCE WITH ASTM C172, C31 AND C39.

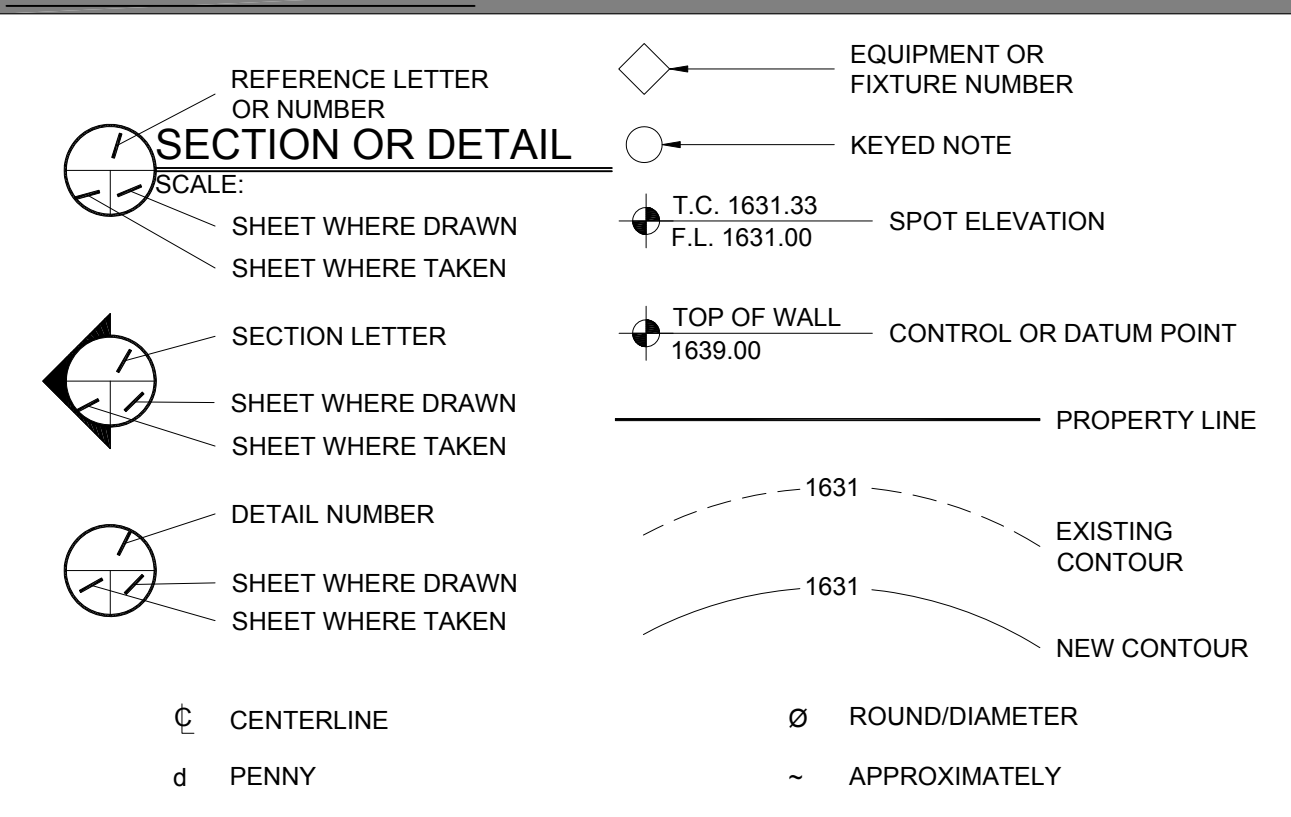
REINFORCING STEEL NOTES:

- ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615. VERTICAL/HORIZONTAL BARS SHALL BE GRADE 60; TIES OR STIRRUPS SHALL BE A MINIMUM OF GRADE 40. ALL REINFORCING STEEL SHALL HAVE 3" ($\pm \frac{3}{8}"$) OF CONCRETE COVER, U.N.O.
- ALL BAR BENDS, HOOKS, SPLICES AND OTHER REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ACI 315.
- ALL BARS SHALL BE SPLICED WITH A MINIMUM LAP OF 48 BAR DIAMETERS. LAP SPLICES OF DEFORMED BARS IN TENSION ZONES SHALL BE CLASS-B SPLICES. WELDING OF BARS IS NOT PERMITTED.
- AT ALL CORNERS AND WALL INTERSECTIONS, PROVIDE BENT HORIZONTAL BARS TO MATCH THE HORIZONTAL REINFORCING STEEL.
- PROVIDE VERTICAL DOWELS IN FOOTINGS AND AT CONSTRUCTION JOINTS TO MATCH VERTICAL REINFORCING BAR SIZE AND SPACING.
- ACI-APPROVED PLASTIC-COATED BAR CHAIRS OR PRECAST CONCRETE BLOCKS SHALL BE PROVIDED FOR SUPPORT OF ALL GRADE-CAST REINFORCING STEEL & SHALL BE SUFFICIENT IN NUMBER TO PREVENT SAGGING. METAL CLIPS OR SUPPORTS SHALL NOT BE PLACED IN CONTACT WITH THE FORMS OR THE SUB-GRADE.
- DOWELS AND ANCHOR BOLTS SHALL BE WIRED OR OTHERWISE HELD IN CORRECT POSITION PRIOR TO PLACING CONCRETE. IN NO CASE SHALL DOWELS OR ANCHOR BOLTS BE "STABBED" INTO FRESHLY-POURED CONCRETE.

MAIN OVP, SECTOR BOX, RRH, TMA, & DIPLEXER INSTALLATION NOTES:

- CONTRACTOR TO INSTALL MAIN OVP, SECTOR BOXES, REMOTE RADIO HEADS, TOWER MOUNTED AMPLIFIERS, AND/OR DIPLEXERS PER MANUFACTURER'S RECOMMENDATIONS.
- ALL BOLTS SHALL BE TIGHTENED PER AISC REQUIREMENTS.
- ANY GALVANIZED SURFACES THAT ARE DAMAGED BY ABRASIONS, CUTS, DRILLING OR FIELD WELDING DURING SHIPPING OR ERECTION SHALL BE TOUCHED-UP WITH TWO COATS OF COLD GALVANIZING COMPOUND MEETING THE REQUIREMENTS OF ASTM A780.

LEGEND OF SYMBOLS:



APPROVED
FOR LEASING/ZONING



VIEW OF NEW LEASE AREA
(LOOKING WEST)



VIEW OF NEW LEASE AREA
(LOOKING NORTH)



VIEW OF NEW LEASE AREA
(LOOKING NORTHEAST)

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P A R T N E R S

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(OVERALL HEIGHT: 75'-0" A.G.L.)
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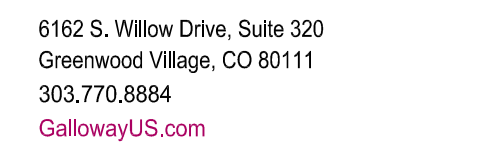
SHEET TITLE:

SPECIFICATION & PHOTO SHEET

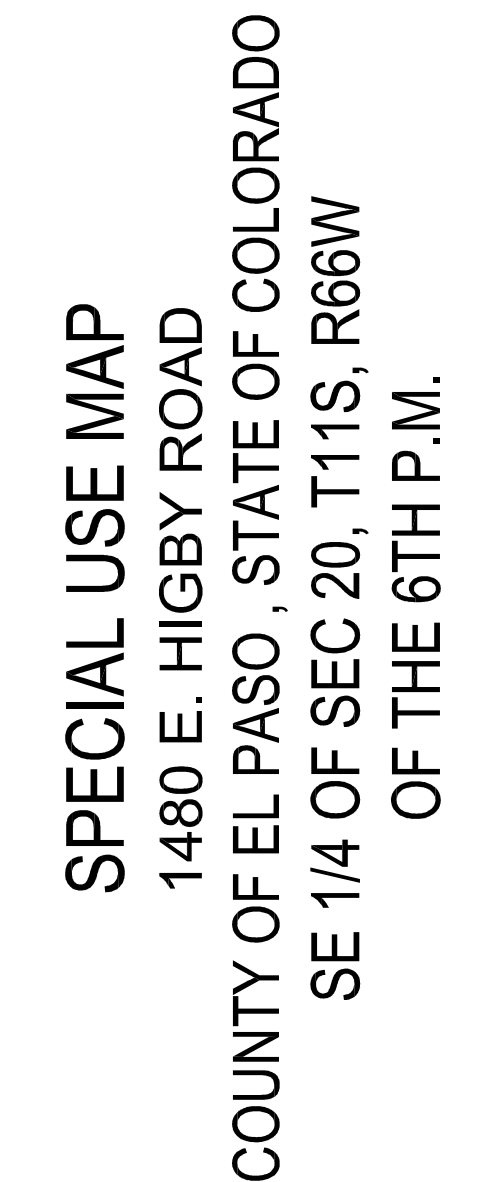
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[illegible]

A TRACT OF LAND AS DESCRIBED IN RECEPTION NO. 216075779 IN THE EL PASO CLERK & RECORDER OFFICE AND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 11 SOUTH, RANGE 66 WEST, OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF HAPPY LANDING ESTATES AND THE CENTERLINE OF HIGBY ROAD, AS RECORDED IN PLAT BOOK 5-2 AT PAGE 2 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID HAPPY LANDING ESTATES, A DISTANCE OF 1351.86 FEET TO THE SOUTHEAST CORNER OF SAID HAPPY LANDING ESTATES; THENCE EASTERLY, ALONG A LINE PARALLEL TO THE CENTERLINE OF HIGBY ROAD, A DISTANCE OF 1127.78 FEET; THENCE NORTHERLY, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID HAPPY LANDING ESTATES, A DISTANCE OF 1351.86 FEET TO THE CENTERLINE OF HIGBY ROAD; THENCE WESTERLY, ALONG THE CENTERLINE OF HIGBY ROAD, A DISTANCE OF 1127.78 FEET MORE OR LESS, TO THE NORTHEAST CORNER OF SAID HAPPY LANDING ESTATES AND THE POINT OF BEGINNING, EL PASO COUNTY, COLORADO, EXCEPT ANY PORTION LYING WITHIN HIGBY ROAD.

THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC., TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY OR TITLE THEREOF. GALLOWAY & COMPANY, INC., RELIED UPON THE INFORMATION OR TITLE REPORT PROVIDED AT THE TIME OF THE SURVEY BY THE CLIENT.

TITLE BINDER PROVIDED BY CLIENT AND PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. RND55066308, DATED OCTOBER 11, 2017.

1. EXISTING LEASES AND TENANCIES IF ANY. (NOT SURVEY RELATED)
2. RIGHT OF WAY EASEMENT AS GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INCORPORATED IN INSTRUMENT RECORDED JUNE 14, 1971, IN BOOK 2414 AT PAGE 968. (PROPERTY IS SUBJECT TO AND IS PLOTTED HEREON)
3. THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE TRI-LAKES FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENTS RECORDED JULY 18, 1977 IN BOOK 2941 AT PAGE 517 AND JULY 18, 1977 UNDER RECEPTION NO. 341388. (PROPERTY IS SUBJECT TO AND IS BLANKET IN NATURE)
4. RIGHT OF WAY EASEMENT AS GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., A COLORADO CORPORATION IN INSTRUMENT RECORDED FEBRUARY 17, 1987, IN BOOK 531 AT PAGE 1070. (PROPERTY IS SUBJECT TO AND IS PLOTTED HEREON)
5. THE EFFECT OF RULING OF THE REFEREE AND DECREE OF THE COURT CONCERNING THE APPLICATION FOR WATER RIGHTS, RECORDED SEPTEMBER 01, 1988, UNDER RECEPTION NO. 98125/23. (PROPERTY IS SUBJECT TO AND IS BLANKET IN NATURE)
6. THE EFFECT OF RESOLUTION OF NO 99-307 REGARDING ZONING, RECORDED SEPTEMBER 07, 1999, UNDER RECEPTION NO. 9914208. (PROPERTY IS SUBJECT TO AND IS BLANKET IN NATURE)
7. THE EFFECT OF RESOLUTION NO. 99-308 REGARDING USE SUBJECT TO SPECIAL REVIEW, RECORDED SEPTEMBER 07, 1999, UNDER RECEPTION NO. 9914209 AS AMENDED BY RESOLUTION NO. 01-249 RECORDED MAY 8, 2002 UNDER RECEPTION NO. 202075603. (PROPERTY IS SUBJECT TO AND IS BLANKET IN NATURE)
8. THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE BAPTIST ROAD RURAL TRANSPORTATION AUTHORITY, AS EVIDENCED BY INSTRUMENT RECORDED MARCH 03, 2006, UNDER RECEPTION NO. 20603224. (PROPERTY IS SUBJECT TO AND IS BLANKET IN NATURE)
9. DEED OF JAMES TATE DATED JULY 08, 2016, FROM ASPEN WILLOW ESTATES, L.L.C., COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF EL PASO COUNTY FOR THE USE OF JAM J. JENSEN TO SECURE THE SUM OF \$700,000.00 RECORDED JULY 11, 2016 UNDER RECEPTION NO. 216075780. (PROPERTY IS SUBJECT TO AND IS NOT A PLOTTABLE ITEM)

BEING A 20' x 44' LEASE AREA AND BEING A PORTION OF A TRACT OF LAND AS DESCRIBED IN RECEPTION NO. 216075779 IN THE EL PASO CLERK & RECORDER OFFICE AND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 11 SOUTH, RANGE 66 WEST, OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT AND BEING A POINT ALONG THE EAST RIGHT OF WAY LINE OF HAPPY LANDING DRIVE; THENCE N50°37'13"E, A DISTANCE OF 120.85 FEET TO THE SOUTHEAST CORNER OF SAID LEASE AREA AND BEING THE POINT OF BEGINNING;

THENCE N90°00'00"W, A DISTANCE OF 44.00 FEET;
THENCE N00°00'00"E, A DISTANCE OF 20.00 FEET;
THENCE N90°00'00"E, A DISTANCE OF 44.00 FEET;
THENCE S00°00'00"E, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

BEING AN IRREGULAR 12' WIDE ACCESS & UTILITY ROUTE AND BEING A PORTION OF A TRACT OF LAND AS DESCRIBED IN RECEPTION NO. 216075779 IN THE EL PASO CLERK & RECORDER OFFICE AND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 11 SOUTH, RANGE 66 WEST, OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT AND BEING A POINT ALONG THE EAST RIGHT OF WAY LINE OF HAPPY LANDING DRIVE; THENCE ALONG SAID EAST RIGHT OF WAY LINE, N01°08'22"W, A DISTANCE OF 64.67 FEET TO THE SOUTHWEST CORNER OF SAID ACCESS & UTILITY ROUTE; PARCEL AND BEING THE POINT OF BEGINNING;

THENCE N90°00'00"E, A DISTANCE OF 94.68 FEET;
THENCE N00°00'00"E, A DISTANCE OF 12.00 FEET TO THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED LEASE AREA;
THENCE ALONG THE SOUTHW LINE OF SAID LEASE AREA, N90°00'00"W, A DISTANCE OF 44.00 FEET TO THE SOUTHWEST CORNER OF SAID LEASE AREA;
THENCE ALONG SAID WEST LINE N90°00'00"E, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF SAID LEASE AREA;
THENCE N90°00'00"W, A DISTANCE OF 12.00 FEET;
THENCE S00°00'00"E, A DISTANCE OF 20.00 FEET;
THENCE N90°00'00"W, A DISTANCE OF 33.92 FEET TO A POINT ON EAST RIGHT OF WAY LINE OF HAPPY LANDING DRIVE;
THENCE ALONG SAID EAST RIGHT OF WAY LINE, S01°08'22"N, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

BEING A 5' WIDE UTILITY ROUTE AND BEING A PORTION OF A TRACT OF LAND AS DESCRIBED IN RECEPTION NO. 216075779 IN THE EL PASO CLERK & RECORDER OFFICE AND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO AND THE CENTERLINE OF SAID UTILITY ROUTE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT AND BEING A POINT ALONG THE EAST RIGHT OF WAY LINE OF HAPPY LANDING DRIVE; THENCE ALONG SAID EAST RIGHT OF WAY LINE, N01°08'22"W, A DISTANCE OF 79.17 FEET TO THE CENTERLINE OF SAID 5' WIDE UTILITY ROUTE AND BEING THE POINT OF BEGINNING;

THENCE ALONG SAID CENTERLINE N90°00'00"E, A DISTANCE OF 39.02 FEET TO THE WEST LINE OF THE ABOVE DESCRIBED ACCESS & UTILITY ROUTE AND BEING THE POINT OF TERMINATION;

THE SIDELINES OF THE ABOVE DESCRIBED 5' WIDE UTILITY ROUTE SHALL BE 2.50 FEET EACH SIDE OF THE ABOVE DESCRIBED CENTERLINE AND SHALL BE LENGTHENED AND SHORTENED AS NECESSARY TO ENCOMPASS A STRIP OF LAND NO LESS THAN 5' IN WIDTH AT ALL POINTS.

BEING A 12' WIDE UTILITY ROUTE AND BEING A PORTION OF A TRACT OF LAND AS DESCRIBED IN RECEPTION NO. 216075779 IN THE EL PASO CLERK & RECORDER OFFICE AND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

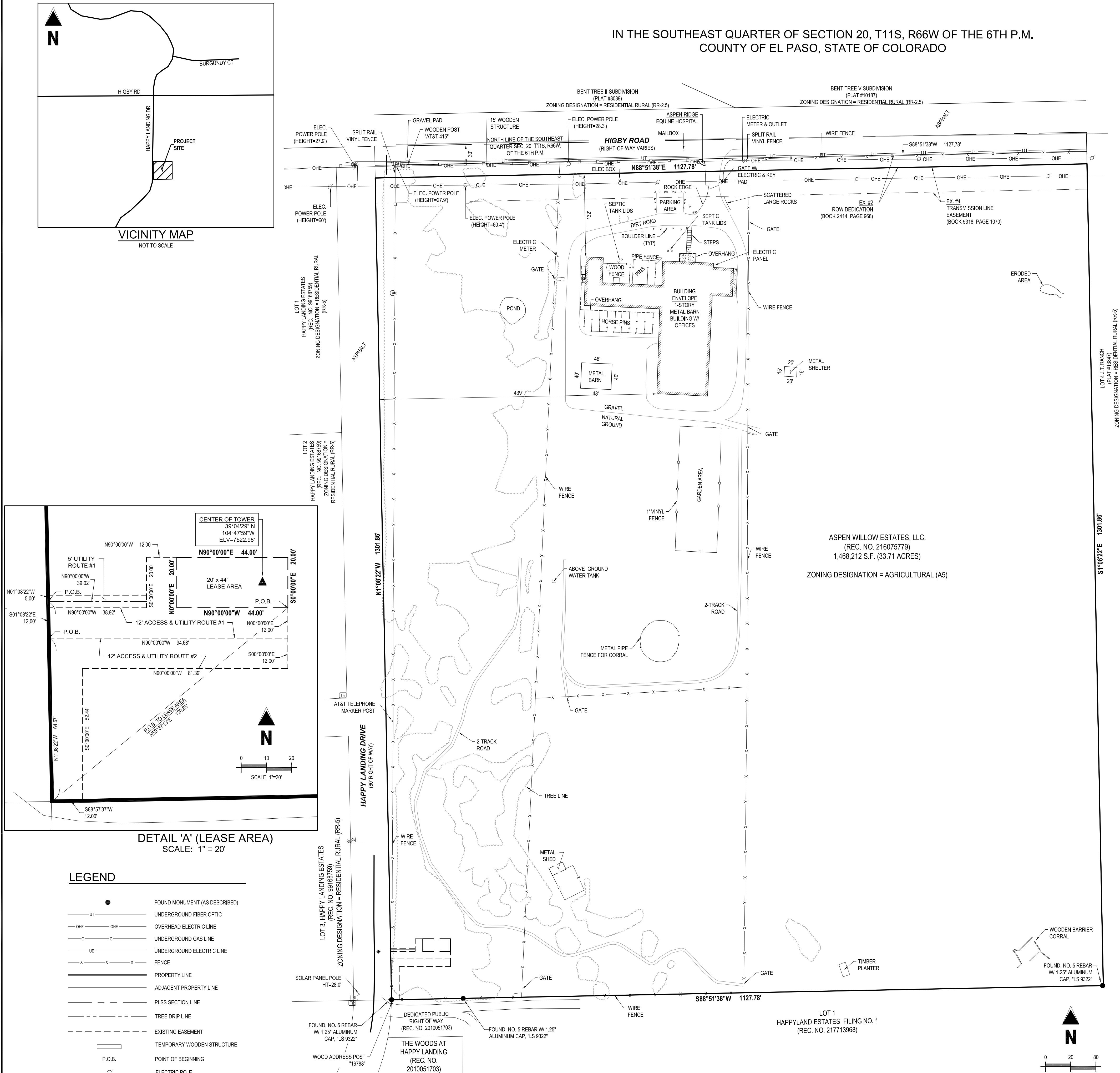
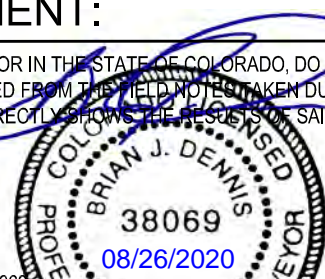
BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT AND BEING A POINT ALONG THE EAST RIGHT OF WAY LINE OF HAPPY LANDING DRIVE;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N01°00'22"W, A DISTANCE OF 64.00 FEET;
THENCE N80°00'00"E, A DISTANCE OF 94.68 FEET;
THENCE S00°00'00"E, A DISTANCE OF 12.00 FEET;
THENCE N80°00'00"W, A DISTANCE OF 81.39 FEET;
THENCE S00°00'00"E, A DISTANCE OF 52.44 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT;
THENCE ALONG SAID SOUTH LINE OF SAID TRACT S88°57'37"W 12.00 FEET TO THE POINT OF BEGINNING;

1 BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL, ZONE, NORTH AMERICAN DATUM 1983, SOUTH LINE OF A
2 TRACT OF LAND DESCRIBED IN REG. NO. 2160759/57 OF THE EL PASO CREDIT & RECORDS OFFICE, AND IS MONUMENTED ON THE WEST BY A 0.5 REBAR W/ 1.25" ALUMINUM CAP, "LS
3 1/2" DIAMETER, 10' LONG, 10' FROM THE WEST LINE OF THE TRACT, BEARING S 89° 02' 00" E, 100.00 FEET TO THE WEST LINE OF THE TRACT, BEARING S 89° 02' 00" E, 100.00 FEET TO THE
4 UTILITY NOTE: THE LOCATION OF UTILITIES SHOWN HEREON WAS ESTABLISHED FROM SURFACE EVIDENCE, EXISTING UTILITY MARKERS AND UTILITY LOCATES FROM A UTILITY
5 CONTRACTOR, THE EXACT LOCATION OF BURIED UTILITIES IS UNCERTAIN. PRIOR TO ANY EXCAVATION THE CONTRACTOR SHOULD CONTACT THE UTILITY NOTIFICATION CENTER, THE
6 COLORADO UTILITY LOCATING BOARD (CULB) AT (303) 733-7273. THE UTILITIES SHOWN COMPOSE OF: 12" WATER, 12" SEWER, 12" GAS, 12" CABLE, 12" FIBER OPTIC, 12" CABLE, 12" FIBER OPTIC,
7 OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION DEPICTED ALTHOUGH THE UTILITIES
8 ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF THE SURVEY. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND
9 UTILITIES.
10 NOTICE: ACCORDING TO COLORADO LAW YOU MUST COME ANCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER
11 SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COME MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN
12 HEREON. C.R.S. 38-9-105(4).
13 FIELD WORK WAS COMPLETED ON APRIL 2, 2019.
14 ACCESS TO THE PROPERTY IS OBTAINED DIRECTLY FROM HIGHWAY ROAD.
15 NOT ALL IMPROVEMENTS WITHIN THE SUBJECT PARCEL MAY BE SHOWN. IMPROVEMENTS ARE SOLELY BASED ON AERIAL, SURVEY AND ARE NOT FIELD LOCATED.
16 THERE MAY BE IMPROVEMENTS ALONG PORTIONS OF THE SUBJECT PROPERTY LINES AS SHOWN HEREON. OWNERSHIP AND/OR MAINTENANCE RESPONSIBILITIES OF SAID
17 IMPROVEMENTS ARE NOT DETERMINED BY THIS SURVEY.
18 ACCESS FOR THE SUBJECT PROPERTY IS OBTAINED DIRECTLY VIA HAPPY LANDING DRIVE.
19 THE DATA OF MEASUREMENT SHOWN HEREON ARE IN U.S. SURVEY FEET.
20 EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS,
21 EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO CANCEL THE SAME.
22 ALL IMPROVEMENTS EXCEPT THOSE IMPROVEMENTS LABELED "PROPOSED" AS OF THE FIELD DATE NOTE, ABOVE.
23 PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 080410285T HAVING AN MAP REVISED DATE OF MARCH 17, 1997, INDICATES THE SUBJECT PROPERTY TO BE
24 DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF
25 FLOOD HAZARD CONCERN IS A CONCERN.
26 THIS IS NOT A MONUMENTED LAND SURVEY AND PROPERTY LINES SHOWN ARE RECORD ONLY LINES. THE RECORD LINES SHOWN ARE DERIVED FROM MAP, PLATS OR OTHER
27 INSTRUMENTS EITHER PROVIDED BY THE CLIENT OR OBTAINED BY THE SURVEYOR FROM THE LOCAL CREDIT & RECORDS OFFICE. THE MAP, PLAT OR OTHER INSTRUMENTS MAY NOT
28 BE IDENTICAL TO THE RECORDS. THE RECORDS MAY BE IDENTICAL TO THE RECORDS. THE RECORDS MAY BE IDENTICAL TO THE RECORDS. THE RECORDS MAY BE IDENTICAL TO THE RECORDS.
29 MONUMENTS SHOWN WERE FOUND AND LOCATED AT THE TIME OF SURVEY.

I, BRIAN J. DENNIS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS MAP WAS PREPARED FROM THE DATA TAKEN DURING AN ACTUAL ON THE GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS MAP CORRECTLY REPRESENTS THE SAID SURVEY AND THE MONUMENTS FOUND ARE AS SHOWN.

BRIAN J. DENNIS
COLORADO PROFESSIONAL LAND SURVEYOR NO. 3806
PROJECT NO.: J5P000001.01
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.



© 2015 Infrastructure Partners US P01-CO-CSP High/Survey/KC/ODUSP_HIGBY_SITEPLAN_20190408.dwg - Brian Dennis - 8/28/2020

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.

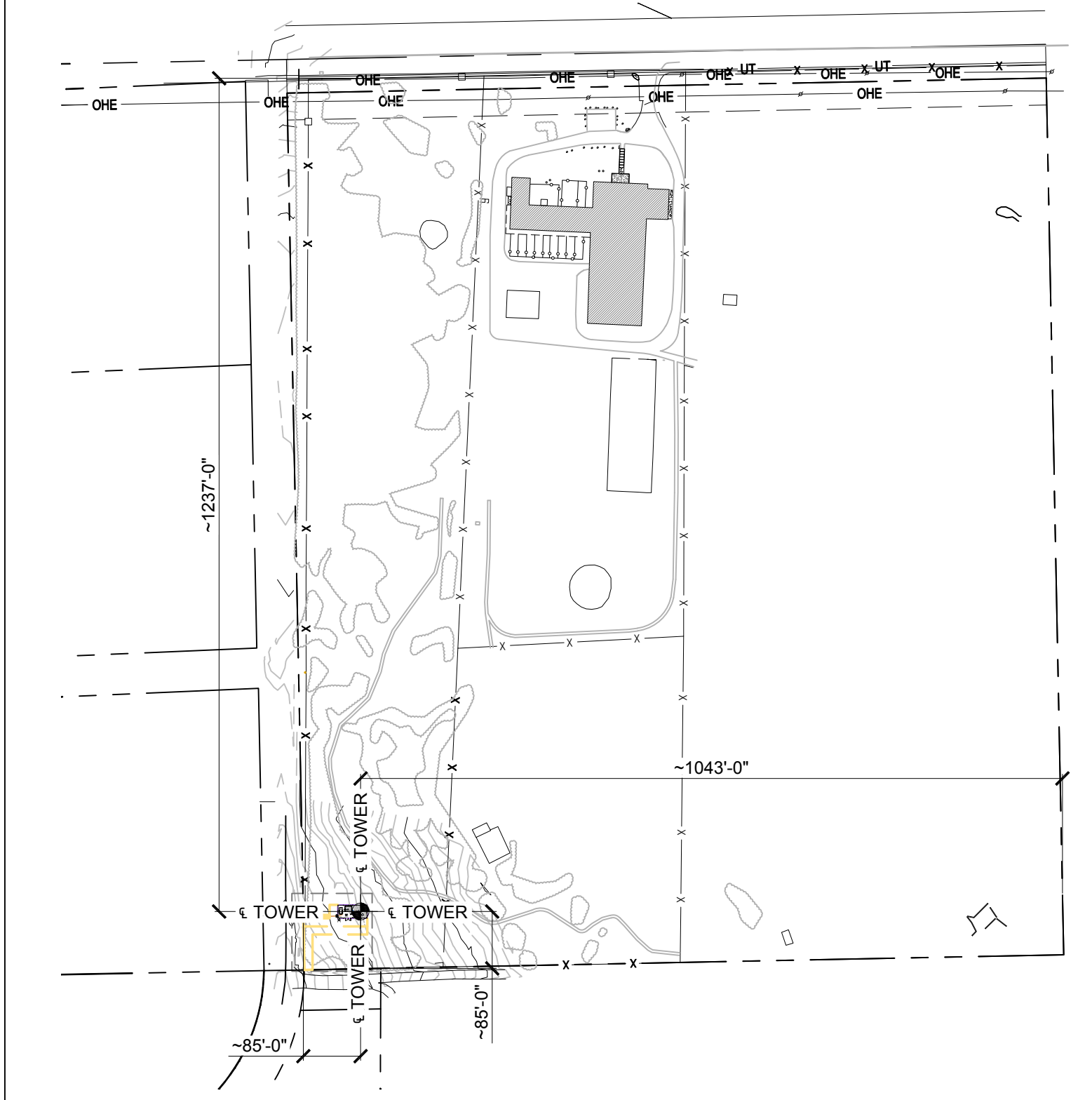
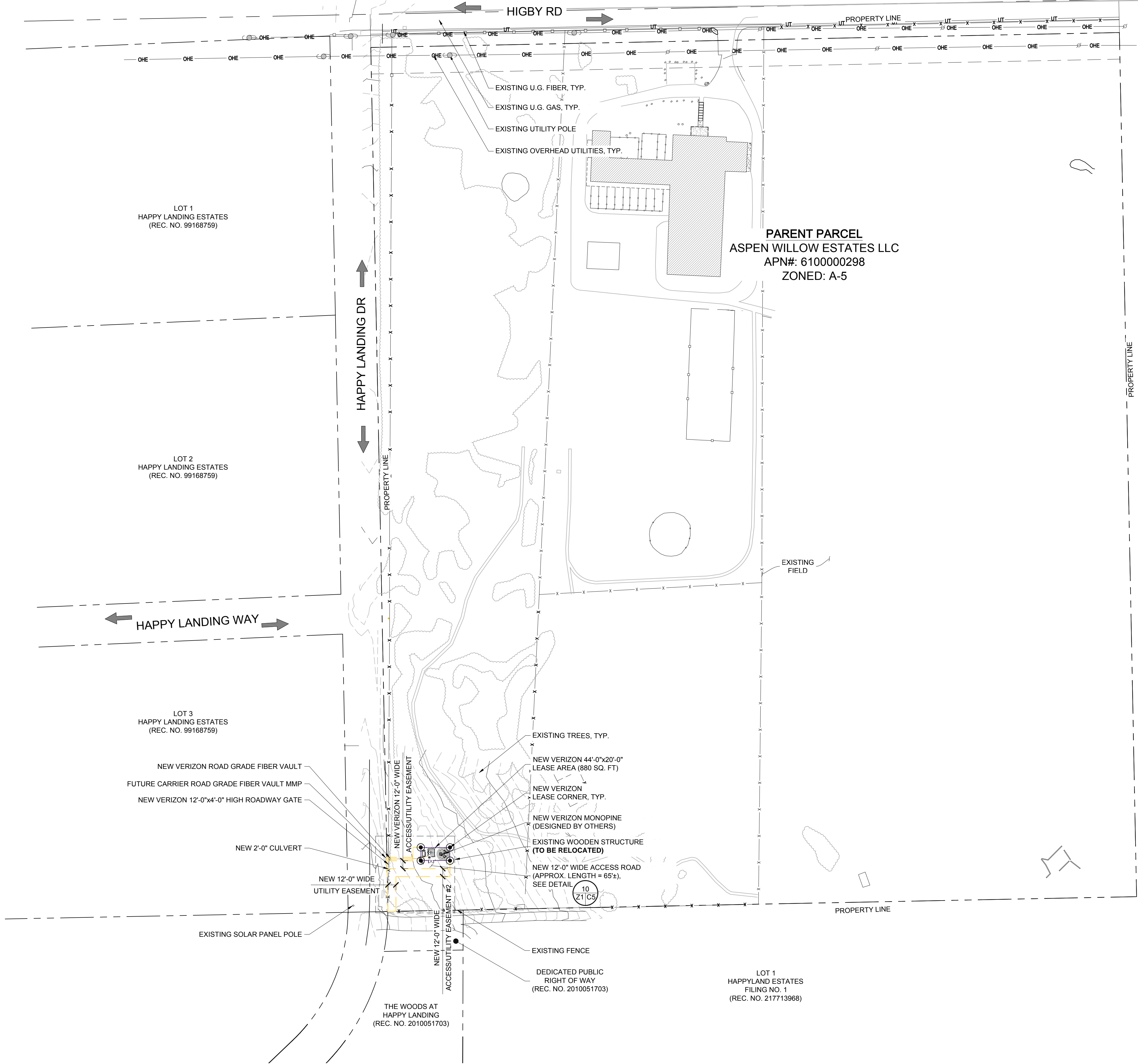
SITE NOTES:

1. SITE WILL REQUIRE AN ACCESS PERMIT. PERMIT CAN BE OBTAINED FROM THE EL PASO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, AND CAN BE APPLIED FOR ONLINE.

PCD FILE NUMBER PPR-20-022

SETBACK TABLE:		
	TOWER BASE TO PARENT PROPERTY LINE	LEASE BOUNDARY TO PARENT PROPERTY LINE
NORTH	~1237'-0"	~1227'-0"
EAST	~1043'-0"	~1033'-0"
SOUTH	~85'-0"	~75'-0"
WEST	~85'-0"	~51'-0"

EXISTING
WALL HATCH
NEW WORK
UTILITY EASEMENT
ACCESS/UTILITY EASEMENT
HYBRID CABLE/COAX
DC POWER
FIBER
ANTENNAS
RR/HBBU
LEASE AREA
EXISTING EASEMENT
PENETRATIONS



SETBACK SITE PLAN
SCALE: 1" = 200'-0"

NORTH

200'-0" 0 200'-0"
120' 40'

SCALE: 1" = 200'-0"

APPROVED
FOR LEASING/ZONING

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DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:

J5 INFRASTRUCTURE PARTNERS

PROJECT NAME:

CSP HIGBY (ALT A)
NEW 70'-0" MONOPINE
(OVERALL HEIGHT: 75'-0" A.G.L.)
RAWLAND COMMUNICATION SITE

PROJECT ADDRESS:

1480 EAST HIGBY ROAD
MONUMENT, COLORADO 80132
EL PASO COUNTY

SHEET TITLE:

SITE PLAN & SETBACK SITE PLAN

REV	DESCRIPTION	DATE	BY	CHK
0	APPROVED FOR LEASING & ZONING	08/27/20	MKR	-
1	REVISED FROM PLATFORM TO CONCRETE PAD	10/1/20	RT	-

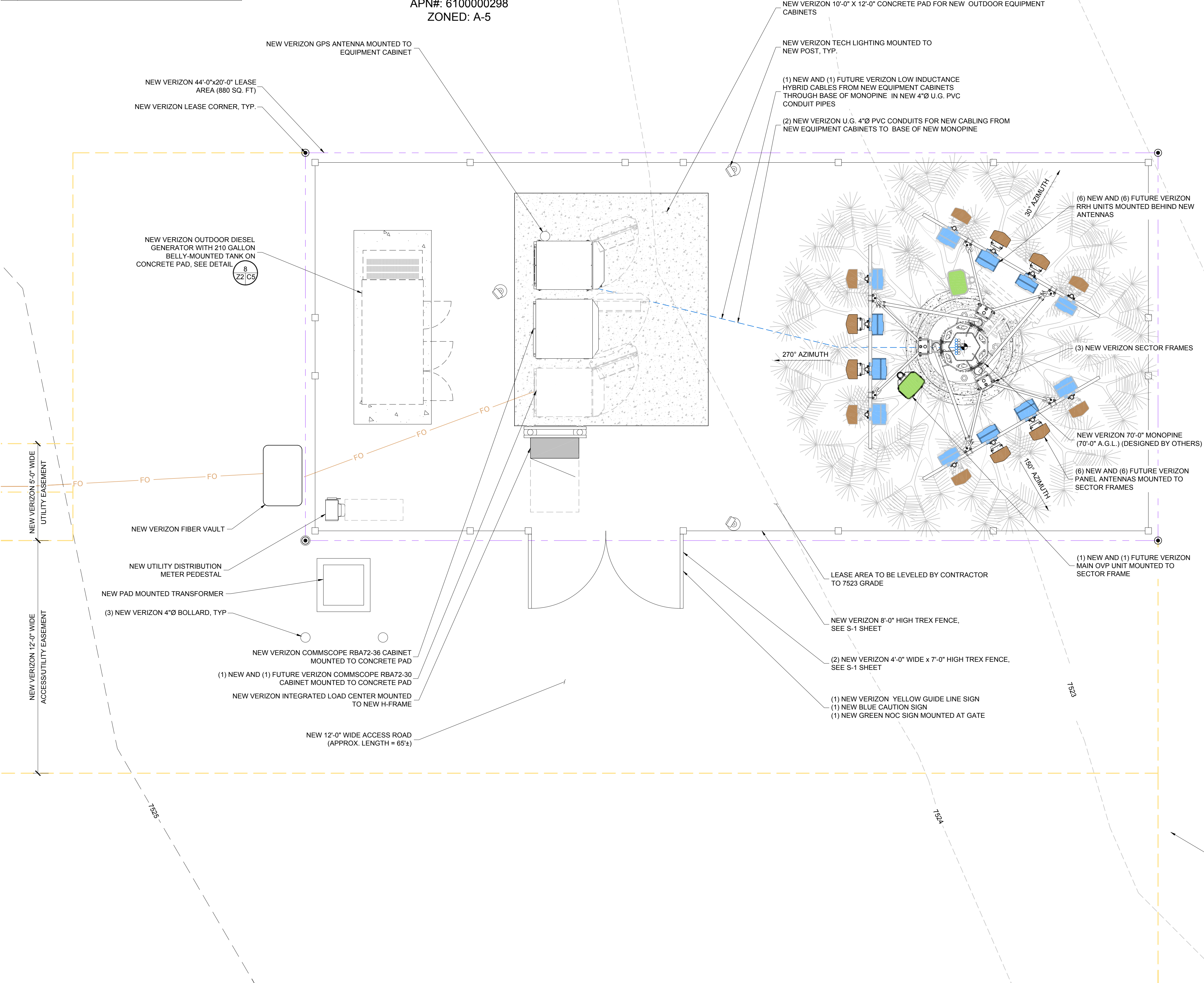
SAVE DATE: 10/1/2020 11:08 AM

SHEET NUMBER: **Z1**

- SITE NOTES:**
1. PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
 2. GRADE ENTIRE COMPOUND UP 6" ABOVE FINISHED GRADE.
 3. PRIOR TO INSTALLING 4" OF ¾" CRUSHED ROCK.
 4. NEW MONOPINE SHALL BE DESIGNED WITH CAPACITY TO SUPPORT (2) ADDITIONAL CARRIERS. (BY OTHERS)
 5. (1) FUTURE VERIZON MICROWAVE ANTENNA NOT SHOWN FOR CLARITY. (2) FUTURE CARRIERS NOT SHOWN FOR CLARITY.
 6. MONOPINE TO HAVE HIGH BRANCH DENSITY, BARK CLADDING FROM BOTTOM OF BRANCHES TO BASE OF POLE WITH REST OF POLE PAINTED BROWN.
 7. EXISTING BARBLESS WIRE FENCE AND ALL ASSOCIATED PARTS TO BE REMOVED AND REPLACED WITH A NEW ROADWAY GATES, CONTRACTOR TO TIE EXISTING BARBLESS WIRE FENCE TO NEW ROADWAY GATE PASTS.

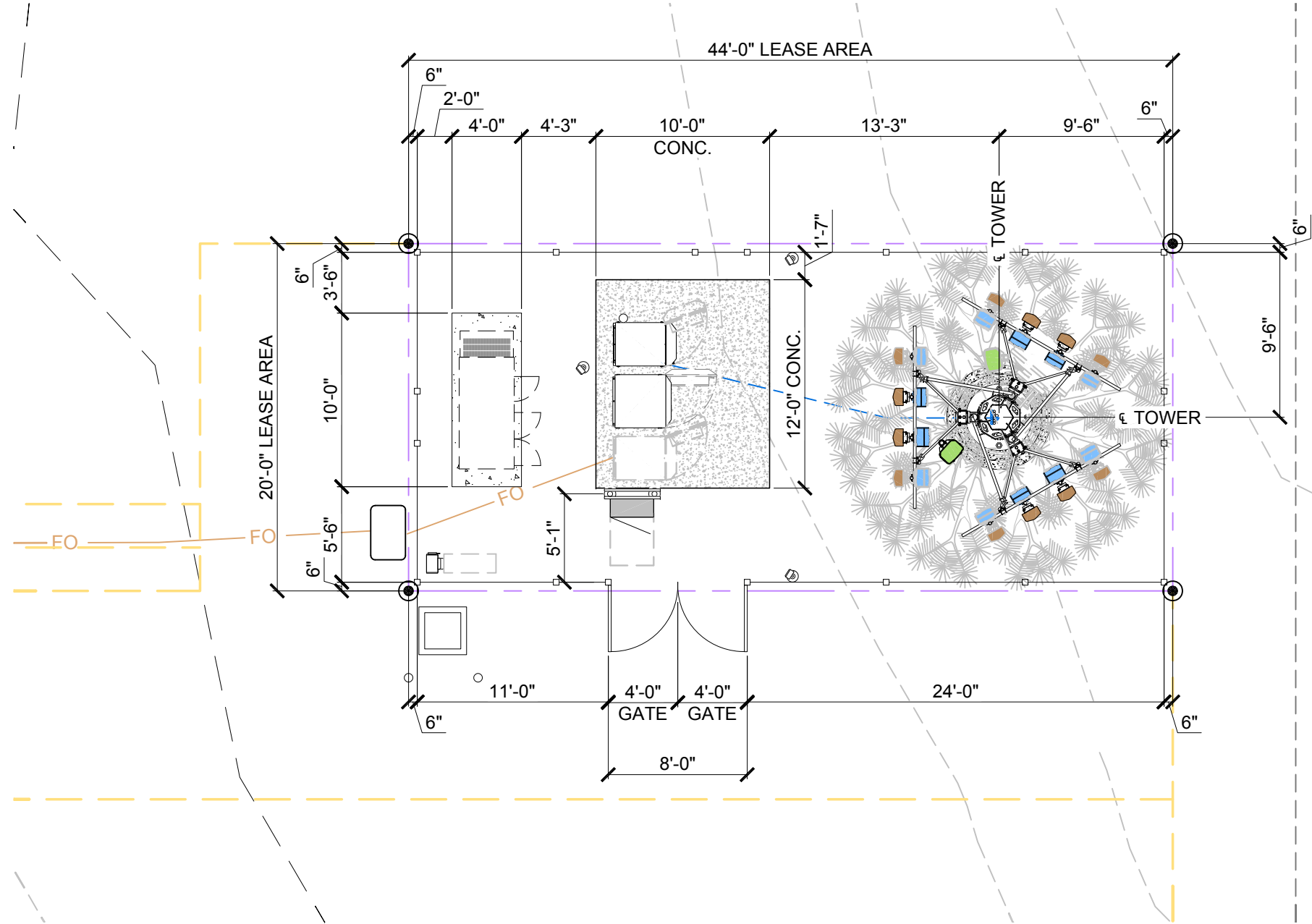
PARENT PARCEL
ASPEN WILLOW ESTATES LLC
APN#: 6100000298
ZONED: A-5

PCD FILE NUMBER PPR-20-022



ENLARGED SITE PLAN
SCALE: 3/8" = 1'-0"

SCALE: 3/8" = 1'-0"



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

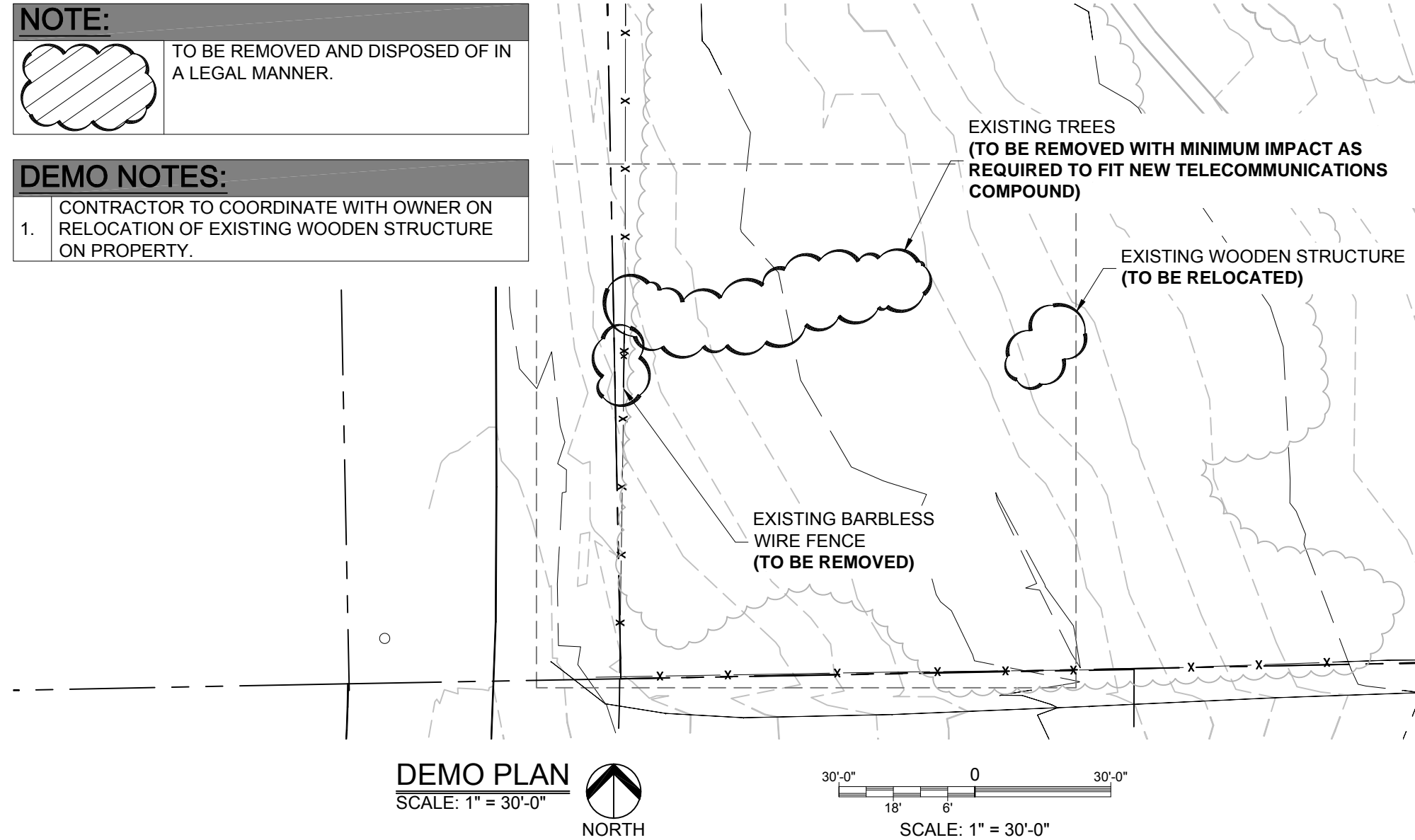
SCALE: 1/8" = 1'-0"

NOTE:

TO BE REMOVED AND DISPOSED OF IN A LEGAL MANNER.

DEMO NOTES:

1. CONTRACTOR TO COORDINATE WITH OWNER ON RELOCATION OF EXISTING WOODEN STRUCTURE ON PROPERTY.



DEMO PLAN

SCALE: 1" = 30'-0"



SCALE: 1" = 30'-0"

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DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:

J5 INFRASTRUCTURE PARTNERS

PROJECT NAME:

CSP HIGBY (ALT A)
NEW 70'-0" MONOPINE
(OVERALL HEIGHT: 75'-0" A.G.L.)
RAWLAND COMMUNICATION SITE

PROJECT ADDRESS:

1480 EAST HIGBY ROAD
MONUMENT, COLORADO 80132
EL PASO COUNTY

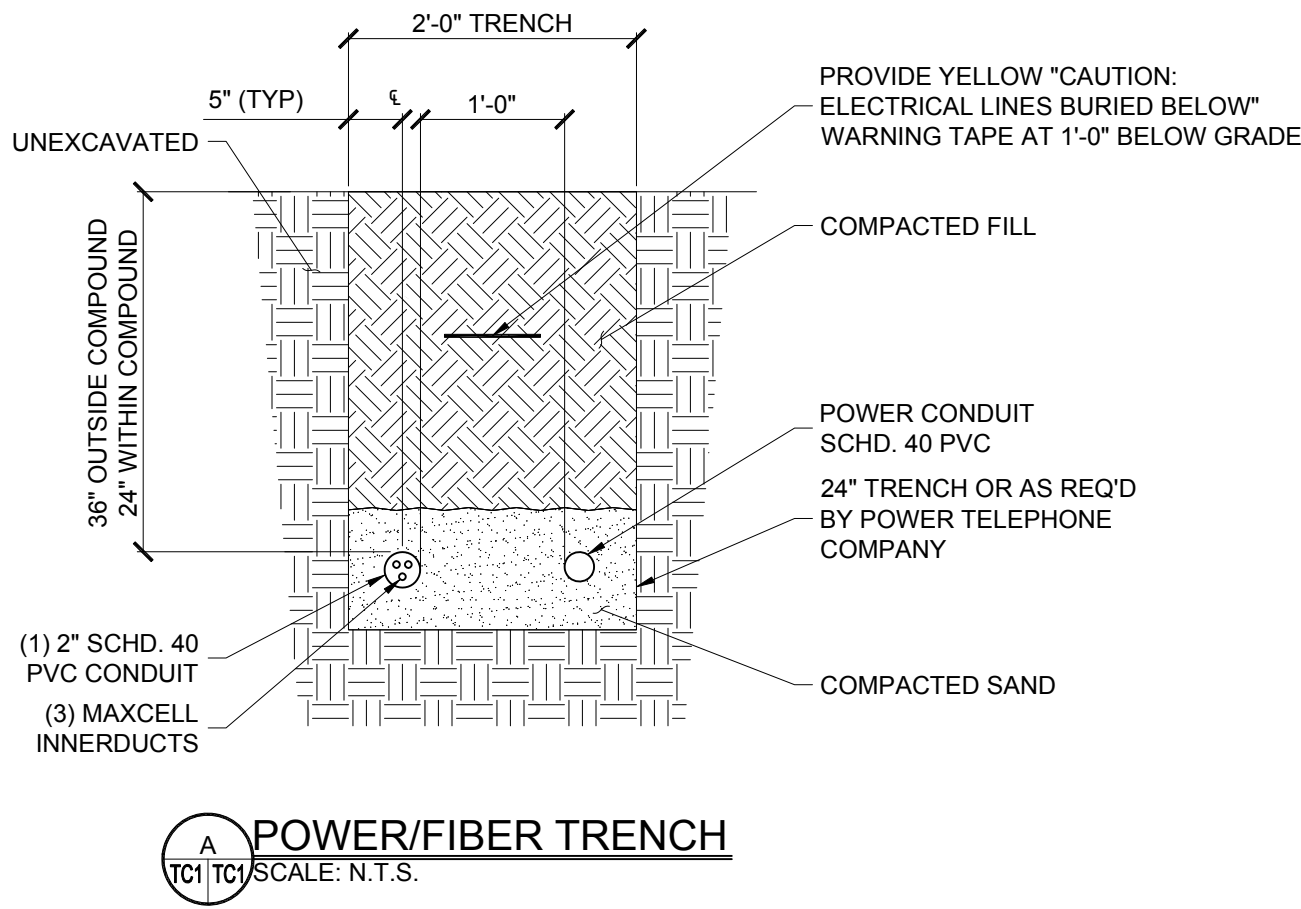
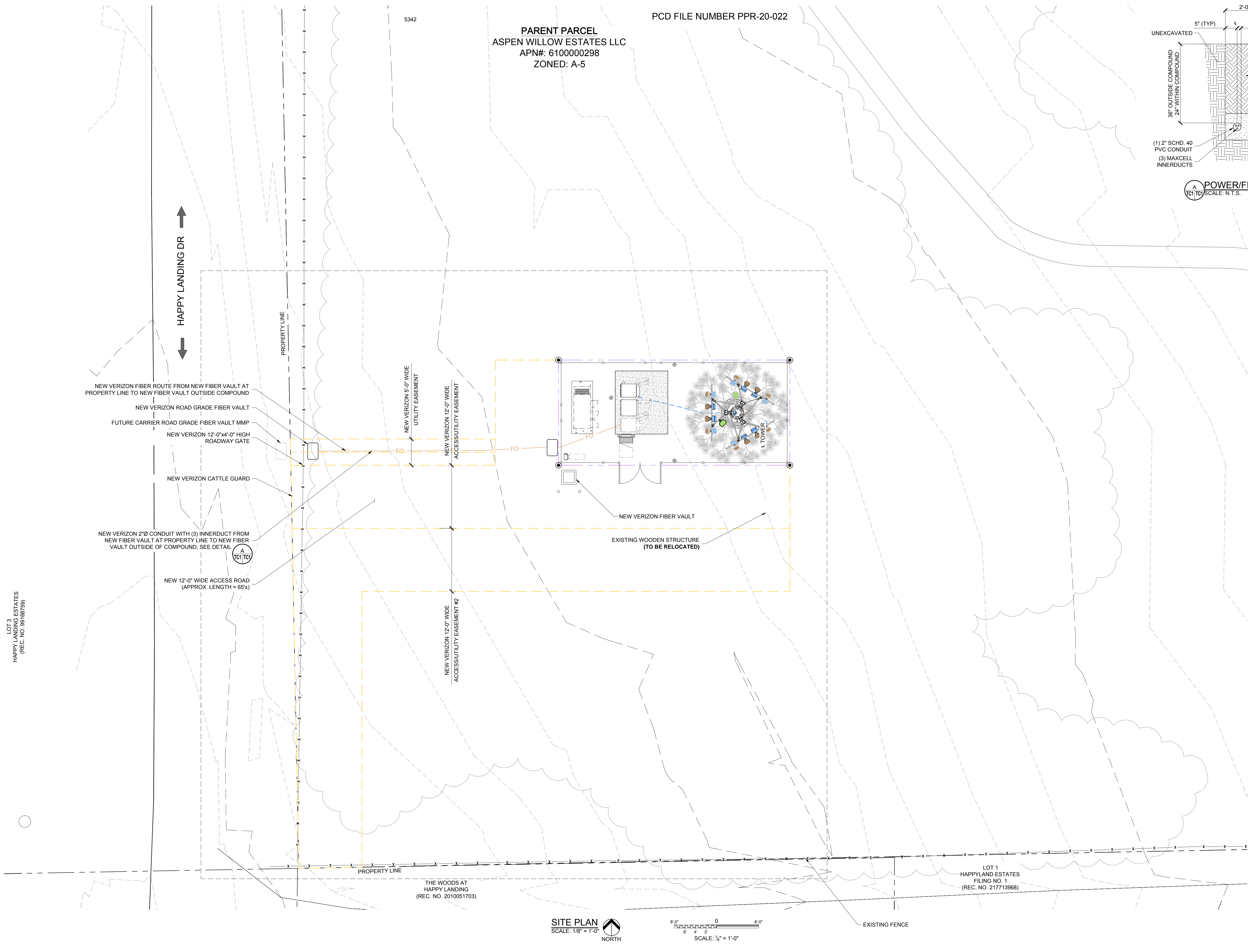
SHEET TITLE:

ENLARGED SITE PLAN
&
EQUIPMENT LAYOUT PLAN

REV	DESCRIPTION	DATE	BY	CHK
0	APPROVED FOR LEASING & ZONING	08/27/20	MKR	-
1	REVISED FROM PLATFORM TO CONCRETE PAD	10/1/20	RT	-

SAVE DATE:	10/1/2020 11:08 AM	SHEET NUMBER:	Z2
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EXISTING
WALL HATCH
NEW WORK/
UTILITY EASEMENT
ACCESS/UTILITY
EASEMENT
HYBRID CABLE/COAX
DC POWER
FIBER
ANTENNAS
RR/HIBBU
LEASE AREA
EXISTING
EASEMENT
PENETRATIONS



APPROVED
FOR LEASING/ZONING

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DESIGNED FOR:

verizon^v

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:

J5 INFRASTRUCTURE
P A R T N E R S

PROJECT NAME:

CSP HIGBY (ALT A)
NEW 70'-0" MONOPINE
(OVERALL HEIGHT: 75'-0" A.G.L.)
RAWLAND COMMUNICATION SITE

PROJECT ADDRESS:

1480 EAST HIGBY ROAD
MONUMENT, COLORADO 80132
EL PASO COUNTY

SHEET TITLE:

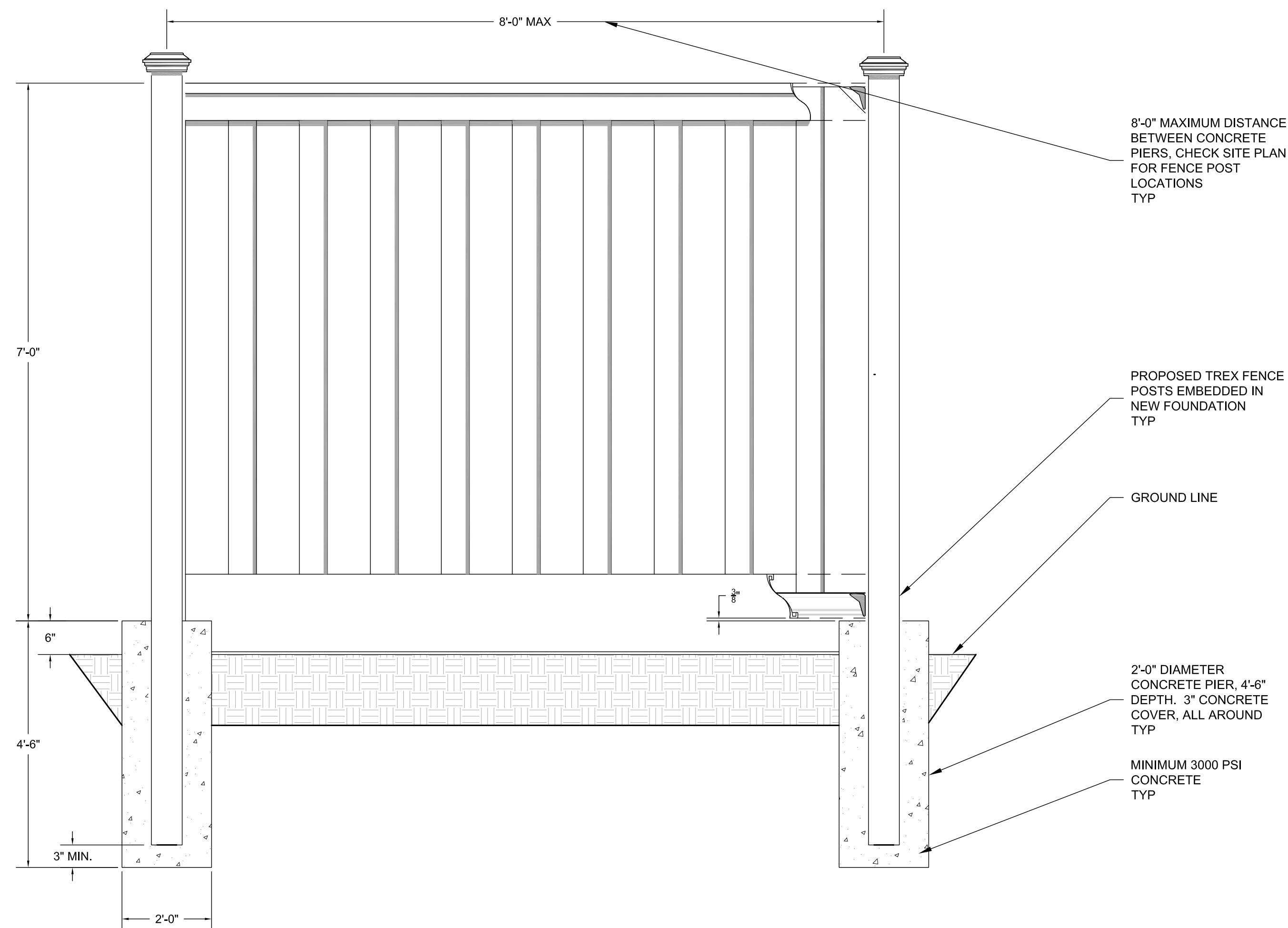
FIBER COORDINATION
SITE PLAN

REV	DESCRIPTION	DATE	BY	CHK
0	APPROVED FOR LEASING & ZONING	08/27/20	MKR	-
1	REVISED FROM PLATFORM TO CONCRETE PAD	9/30/20	RT	-

SAVE DATE: 9/30/2020 3:17 PM

SHEET NUMBER: TC1

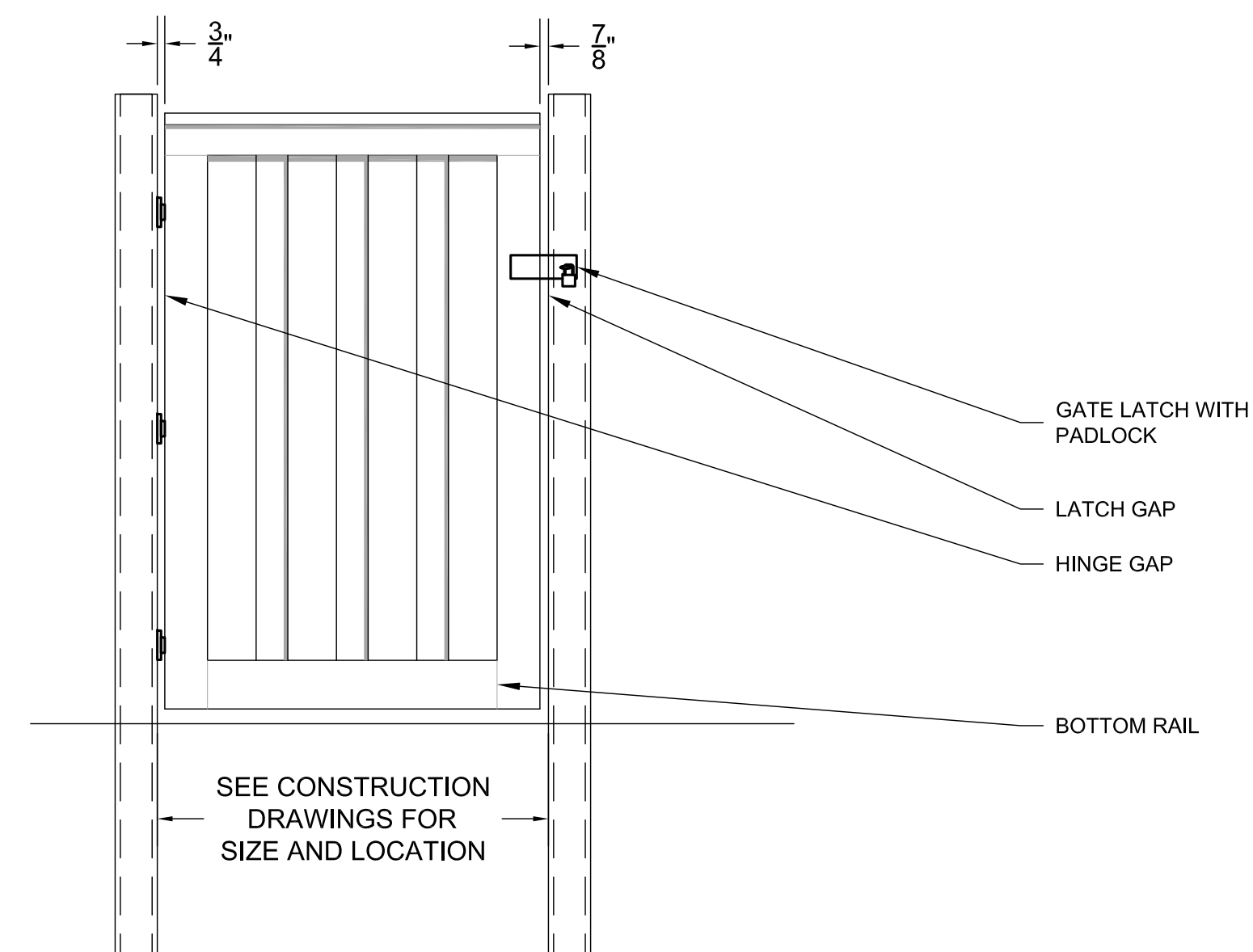
PCD FILE NUMBER PPR-20-022



FENCE (ELEVATION)

NOTES:

1. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
2. THIS DRAWING IS PROVIDED FOR PLANNING PURPOSES. REFER TO MANUFACTURER'S INSTALLATIONS FOR CONSTRUCTION DETAILS.
3. REFER TO MANUFACTURER'S WEBSITE FOR PRODUCT INFORMATION.
4. DRAWING NOT TO SCALE.



FENCE GATE

NOTES:

1. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
2. THIS DRAWING IS PROVIDED FOR PLANNING PURPOSES. REFER TO MANUFACTURER'S INSTALLATIONS FOR CONSTRUCTION DETAILS.
3. REFER TO MANUFACTURER'S WEBSITE FOR PRODUCT INFORMATION.
4. DRAWING NOT TO SCALE.

GENERAL STRUCTURAL NOTES:

1. DESIGN INFORMATION AND GENERAL REQUIREMENTS

1.1 CODES

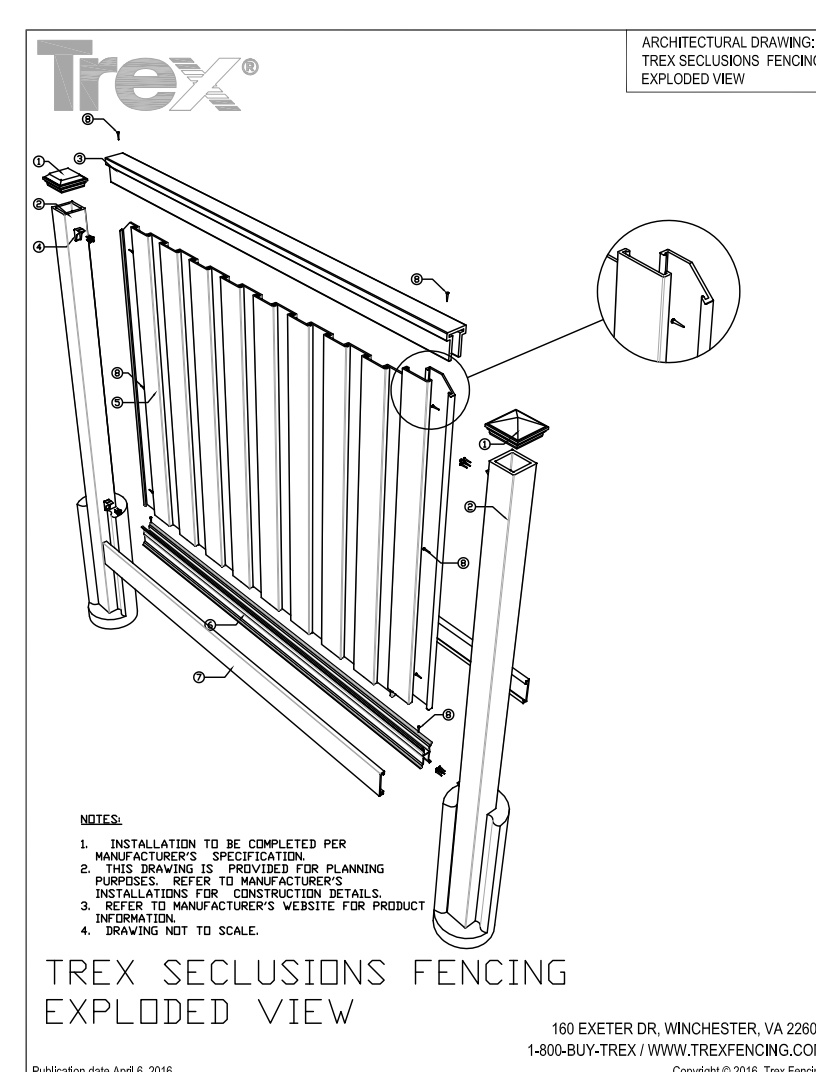
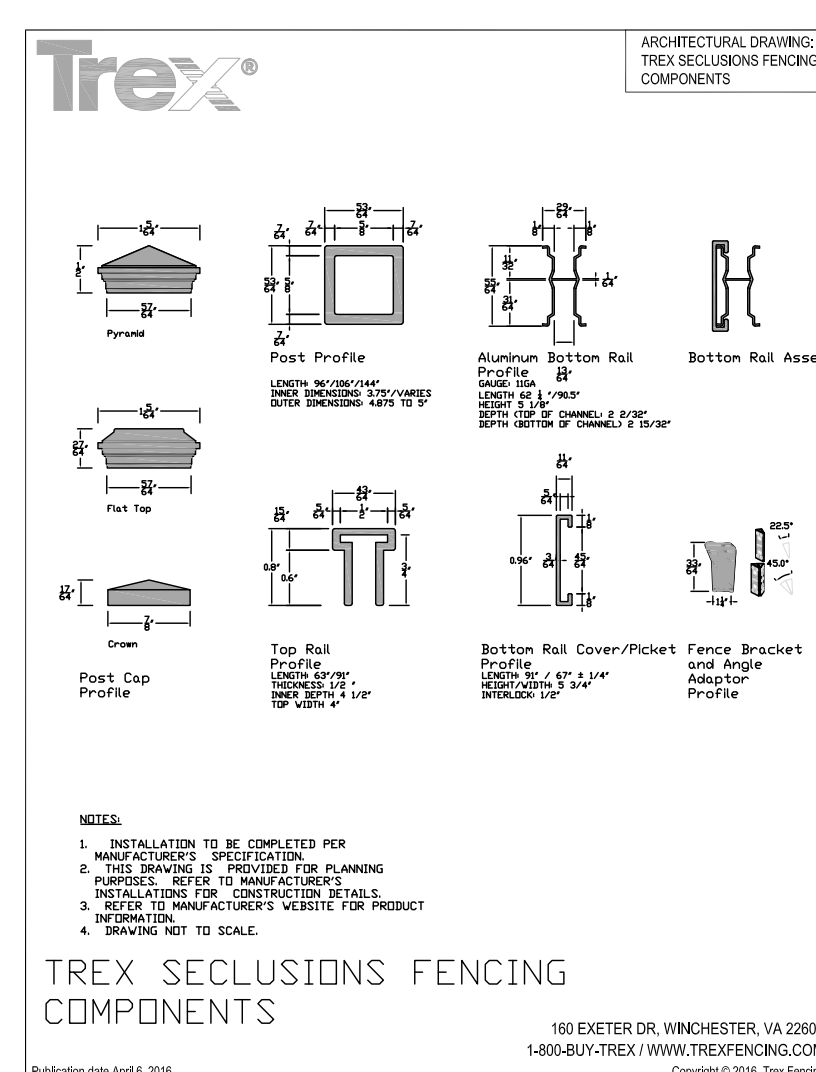
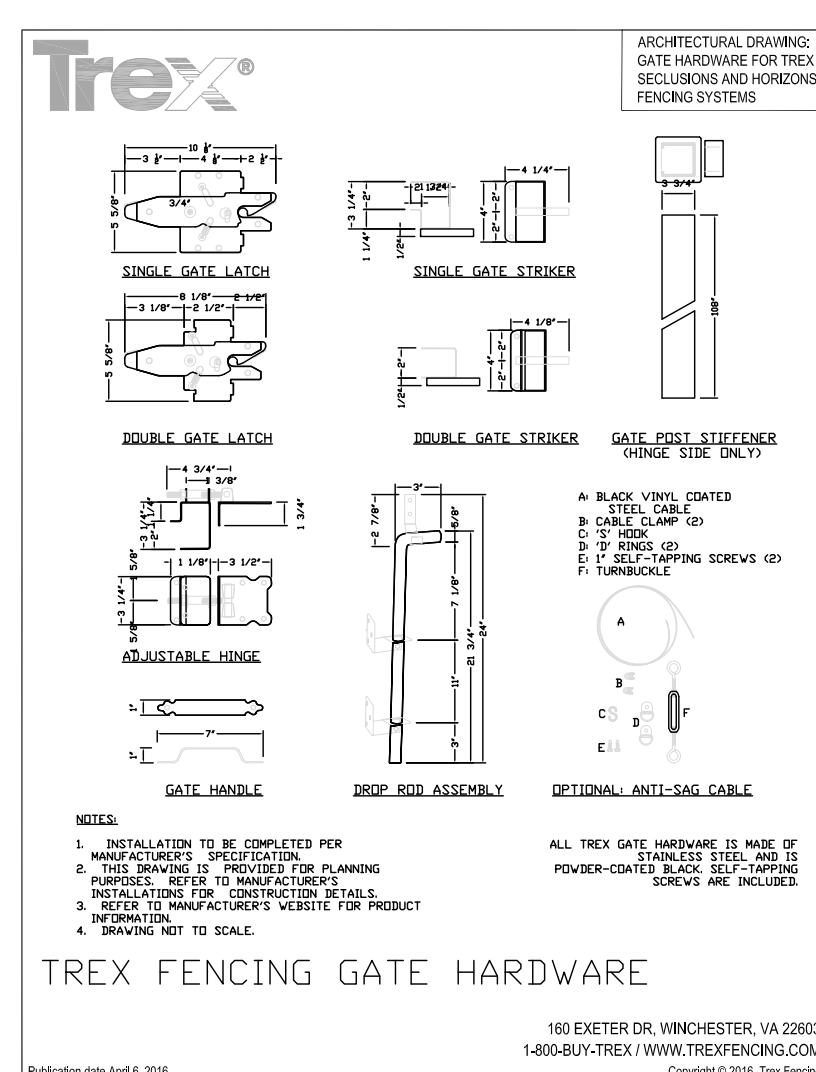
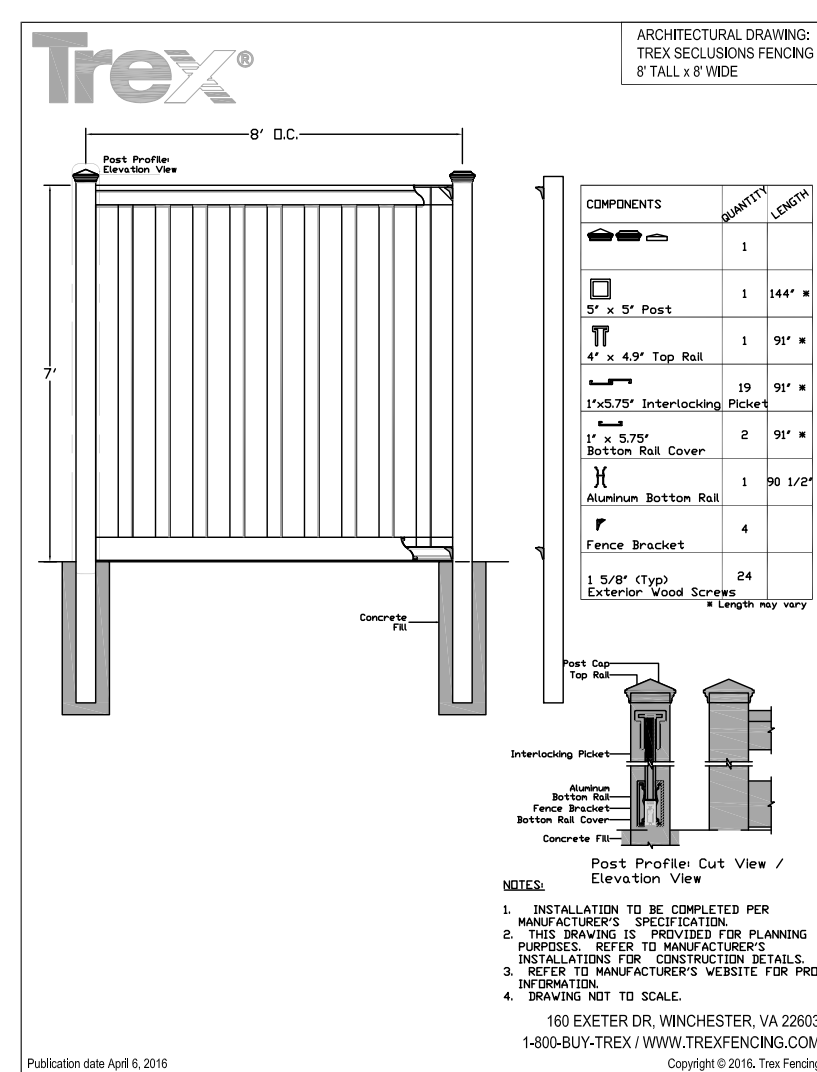
- a. DESIGN TO CONFORM TO 2017 PIKES PEAK REGIONAL BUILDING CODE AND 2015 INTERNATIONAL BUILDING CODE, W/ LOCAL AMENDMENTS.
- b. AMERICAN CONCRETE INSTITUTE (ACI), BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE 318.
- c. ALL DESIGNS SHOULD CONFORM TO ABOVE CODES AND ARE CERTIFIED BY A STRUCTURAL ENGINEER.

1.2 LOADS

WIND LOAD SHALL BE 130 MPH ULTIMATE BASED ON PIKES PEAK REGIONAL BUILDING CODE.

1.3 MISCELLANEOUS

- a. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK.
- b. REFER TO STRUCTURAL ANALYSIS FOR CHECK OF PROPOSED CONCRETE PIERS.
- c. ALL MEANS AND METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO REQUIRED CODES AND NOTES WITHIN THIS CONSTRUCTION SET.



JS INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

PROJECT #: DK19-0338

REVISION SCHEDULE

0	12-30-2019	DR	FENCE DRAWINGS
REV	DATE	BY	DESCRIPTION

DRAWING TITLE:

FENCE AND FOUNDATION

DRAWING SHEET:

S-1

SHEET NUMBER:

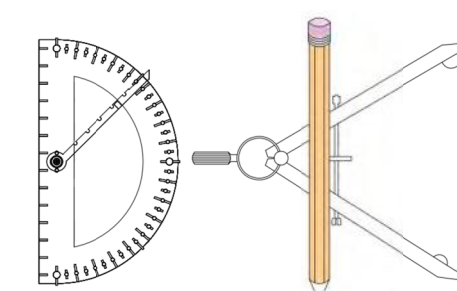
1 OF 1

SITE INFORMATION:

SITE NAME:
CSP HIGBY

SITE ADDRESS:
1480 EAST HIGBY ROAD,
MONUMENT, CO 80132

JURISDICTION:
PIKES PEAK REGIONAL
BUILDING DEPARTMENT



STRUCTURAL ENGINEERING

5023 W. 120TH AVE SUITE #110
BROOMFIELD, COLORADO 80020
PH: (972) 839-4522
PM@DKSTRUCTURAL.COM

DANIEL F. RECKERT, P.E.
COLORADO PROFESSIONAL ENGINEER
LICENSE # 52731 (EXP. 10/31/2021)

