CONTACT INFORMATION

APPLICANT:	AT&T 7670 SOUTH CHESTER STREET ENGLEWOOD, CO 80112 BECKY JOHN-HANEY 720.480.6429 - BJ739H@ATT.COM
PROJECT MANAGEMENT:	AT&T - FRANK DEPERALTA 858-666-7635 - FD1733@ATT.COM
CONSTRUCTION MANAGER:	AT&T - REID POST 720.838.4228 - RP836C@ATT.COM
SITE ACQUISITION:	SMARTLINK LLC 1997 ANNAPOLIS EXCHANGE PARKWAY #200, ANNAPOLIS, MD 21401 KARA SUBLESKI 240.707.0259 KARA.SUBLESKI@SMARLTLINKGROUP.COM
ENGINEER OF RECORD:	TELEMTN ENGINEERING LLC PO BOX 19188 GOLDEN, CO 80402 KHRISTOPHER SCOTT, P.E. 303.596.6804

SITE INFORMATION

SITE ADDRESS:	6000 CANYONSIDE DRIVE CASTLE PINES, CO 80108
PARCEL NUMBER (APN):	2351-123-16-006
PROPERTY OWNER:	CITY OF CASTLE PINES 7437 VILLAGE SQUARE DR. STE 200 CASTLE PINES, CO 80108
LATITUDE (NAD 83)	39.451680° 39° 27' 06.05" (FROM 1A CERTIFICATION)
LONGITUDE (NAD 83)	-104.846391° -104° 50' 47.01" (FROM 1A CERTIFICATION)
GROUND ELEV.	6418' (FROM 1A)
COUNTY:	DOUGLAS COUNTY
OCCUPANCY GROUP:	U
POWER PROVIDER:	CORE
FIBER PROVIDER:	PENDING

PURPOSE STATEMENT

THE PURPOSE OF THE SITE IMPROVEMENT PLAN IS TO CONSTRUCT A 60 FOOT TALL WIRELESS COMMUNICATION FACILITY CONCEALED AS A SILO TO BE CONTAINED IN A 3,600 SQ. FT. LEASE AREA.

SCOPE OF WORK

NEW AT&T TOWER SCOPE OF WORK. INSTALL:

- (12) ANTENNAS, (4) PER SECTOR.
- (18) RRH'S, (6) PER SECTOR.
- (1) NEW AT&T GPS ANTENNA.
- (3) AT&T ANTENNA MOUNTS.
- (3) RAYCAP SURGE SUPPRESSORS.
- (3) FIBER LINES.
- (6) DC POWER LINES.

NEW AT&T GROUND SCOPE OF WORK. INSTALL:

- (1) AT&T PRE-FABRICATED STEEL CABINET (WUC).
- (1) DIESEL GENERATOR
- NEW 200A ELECTRIC SERVICE WITH 200A METER BASE AND NEW POWER RUN TO EXISTING TRANSFORMER.
- NEW FIBER SERVICE FROM HANDHOLE TO WUC.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

THE CANYONS, FILING NO. 3, 1ST AMENDMENT, TRACT S AND A
SW 1/4 SECTION 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST
PLANNING AREA I: 3600 SQ. FT.
SITE IMPROVEMENT PLAN - SIP-2023-001

SITE NAME: THE CANYONS

FA NUMBER: 15221751

SITE ID / USID: COL00152 / 300924

PACE #/PTN: MRUTH040929 / 3755A0TXB1

SITE TYPE: NEW SITE BUILD

STRUCT. TYPE: NEW CONCEALMENT SILO

VICINITY MAP



LEGAL DESCRIPTION

TRACTS S AND A, THE CANYONS FILING NO. 3, 1ST AMENDMENT

APPROVAL CERTIFICATE

THIS SITE IMPROVEMENT PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH CITY OF CASTLE PINES REGULATIONS.

CITY ENGINEER — DATE: 9/12/2024

COMMUNITY DEVELOPMENT DIRECTOR — DATE: 9-12-2024

- BUILDING PERMITS PURSUANT TO THIS SITE IMPROVEMENT PLAN (SIP) SHALL NOT BE ISSUED AFTER THREE (3) YEARS FROM THE DATE OF SIP APPROVAL, UNLESS AN EXTENSION WAS GRANTED. FAILURE TO OBTAIN A BUILDING PERMIT IN THE THREE (3) YEAR PERIOD AFTER APPROVAL SHALL CAUSE THIS SIP TO BE NULL AND VOID.
- ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS BY CITY ENGINEER SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS. ACCEPTANCE OF SITE CONSTRUCTION DRAWINGS EXPIRES TWO (2) YEARS AFTER THE DATE OF SIGNATURE.
- SIGNS SHOWN HEREON ARE NOT APPROVED. ALL SIGNS REQUIRE APPROVAL OF A SIGN PERMIT IN ACCORDANCE WITH THE SIGN STANDARDS SECTION OF THE CITY OF CASTLE PINES ZONING ORDINANCE.

THE UNDERSIGNED AS THE OWNER OR OWNER'S REPRESENTATIVE OF THE LANDS DESCRIBED HEREIN HEREBY AGREE ON BEHALF OF ITSELF AND ITS SUCCESSORS AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE AND COMPLIANCE WITH THIS APPROVED SIP AND THE CITY OF CASTLE PINES ZONING ORDINANCE.

(CITY OF CASTLE PINES)

BY: _____ (SIGNATURE)

TITLE: Mayor

DATE: 9/26/2024

ATTEST: (IF CORP.)

SECRETARY / TREASURER

STATE OF COLORADO)
)
COUNTY OF Douglas)

ACKNOWLEDGED BEFORE ME THIS 26th DAY OF September, 2024 BY Tracy Engerman
AS Mayor AND AS
OF Castle Pines A Home Rule Municipality CORPORATION / LLC.

MY COMMISSION EXPIRES: _____
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

TOBI L. DUFFEY
Notary Public
State of Colorado
Notary ID # 20184004686
My Commission Expires 02-05-2028

SHEET INDEX

1 OF 13	TITLE SHEET
2 OF 13	TOPOGRAPHIC SURVEY
3 OF 13	TOPOGRAPHIC SURVEY
4 OF 13	TOPOGRAPHIC SURVEY
5 OF 13	PHOTO SIMULATIONS
6 OF 13	OVERALL ACCESS ROAD
7 OF 13	OVERALL SITE PLAN
8 OF 13	ENLARGED SITE PLAN AND ANTENNA PLAN
9 OF 13	FENCE DETAILS
10 OF 13	WALK-UP CABINET DETAILS
11 OF 13	GENERATOR DETAILS
12 OF 13	NEW SOUTH ELEVATION
13 OF 13	NEW EAST ELEVATION

at&t
7670 SOUTH CHESTER STREET
ENGLEWOOD, CO. 80112

smartlink

PLANS PREPARED BY:
TeleMtn ENGINEERING
PO BOX 19188
GOLDEN, CO 80402
303-596-6804

Rev:	Date:	Description:	By:
10	05/22/23	SIP	MC
11	07/28/23	REVISED SIP	MC
12	09.19.23	REVISED SIP	KS
13	11.27.23	REVISED SIP/ESMT	KS
14	08.14.23	REVISED TO WIC	KS
15	09.03.24	REVISED TO WUC	KS

LICENSURE NO:

ZONING DRAWINGS NOT FOR CONSTRUCTION

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

COL00152
THE CANYONS
6000 CANYONSIDE DRIVE
CASTLE PINES, CO 80108

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

1 OF 13

THE CANYONS, FILING NO. 3, 1ST AMENDMENT, TRACT S AND A
SW 1/4 SECTION 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST
PLANNING AREA I: 3600 SQ. FT.
SITE IMPROVEMENT PLAN - SIP-2023-001

Legend

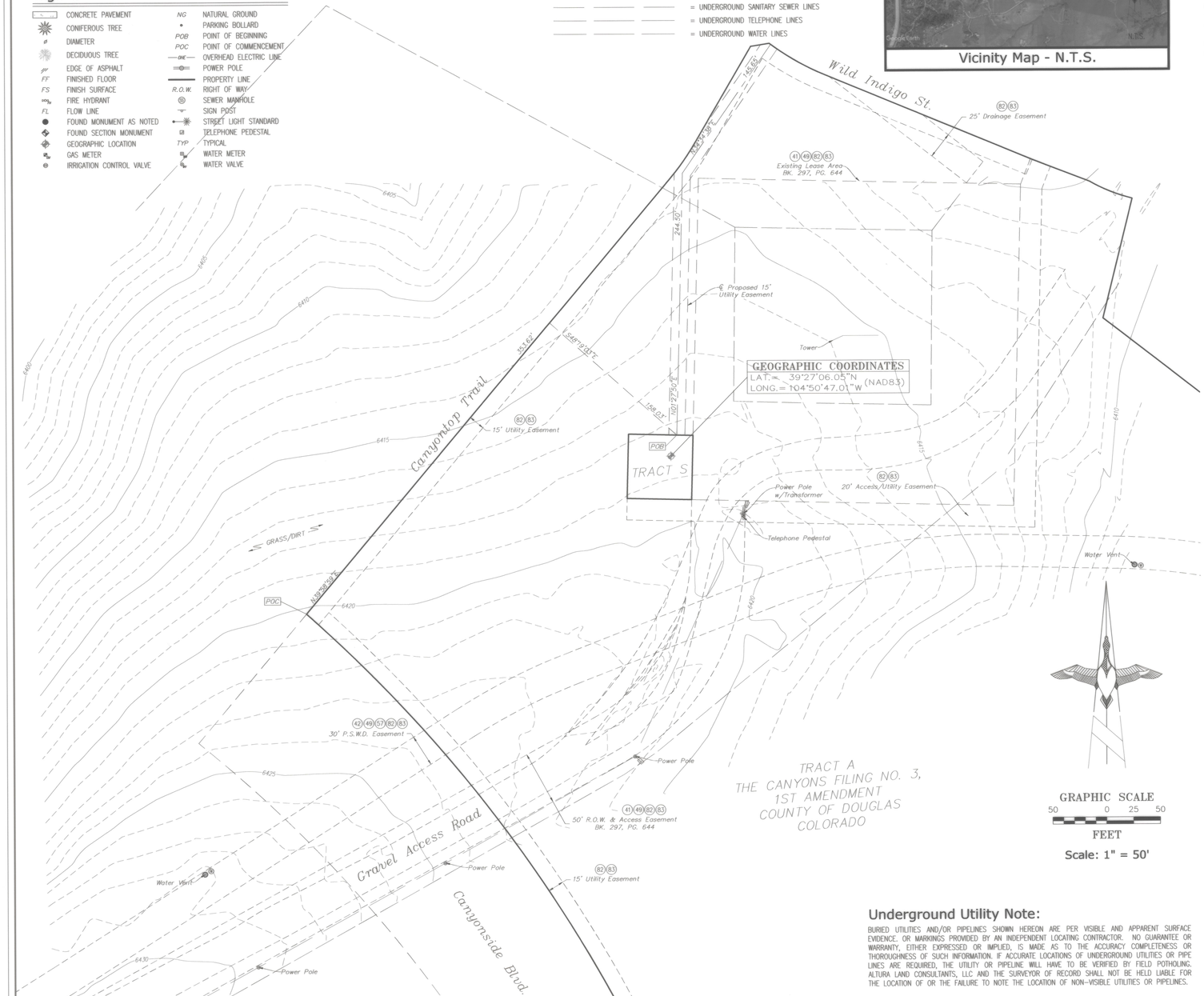
	CONCRETE PAVEMENT	NG	NATURAL GROUND
	CONIFEROUS TREE		PARKING BOLLARD
ø	DIAMETER	POB	POINT OF BEGINNING
	DECIDUOUS TREE	POC	POINT OF COMMENCEMENT
	EDGE OF ASPHALT	OHE	OVERHEAD ELECTRIC LINE
FF	FINISHED FLOOR		POWER POLE
FS	FINISH SURFACE		PROPERTY LINE
	FIRE HYDRANT	R.O.W.	RIGHT OF WAY
FL	FLOW LINE		SEWER MANHOLE
	FOUND MONUMENT AS NOTED		SIGN POST
	FOUND SECTION MONUMENT		STREET LIGHT STANDARD
	GEOGRAPHIC LOCATION	TYP	TELEPHONE PEDESTAL
	GAS METER		TYPICAL
	IRRIGATION CONTROL VALVE		WATER METER
			WATER VALVE

LINE LEGEND

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- = SECTION LINES
- = ADJOINING PARCEL BOUNDARY LINES
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- = UNDERGROUND GAS LINES
- = OVERHEAD ELECTRIC LINES
- = UNDERGROUND SANITARY SEWER LINES
- = UNDERGROUND TELEPHONE LINES
- = UNDERGROUND WATER LINES



Vicinity Map - N.T.S.



GRAPHIC SCALE
50 0 25 50
FEET
Scale: 1" = 50'

Title Report

PREPARED BY: PRIORITY TITLE & ESCROW, LLC
ORDER NO.: 102321973
EFFECTIVE DATE: OCTOBER 31, 2023

Legal Description

ALL THE REAL PROPERTY, TOGETHER WITH ANY IMPROVEMENTS, IF ANY, LYING AND BEING IN THE CITY OF CASTLE PINES, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2351-123-16-001:
TRACT A, CANYONS FILING NO. 3 – 1ST AMENDMENT (15.630 ACRES M/L)

PARCEL 2351-123-16-006:
TRACT S, CANYONS FILING NO. 3 – 1ST AMENDMENT (0.083 ACRES M/L)

BEING A PORTION OF THE PROPERTY CONVEYED TO THE CITY OF CASTLE PINES, COLORADO, BY SPECIAL WARRANTY DEED FROM SHEA CANYONS, LLC, DATED 07/25/2023 AND RECORDED 09/13/2023 AS RECEPTION NO. 2023039370.

BEING A PORTION OF THE PROPERTY CONVEYED TO SHEA CANYONS, LLC BY SPECIAL WARRANTY DEED FROM NORTH CANYONS, LLLP, DATED 12/29/2015 AND RECORDED 12/30/2015 AS RECEPTION NO. 2015092635.

Assessor's Parcel No.

2351-123-16-001 & 2351-123-16-006

Title Schedule B Exceptions

SEE SHEET LS3

Utility Easement

BEING A STRIP OF LAND 15.00 FEET IN WIDTH, LYING WITHIN A PORTION OF TRACT A, CANYONS FILING NO. 3 – 1ST AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT A; THENCE ALONG THE WESTERLY LINE OF SAID TRACT, N39°58'59"E, 353.62 FEET; THENCE DEPARTING SAID WESTERLY LINE, S48°19'03"E, 158.03 FEET TO A POINT ON THE NORTH LINE OF TRACT S, CANYONS FILING NO. 3 – 1ST AMENDMENT AND THE POINT OF BEGINNING; THENCE N01°27'50"E, 244.50 FEET; THENCE N34°34'38"E, 145.65 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF WILD INDIGO STREET AND THE END OF SAID STRIP OF LAND.

EXCEPT ANY PORTION LYING WITHIN THE RIGHT-OF-WAY OF WILD INDIGO STREET.

SIDELINES OF SAID STRIP OF LAND ARE TO BE LENGTHENED AND/OR SHORTENED TO PREVENT GAPS AND/OR OVERLAPS.

Geographic Coordinates as Shown

1983 DATUM: LATITUDE 39°27'06.05"N LONGITUDE 104°50'47.01"W

Date of Survey

MARCH 14, 2021

Basis of Bearings

THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD83).

CLASSIFICATION	MINIMUM GEOMETRIC ACCURACY STANDARD
THIRD	5.0 cm + 1: 10,000

Bench Mark

NGS CONTROL POINT "ECKHARDT", ELEVATION = 6435 FEET (NAVD 88)

Certificate of Survey

THIS IS TO CERTIFY THAT THIS TOPOGRAPHIC MAP AND IMPROVEMENTS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JESUS A. LUGO, PLS 38081

Underground Utility Note:

BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE OR MARKINGS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY COMPLETENESS OR THOROUGHNESS OF SUCH INFORMATION. IF ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD POTHOLING. ALTURA LAND CONSULTANTS, LLC AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.

THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
REFERENCE IS MADE TO A COMMITMENT FOR TITLE INSURANCE, NUMBER 102321973, ISSUED BY PRIORITY TITLE & ESCROW, LLC, AND HAVING AN EFFECTIVE DATE OF OCTOBER 31, 2023. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THE LESSOR'S LEGAL DESCRIPTION AND RECORD BOUNDARY ARE SHOWN HEREON FOR REFERENCE ONLY.
THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE LESSOR'S PROPERTY.

at&t

PROJECT INFORMATION:

THE CANYONS
COL00152
6000 CANYONSIDE DRIVE
CASTLE PINES, CO.
COUNTY OF DOUGLAS

CURRENT ISSUE DATE:
11/16/23

ISSUED FOR:
DESIGN

REV.:	DATE:	ISSUED FOR:	BY:
0	4/19/21	SUBMITTAL	JT
1	6/3/21	ADDED TITLE REPORT AND LEASE AREA	JT
2	5/17/22	RELOCATED LEASE AREA	JT
3	8/8/22	RELOCATED LEASE AREA	JT
4	11/16/22	UPDATED ACCESS EASEMENT	JT
5	1/26/23	ADDED TOPO	JT
6	11/16/23	UPDATED TITLE REPORT	JT

PLANS PREPARED FOR:
TeleMtn ENGINEERING

CONSULTANT:
ALTURA LAND CONSULTANTS
6950 S. Tucson Way, Unit C
Centennial, CO 80112
Phone: (720) 488-1303
Fax: (720) 488-1306
JOB NO. 21073

DRAWN BY:	CHK.:	APV.:
JT	JAL	JAL

LICENSURE:

SHEET TITLE:
TOPOGRAPHIC SURVEY

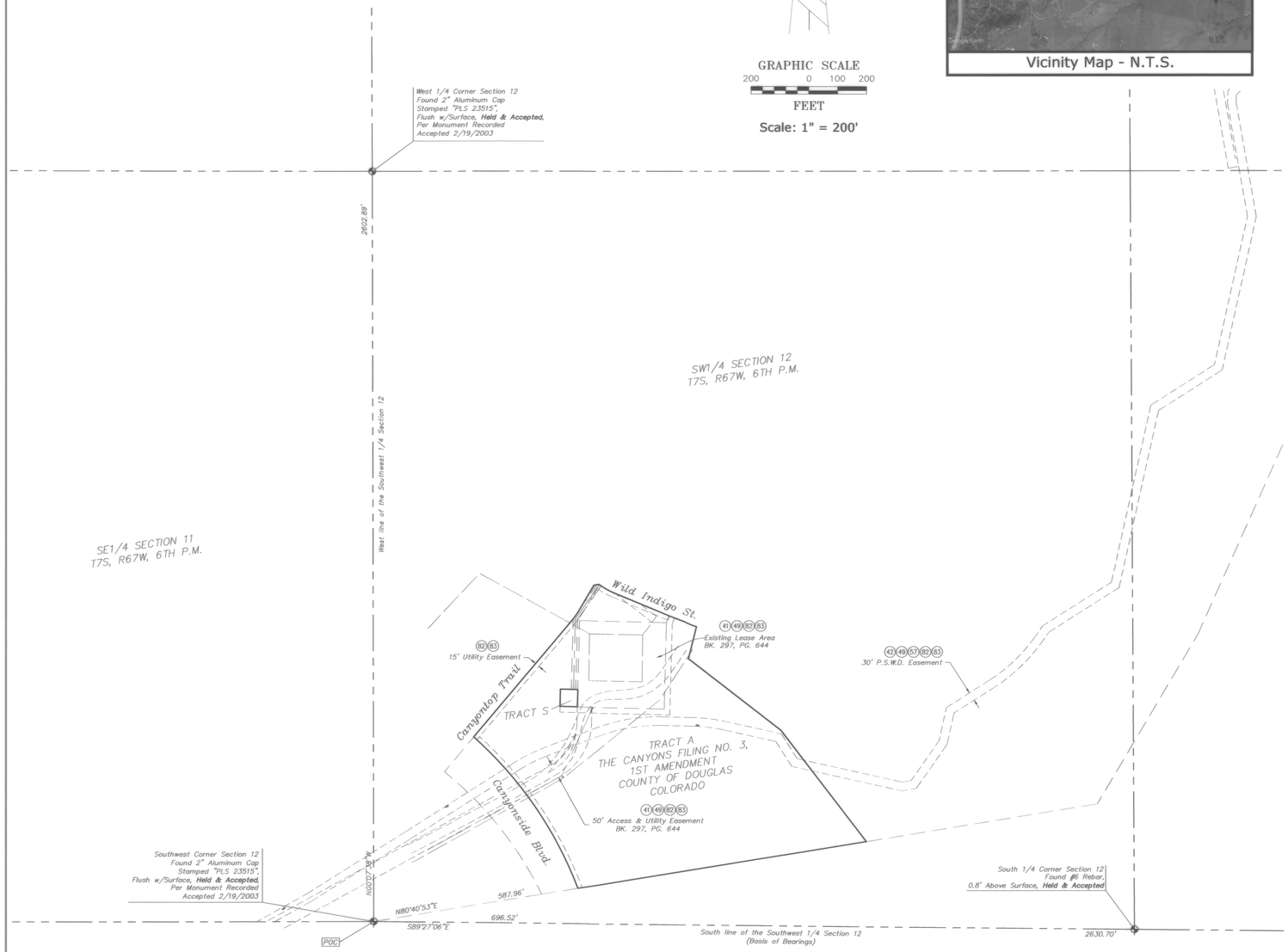
SHEET NUMBER: REVISION:
2 OF 13

THE CANYONS, FILING NO. 3, 1ST AMENDMENT, TRACT S AND A
SW 1/4 SECTION 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST
PLANNING AREA I: 3600 SQ. FT.
SITE IMPROVEMENT PLAN - SIP-2023-001

GRAPHIC SCALE
200 0 100 200
FEET
Scale: 1" = 200'



Vicinity Map - N.T.S.



Title Report

PREPARED BY: PRIORITY TITLE & ESCROW, LLC
ORDER NO.: 102321973
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Assessor's Parcel No.

2351-123-16-001 & 2351-123-16-006

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SEE SHEET LS3

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Bench Mark

NGS CONTROL POINT "ECKHARDT", ELEVATION = 6435 FEET (NAVD 88)

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at&t

PROJECT INFORMATION:
THE CANYONS
COL00152
THE CANYONS
CASTLE PINES, CO.
COUNTY OF DOUGLAS

CURRENT ISSUE DATE:
11/16/23

ISSUED FOR:
DESIGN

REV.:	DATE:	ISSUED FOR:	BY:
0	4/19/21	SUBMITTAL	JT
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PLANS PREPARED FOR:
TeleMtn ENGINEERING

CONSULTANT:
ALTURA LAND CONSULTANTS
6950 S. Tucson Way, Unit C
Centennial, CO. 80112
Phone: (720) 488-1303
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JOB NO. 21073

DRAWN BY:	CHK.:	APV.:
JT	JAL	JAL

LICENSURE:

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER: REVISION:
3 OF 13

THE CANYONS, FILING NO. 3, 1ST AMENDMENT, TRACT S AND A
SW 1/4 SECTION 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST
PLANNING AREA I: 3600 SQ. FT.
SITE IMPROVEMENT PLAN - SIP-2023-001

Title Report

PREPARED BY: PRIORITY TITLE & ESCROW, LLC
ORDER NO.: 102321973
EFFECTIVE DATE: OCTOBER 31, 2023

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Title Schedule B Exceptions

10. RESERVATION TO THE UNITED STATES OF ALL COAL AND OTHER MINERALS AS CONTAINED IN PATENT RECORDED APRIL 6, 1928 IN BOOK 12 AT PAGE 450, AND ANY ASSIGNMENTS THEREOF OR INTERESTS THEREIN. **(BLANKET IN NATURE).**

11. PATENTS RECORDED:
A. BOOK X, PAGE 80; B. BOOK X, PAGE 436; C. BOOK X, PAGE 477; D. BOOK X, PAGE 489; E. BOOK X, PAGE 553; F. BOOK X, PAGE 554. **(BLANKET IN NATURE).**

12. UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS AND OTHER MINERAL RIGHTS, AS RESERVED BY THE FEDERAL LAND BANK OF WICHITA TO VICTOR CHRISTENSEN IN DEED RECORDED MARCH 1, 1945 IN BOOK 96, PAGE 487, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. **(BLANKET IN NATURE).**

13. RIGHTS, TITLE, TERMS AND CONDITIONS CONTAINED IN DEED FROM WILLIAM M. WHITE, JR. TO PATRICK F. DEPREZ, TRUSTEE, RECORDED OCTOBER 11, 1973 IN BOOK 253, PAGE 430, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. **(BLANKET IN NATURE).**

14. RIGHT OF ACCESS THROUGH SUBJECT PROPERTY IN FAVOR OF CLIFFORD H. STEVENS AND VASHTIE ALBERTA STEVENS, IN JOINT TENANCY, AS GRANTED BY WILLIAM M. WHITE, JR. BY INSTRUMENT RECORDED APRIL 23, 1969 IN BOOK 192, PAGE 476. **(BLANKET IN NATURE).**

15. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE CHERRY CREEK BASIN AUTHORITY, AS EVIDENCED BY INSTRUMENT RECORDED MAY 06, 1988, IN BOOK 790 AT PAGE 718. **(BLANKET IN NATURE).**

16. NONTRIBUTARY GROUND WATER CONSENT LANDOWNERSHIP STATEMENTS BY THE HARVEY ALPERT FAMILY PARTNERSHIP RECORDED APRIL 11, 2003 UNDER RECEPTION NOS. 2003050736, 2003050737, 2003050738, 2003050739 AND 20030507 40. **(BLANKET IN NATURE).**

17. NONTRIBUTARY GROUND WATER CONSENT LANDOWNERSHIP STATEMENTS BY CANYONS-1, LLC RECORDED APRIL 11, 2003 UNDER RECEPTION NOS. 2003050741, 2003050742, 2003050743, 2003050744 AND 2003050745. **(BLANKET IN NATURE).**

18. NON-TRIBUTARY GROUND WATER CONSENT LANDOWNERSHIP STATEMENTS BY CANYONS-2, LLC RECORDED APRIL 11, 2003 UNDER RECEPTION NOS. 2003050746, 2003050747, 2003050748, 2003050749, 2003050750 AND OCTOBER 9, 2003 UNDER RECEPTION NO. 2003148999. **(BLANKET IN NATURE).**

19. NON-TRIBUTARY GROUND WATER CONSENT LANDOWNERSHIP STATEMENTS BY JUDGE, INC. RECORDED APRIL 11, 2003 UNDER RECEPTION NOS. 2003050751, 2003050752, 2003050753, 2003050754 AND 2003050755. **(BLANKET IN NATURE).**

20. NON-TRIBUTARY GROUND WATER CONSENT LANDOWNERSHIP STATEMENTS BY HAPPY CANYON PARTNERS RECORDED APRIL 11, 2003 UNDER RECEPTION NOS. 2003050756, 2003050757, 2003050758, 2003050759 AND 2003050760. **(BLANKET IN NATURE).**

21. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE PARKER WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JULY 31, 2003, UNDER RECEPTION NO. 2003114340. **(BLANKET IN NATURE).**

22. AFFECTS OF DECREE BY WATER COURT IN CASE NUMBER 81 CW417, RECORDED SEPTEMBER 7, 2005, UNDER RECEPTION NO. 2005085035. **(BLANKET IN NATURE).**

23. AFFECTS OF DECREE BY WATER COURT IN CASE NUMBER 88CW059, RECORDED SEPTEMBER 7, 2005, UNDER RECEPTION NO. 2005085034. **(BLANKET IN NATURE).**

24. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT REGARDING DEDICATION OF RIGHT OF WAY FOR HESS ROAD RECORDED NOVEMBER 30, 2009 UNDER UNDER RECEPTION NO. 2009089909 AND RECORDED NOVEMBER 30, 2009 UNDER RECEPTION NO. 2009090052. **(DOES NOT AFFECT SUBJECT PROPERTY).**

25. MATTERS SET FORTH ON ANNEXATION MAP NO. 2 TO THE CITY OF CASTLE PINES NORTH RECORDED DECEMBER 29, 2009 UNDER RECEPTION NO. 2009100327. **(BLANKET IN NATURE).**

26. ANNEXATION ORDINANCE RECORDED DECEMBER 29, 2009 UNDER RECEPTION NO. 2009100326. **(BLANKET IN NATURE).**

27. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION AND DEVELOPMENT AGREEMENT FOR THE CANYONS, AS DISCLOSED BY MEMORANDUM THEREOF RECORDED DECEMBER 29, 2009 UNDER RECEPTION NO. 2009100331. **(BLANKET IN NATURE).**

28. ORDINANCE APPROVING ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED DECEMBER 29, 2009 UNDER RECEPTION NO. 2009100330. **(BLANKET IN NATURE).**

29. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN THE CANYONS PLANNED DEVELOPMENT RECORDED DECEMBER 29, 2009 UNDER RECEPTION NO. 2009100333. **(BLANKET IN NATURE).**

30. ORDINANCE APPROVING THE CANYONS PLANNED DEVELOPMENT RECORDED DECEMBER 29, 2009 UNDER RECEPTION NO. 2009100332. **(BLANKET IN NATURE).**

31. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE OF THE CITY OF CASTLE PINES NORTH, COLORADO APPROVING VESTED PROPERTY RIGHTS ASSOCIATED WITH A PLANNED DEVELOPMENT AND AN ANNEXATION AND DEVELOPMENT AGREEMENT FOR THE CANYONS NORTH PROPERTY RECORDED DECEMBER 29, 2009 UNDER RECEPTION NO. 2009100334. **(BLANKET IN NATURE).**

32. RESERVATION OF ALL OIL, GAS, AND ALL MINERAL PRODUCED IN ASSOCIATION THEREWITH, AND ALL OTHER MINERALS OF ANY KIND OR CHARACTER, TOGETHER WITH EXECUTIVE RIGHTS WITH RESPECT TO THE SAME AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED DECEMBER 30, 2015 AT 2015092635.
NOTE: RELINQUISHMENT OF SURFACE RIGHTS IN CONNECTION THEREWITH RECORDED DECEMBER 30, 2015 AT RECEPTION NO. 2015092640. **(BLANKET IN NATURE).**

Title Schedule B Exceptions

33. COVENANTS, CONDITIONS, RESTRICTIONS AND PROVISIONS AS SET FORTH IN RESTRICTIVE COVENANT RECORDED DECEMBER 30, 2015 AT RECEPTION NO. 2015092642, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, AND ANY AND ALL AMENDMENTS, ASSIGNMENTS, OR ANNEXATIONS THERETO. **(BLANKET IN NATURE).**

34. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE INFRASTRUCTURE CONSTRUCTION AGREEMENT, AS EVIDENCED BY MEMORANDUM OF INFRASTRUCTURE CONSTRUCTION AGREEMENT RECORDED DECEMBER 30, 2015 AT RECEPTION NO. 2015092643. **(BLANKET IN NATURE).**

35. COVENANTS, CONDITIONS, RESTRICTIONS AND PROVISIONS AS SET FORTH IN DECLARATION OF COVENANTS IMPOSING AND IMPLEMENTING THE NORTH CANYONS PUBLIC IMPROVEMENTS FEE RECORDED DECEMBER 30, 2015 AT RECEPTION NO. 2015092387, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, AND ANY AND ALL AMENDMENTS, ASSIGNMENTS, OR ANNEXATIONS THERETO. **(BLANKET IN NATURE).**

36. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE TEMPORARY ACCESS EASEMENTS RECORDED DECEMBER 30, 2015 AT RECEPTION NO. 2015092636, RECORDED DECEMBER 30, 2015 AT RECEPTION NO. 2015092637, RECORDED DECEMBER 30, 2015 AT RECEPTION NO. 2015092638 AND RECORDED DECEMBER 30, 2015 AT RECEPTION NO. 2015092639. **(DOES NOT AFFECT SUBJECT PROPERTY).**

37. ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE CANYONS METROPOLITAN DISTRICT NO. 5, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 9, 2015 AT RECEPTION NO. 2015088051. NOTE: SPECIAL DISTRICT PUBLIC DISCLOSURE RECORDED FEBRUARY 9, 2016 AT RECEPTION NO. 2016007397. **(BLANKET IN NATURE).**

38. ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE CANYONS METROPOLITAN DISTRICT NO. 6, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 9, 2015 AT RECEPTION NO. 2015088052.
NOTE: SPECIAL DISTRICT PUBLIC DISCLOSURE RECORDED FEBRUARY 9, 2016 AT RECEPTION NO. 2016007394. **(BLANKET IN NATURE).**

39. ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE CANYONS METROPOLITAN DISTRICT NO. 7, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 9, 2015 AT RECEPTION NO. 2015088053.
NOTE: SPECIAL DISTRICT PUBLIC DISCLOSURE RECORDED FEBRUARY 9, 2016 AT RECEPTION NO. 2016007393. **(BLANKET IN NATURE).**

40. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE EMERGENCY ACCESS EASEMENT AGREEMENT (THE CANYONS) RECORDED DECEMBER 15, 2014 AT RECEPTION NO. 2014073011. **(NOT A PLOTTABLE ITEM).**

(41) EASEMENTS, NOTES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT OF THE CANYONS SUPERBLOCK PLAT NO. 1, RECORDED DECEMBER 18, 2015 AT RECEPTION NO. 2015090038. **(PLOTTED HEREON).**

(42) TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE EASEMENT AGREEMENT (SEWER AND WATER LINES) RECORDED DECEMBER 23, 2015 AT RECEPTION NO. 2015091293.
NOTE: FIRST AMENDMENT TO EASEMENT AGREEMENT (SEWER AND WATER LINES) RECORDED MAY 4, 2018 AT RECEPTION NO. 2018026809. **(PLOTTED HEREON).**
VACATION OF EASEMENT RECORDED OCTOBER 31, 2018 AT RECEPTION NO. 2018066426.
VACATION OF EASEMENT RECORDED OCTOBER 31, 2018 AT RECEPTION NO. 2018066427.
VACATION OF EASEMENT RECORDED MARCH 19, 2019 AT RECEPTION NO. 2019013813.

43. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE MASTER REIMBURSEMENT AGREEMENT, AS EVIDENCED BY MEMORANDUM OF MASTER REIMBURSEMENT AGREEMENT RECORDED DECEMBER 30, 2015 AT RECEPTION NO. 2015092644. **(BLANKET IN NATURE).**

44. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE NOTICE OF ASSIGNMENT AND COVENANT RECORDED DECEMBER 30, 2015 AT RECEPTION NO. 2015092647. **(BLANKET IN NATURE).**

45. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE RIGHT OF WAY EASEMENT TO BLACK HILLS/COLORADO GAS UTILITY COMPANY, LP D/B/A BLACK HILLS ENERGY, RECORDED DECEMBER 30, 2015 AT RECEPTION NO. 2015092388. **(DOES NOT AFFECT SUBJECT PROPERTY).**

46. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE GENERAL RIGHT-OF-WAY EASEMENT RECORDED APRIL 8, 2016 AT RECEPTION NO. 2016021087. **(DOES NOT AFFECT SUBJECT PROPERTY).**

47. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE RESOLUTION CONCERNING THE IMPOSITION OF A FACILITIES FEE RECORDED FEBRUARY 4, 2016 AT RECEPTION NO. 2016006883. **(BLANKET IN NATURE).**

48. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE REGIONAL TRANSPORTATION DISTRICT (RTD), AS EVIDENCED BY INSTRUMENT(S) RECORDED MARCH 3, 2016 AT RECEPTION NO. 2016012841. **(BLANKET IN NATURE).**

(49) EASEMENTS, NOTES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT OF IN THE CANYONS SUPERBLOCK PLAT NO. 2 RECORDED JULY 6, 2018 AT RECEPTION NO. 2018040799
NOTE: TECHNICAL CORRECTION CERTIFICATE RECORDED JULY 19, 2018 AT RECEPTION NO. 201843632. **(PLOTTED HEREON).**

50. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN UTILITY UNDERGROUND ACCESS EASEMENT RECORDED SEPTEMBER 17, 2018 AT RECEPTION NO. 2018056864. **(DOES NOT AFFECT SUBJECT PROPERTY).**

51. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE 50-FOOT NON-EXCLUSIVE EASEMENT AGREEMENT RECORDED OCTOBER 31, 2018 AT RECEPTION NO. 2018066428. **(DOES NOT AFFECT SUBJECT PROPERTY).**

52. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE 50-FOOT NON-EXCLUSIVE EASEMENT AGREEMENT RECORDED OCTOBER 31, 2018 AT RECEPTION NO. 2018066430. **(DOES NOT AFFECT SUBJECT PROPERTY).**

53. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE 30-FOOT EXCLUSIVE EASEMENT AGREEMENT RECORDED OCTOBER 31, 2018 AT RECEPTION NO. 2018066434. **(DOES NOT AFFECT SUBJECT PROPERTY).**

54. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE 30-FOOT EXCLUSIVE EASEMENT AGREEMENT RECORDED OCTOBER 31, 2018 AT RECEPTION NO. 2018066435. **(DOES NOT AFFECT SUBJECT PROPERTY).**

55. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE 30-FOOT EXCLUSIVE EASEMENT AGREEMENT RECORDED OCTOBER 31, 2018 AT RECEPTION NO. 2018066436. **(DOES NOT AFFECT SUBJECT PROPERTY).**

56. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE 30-FOOT EXCLUSIVE EASEMENT AGREEMENT RECORDED OCTOBER 31, 2018 AT RECEPTION NO. 2018066438. **(DOES NOT AFFECT SUBJECT PROPERTY).**

(57) TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE 30-FOOT EXCLUSIVE EASEMENT AGREEMENT RECORDED OCTOBER 31, 2018 AT RECEPTION NO. 2018066447. **(PLOTTED HEREON).**

58. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE 50-FOOT NON-EXCLUSIVE EASEMENT AGREEMENT RECORDED OCTOBER 31, 2018 AT RECEPTION NO. 2018066450. **(DOES NOT AFFECT SUBJECT PROPERTY).**

Title Schedule B Exceptions

59. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE 30-FOOT EXCLUSIVE EASEMENT AGREEMENT RECORDED OCTOBER 31, 2018 AT RECEPTION NO. 2018066451. **(DOES NOT AFFECT SUBJECT PROPERTY).**

60. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE 30-FOOT EXCLUSIVE EASEMENT AGREEMENT RECORDED OCTOBER 31, 2018 AT RECEPTION NO. 2018066452. **(DOES NOT AFFECT SUBJECT PROPERTY).**

61. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE 30-FOOT EXCLUSIVE EASEMENT AGREEMENT RECORDED OCTOBER 31, 2018 AT RECEPTION NO. 2018066454. **(DOES NOT AFFECT SUBJECT PROPERTY).**

62. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE 30-FOOT EXCLUSIVE EASEMENT AGREEMENT RECORDED OCTOBER 31, 2018 AT RECEPTION NO. 2018066456. **(DOES NOT AFFECT SUBJECT PROPERTY).**

63. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE 30-FOOT EXCLUSIVE EASEMENT AGREEMENT RECORDED OCTOBER 31, 2018 AT RECEPTION NO. 2018066457. **(DOES NOT AFFECT SUBJECT PROPERTY).**

64. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE 30-FOOT EXCLUSIVE EASEMENT AGREEMENT RECORDED OCTOBER 31, 2018 AT RECEPTION NO. 2018066459. **(DOES NOT AFFECT SUBJECT PROPERTY).**

65. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE PROJECT SUBDIVISION IMPROVEMENT AGREEMENT RECORDED NOVEMBER 1, 2018 AT RECEPTION NO. 2018066716. **(BLANKET IN NATURE).**

66. EASEMENTS, NOTES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT OF THE CANYONS FILING NO. 1, RECORDED NOVEMBER 29, 2018 AT RECEPTION NO. 2018071777. **(DOES NOT AFFECT SUBJECT PROPERTY).**

67. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDED DECEMBER 10, 2018 AT RECEPTION NO. 2018073806. **(BLANKET IN NATURE).**

68. AMENDMENTS RECORDED DECEMBER 24, 2018 AT RECEPTION NO. 2018076556; DECEMBER 26, 2018 AT RECEPTION NO. 2018076661; AND MAY 17, 2019 AT RECEPTION NO. 2019027063 AND MAY 11, 2021 AT RECEPTION NO. 2021061016 AND MAY 11, 2021 AT RECEPTION NO. 2021061017. **(BLANKET IN NATURE).**

69. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDED DECEMBER 10, 2018 AT RECEPTION NO. 2018073807. **(BLANKET IN NATURE).**

70. AMENDMENTS RECORDED MARCH 1, 2019 AT RECEPTION NO. 2019010710; NOVEMBER 12, 2019 AT RECEPTION NO. 2019076721 AND DECEMBER 31, 2019 AT RECEPTION NO. 2019089791. **(BLANKET IN NATURE).**

71. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AND EASEMENTS CONTAINED IN THE EASEMENT AGREEMENT RECORDED FEBRUARY 26, 2019 AT RECEPTION NO. 2019009838. **(DOES NOT AFFECT SUBJECT PROPERTY).**

72. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AND EASEMENTS CONTAINED IN THE EXCLUSIVE EASEMENT AGREEMENT RECORDED MARCH 19, 2019 RECEPTION NO. 2019013815. **(DOES NOT AFFECT SUBJECT PROPERTY).**

73. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AND EASEMENTS CONTAINED IN THE EASEMENT AND RIGHT-OF-WAY GRANT MARCH 28, 2019 AT RECEPTION NO. 2019015969. **(DOES NOT AFFECT SUBJECT PROPERTY).**

74. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE UTILITY UNDERGROUND ACCESS EASEMENT RECORDED OCTOBER 27, 2020 AT RECEPTION NO. 2020104037. **(DOES NOT AFFECT SUBJECT PROPERTY).**

75. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE CANYONS METROPOLITAN DISTRICT NO. 2 AND 3 AS EVIDENCED BY INSTRUMENT(S) RECORDED DECEMBER 21, 2020 AT RECEPTION NO. 2020126115, DECEMBER 22, 2020 AT RECEPTION NO. 2020127571 AND MARCH 8, 2021 AT RECEPTION NO. 2021029271. **(DOES NOT AFFECT SUBJECT PROPERTY).**

76. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE 30-FOOT EXCLUSIVE EASEMENT AGREEMENT RECORDED MARCH 1, 2023 AT RECEPTION NO. 2023008535. **(DOES NOT AFFECT SUBJECT PROPERTY).**

77. SITE SIA (CANYONS FILING #3) RECORDED 04/05/2023 AT RECEPTION NO. 2023014112.
FIRST AMENDMENT TO SITE SIA (CANYONS FILING #3) RECORDED 05/19/2023 AT RECEPTION NO. 2023021278. **(BLANKET IN NATURE).**

78. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE 50-FOOT NON-EXCLUSIVE EASEMENT AGREEMENT RECORDED 04/12/20238 AT RECEPTION NO. 2023015158. **(DOES NOT AFFECT SUBJECT PROPERTY).**

79. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE 30-FOOT EXCLUSIVE EASEMENT AGREEMENT RECORDED 04/12/2023 AT RECEPTION NO. 2023015161. **(DOES NOT AFFECT SUBJECT PROPERTY).**

80. THIRD AMENDMENT TO ANNEXATION DEVELOPMENT AGREEMENT RECORDED 04/17/2023 AT RECEPTION NO. 2023015928. **(BLANKET IN NATURE).**

81. TEMPORARY CONSTRUCTION AND ACCESS AGREEMENT RECORDED 09/13/2023 AT RECEPTION NO. 2023039372. **(BLANKET IN NATURE).**

(82) ALL MATTERS SHOWN ON PLAT FOR THE CANYONS FILING NO. 3 RECORDED 04/05/2023 AT RECEPTION NO. 2023014111. **(PLOTTED HEREON).**

(83) ALL MATTERS SHOWN ON PLAT FOR THE CANYONS FILING NO. 3, 1ST AMENDMENT, RECORDED 05/19/2023 AS RECEPTION NO. 2023021279. **(PLOTTED HEREON).**

at&t

PROJECT INFORMATION:

THE CANYONS
COL00152
THE CANYONS
CASTLE PINES, CO.
COUNTY OF DOUGLAS

CURRENT ISSUE DATE:
11/16/23

ISSUED FOR:
DESIGN

REV.:	DATE:	ISSUED FOR:	BY:
0	4/19/21	SUBMITTAL	JT
1	6/3/21	ADDED TITLE REPORT AND LEASE AREA	JT
2	5/17/22	RELOCATED LEASE AREA	JT
3	8/8/22	RELOCATED LEASE AREA	JT
4	11/16/22	UPDATED ACCESS EASEMENT	JT
5	1/26/23	ADDED TOPO	JT
6	11/16/23	UPDATED TITLE REPORT	JT

PLANS PREPARED FOR:

TeleMtn ENGINEERING

CONSULTANT:

ALTURA LAND CONSULTANTS
6950 S. Tucson Way, Unit C
Centennial, CO 80112
Phone: (720) 488-1303
Fax: (720) 488-1306

JOB NO. 21073

DRAWN BY:	CHK.:	APV.:
JT	JAL	JAL

LICENSURE:

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER: REVISION:
4 OF 13

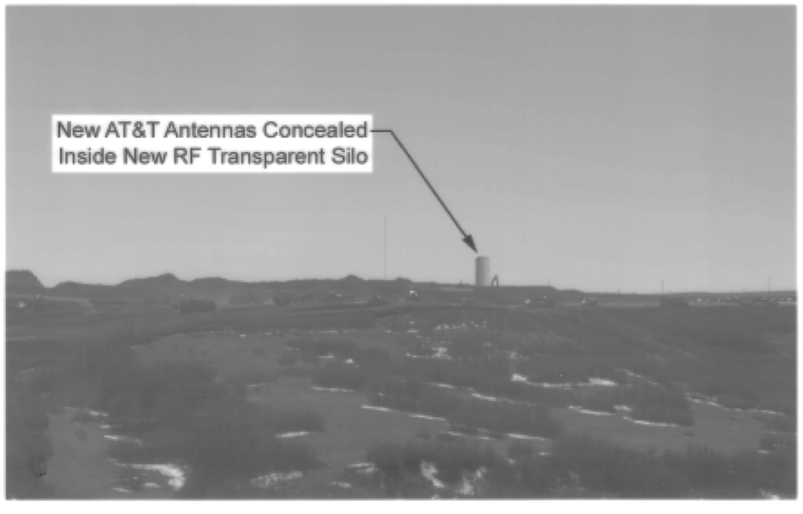
THE CANYONS, FILING NO. 3, 1ST AMENDMENT, TRACT S AND A
SW 1/4 SECTION 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST
PLANNING AREA I: 3600 SQ. FT.
SITE IMPROVEMENT PLAN - SIP-2023-001

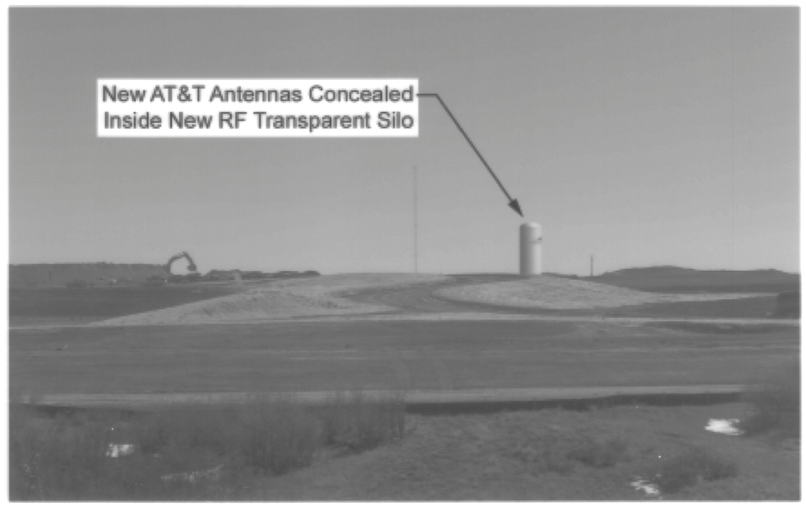


Existing View from the North



Existing View from the West





APPROVAL CERTIFICATE	
ENGINEERING	LOH / 9-12-2024 INITIALS / DATE
PLANNING	INITIALS / DATE 9-12-24
OWNER	INITIALS / DATE 7/26/24
LESSEE MOU Rec # 2023052764	INITIALS / DATE

1	PHOTO SIMULATIONS

SCALE: NTS
SCALE: NTS
NOT TO SCALE

at&t
7670 SOUTH CHESTER STREET
ENGLEWOOD, CO. 80112

smartlink

PLANS PREPARED BY:

TeleMtn ENGINEERING
PO BOX 19188
GOLDEN, CO 80402
303-596-6804

Rev:	Date:	Description:	By:
10	05/22/23	SIP	MC
11	07/28/23	REVISED SIP	MC
12	09.19.23	REVISED SIP	KS
13	11.27.23	REVISED SIP/ESMT	KS
14	08.14.23	REVISED TO WIC	KS
15	09.03.24	REVISED TO WUC	KS

LICENSURE NO:

ZONING DRAWINGS NOT FOR CONSTRUCTION

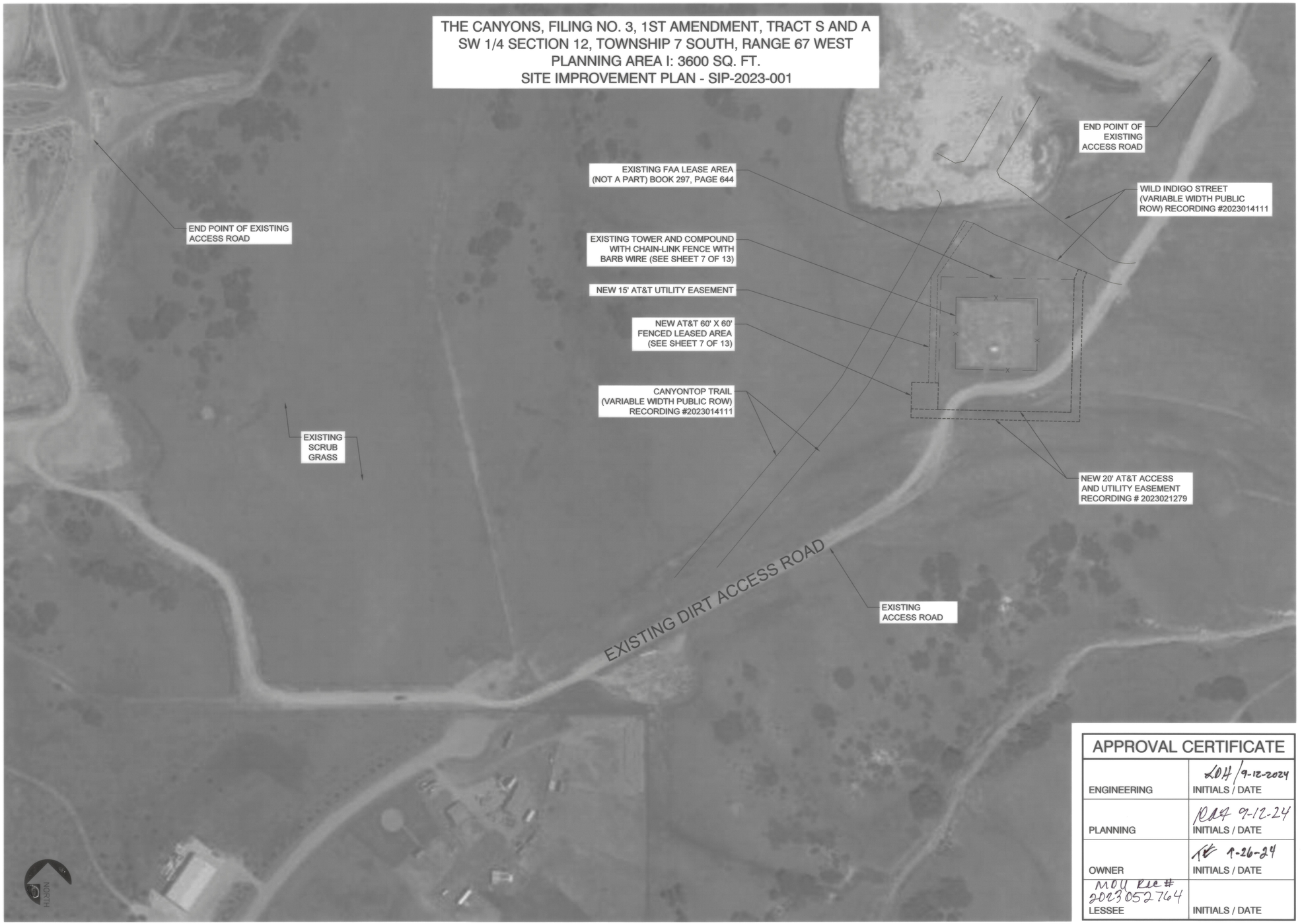
DRAWN BY:	CHK BY:	APV BY:
KS	MC	KS

COL00152
THE CANYONS
6000 CANYONSIDE DRIVE
CASTLE PINES, CO 80108

SHEET TITLE:
PHOTO SIMULATIONS

SHEET NUMBER:
5 OF 13

THE CANYONS, FILING NO. 3, 1ST AMENDMENT, TRACT S AND A
SW 1/4 SECTION 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST
PLANNING AREA I: 3600 SQ. FT.
SITE IMPROVEMENT PLAN - SIP-2023-001



APPROVAL CERTIFICATE	
ENGINEERING	LDH / 9-12-2024 INITIALS / DATE
PLANNING	RDH 9-12-24 INITIALS / DATE
OWNER	TE 9-26-24 INITIALS / DATE
MOU Rec # 2023052764 LESSEE	INITIALS / DATE

1	OVERALL ACCESS ROAD	SCALE: NTS	NOT TO SCALE
		SCALE: NTS	

at&t
7670 SOUTH CHESTER STREET
ENGLEWOOD, CO. 80112

smartlink

PLANS PREPARED BY:

TeleMtn ENGINEERING
PO BOX 19188
GOLDEN, CO 80402
303-596-6804

Rev:	Date:	Description:	By:
10	05/22/23	SIP	MC
11	07/28/23	REVISED SIP	MC
12	09.19.23	REVISED SIP	KS
13	11.27.23	REVISED SIP/ESMT	KS
14	08.14.23	REVISED TO WIC	KS
15	09.03.24	REVISED TO WUC	KS

LICENSURE NO:

ZONING DRAWINGS NOT FOR CONSTRUCTION

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

COL00152
THE CANYONS
6000 CANYONSIDE DRIVE
CASTLE PINES, CO 80108

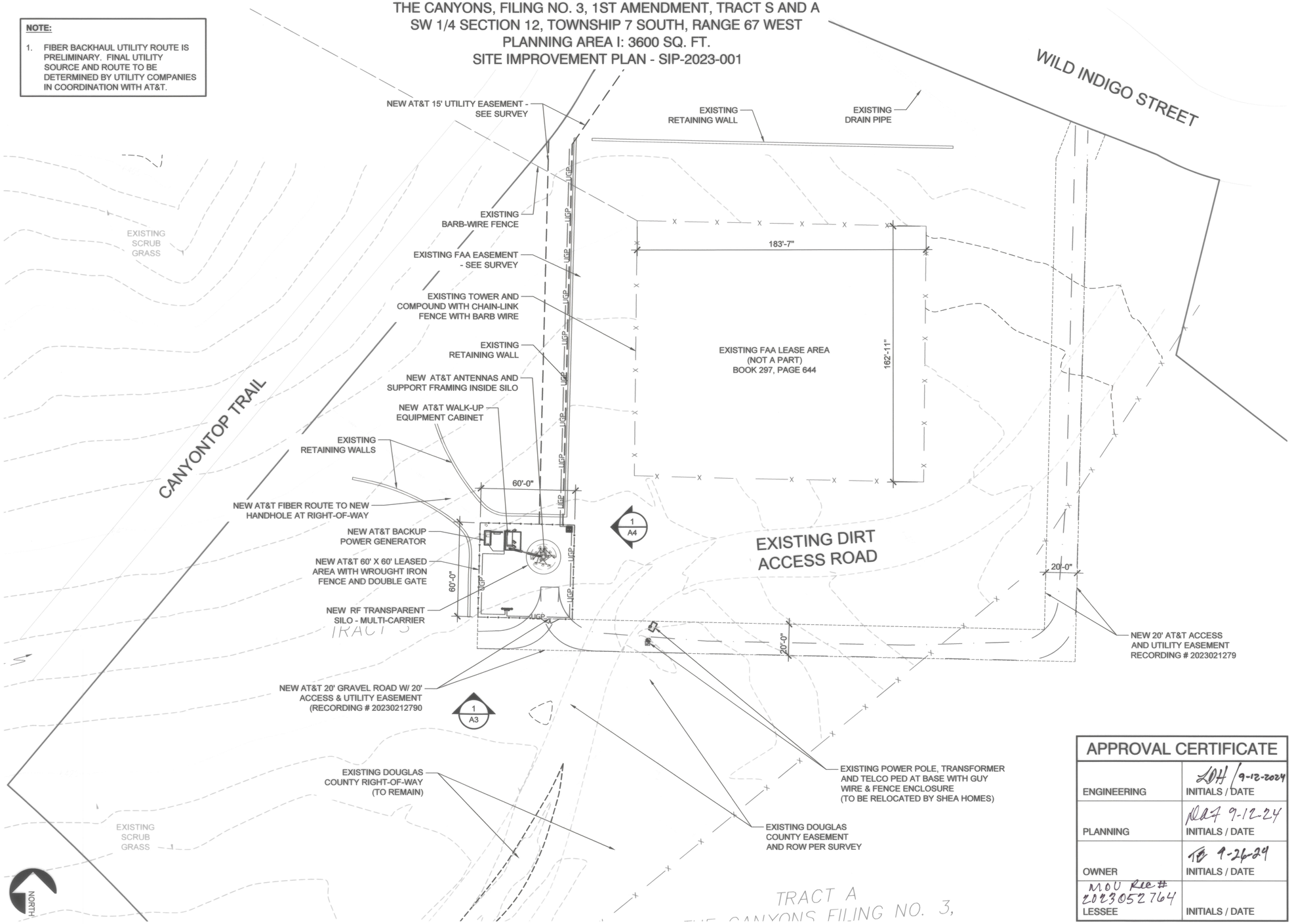
SHEET TITLE:
OVERALL ACCESS ROAD

SHEET NUMBER:
6 OF 13

NOTE:

1. FIBER BACKHAUL UTILITY ROUTE IS PRELIMINARY. FINAL UTILITY SOURCE AND ROUTE TO BE DETERMINED BY UTILITY COMPANIES IN COORDINATION WITH AT&T.

THE CANYONS, FILING NO. 3, 1ST AMENDMENT, TRACT S AND A
SW 1/4 SECTION 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST
PLANNING AREA I: 3600 SQ. FT.
SITE IMPROVEMENT PLAN - SIP-2023-001



APPROVAL CERTIFICATE	
ENGINEERING	LDH 9-12-2024 INITIALS / DATE
PLANNING	MAT 9-12-24 INITIALS / DATE
OWNER	TE 9-26-24 INITIALS / DATE
LESSEE MOU Rec # 2023052764	INITIALS / DATE

1 OVERALL SITE PLAN

SCALE: 1" = 60'-0" (11X17)
SCALE: 1" = 30'-0" (24X36)
0' 30' 60' 120'

at&t
7670 SOUTH CHESTER STREET
ENGLEWOOD, CO. 80112

smartlink

PLANS PREPARED BY:
TeleMtn ENGINEERING
PO BOX 19188
GOLDEN, CO 80402
303-596-6804

Rev:	Date:	Description:	By:
10	05/22/23	SIP	MC
11	07/28/23	REVISED SIP	MC
12	09.19.23	REVISED SIP	KS
13	11.27.23	REVISED SIP/ESMT	KS
14	08.14.23	REVISED TO WIC	KS
15	09.03.24	REVISED TO WUC	KS

LICENSURE NO:

ZONING DRAWINGS NOT FOR CONSTRUCTION

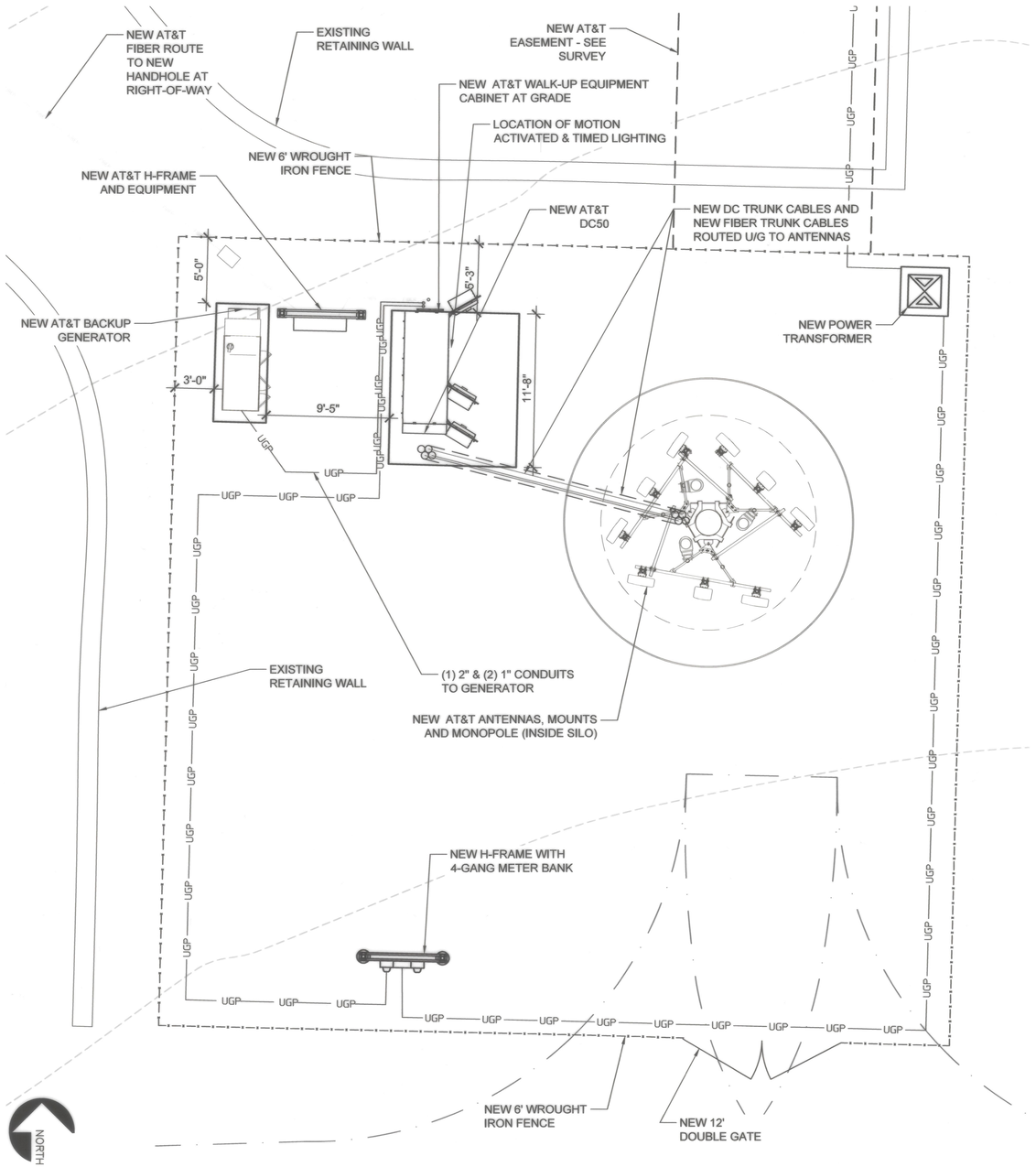
DRAWN BY:	CHK BY:	APV BY:
KS	MC	KS

COL00152
THE CANYONS
6000 CANYONSIDE DRIVE
CASTLE PINES, CO 80108

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
7 OF 13

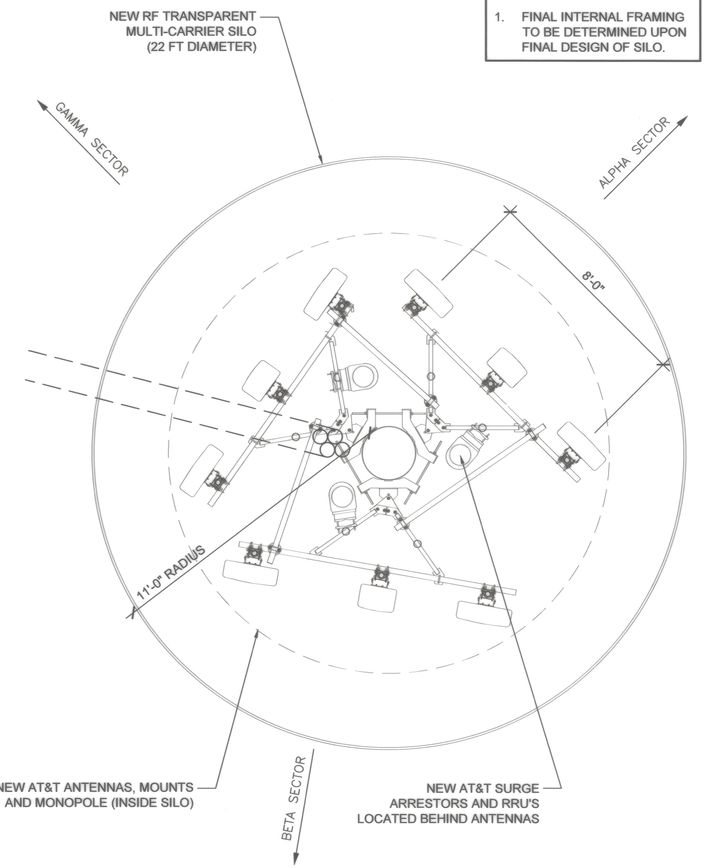
THE CANYONS, FILING NO. 3, 1ST AMENDMENT, TRACT S AND A
SW 1/4 SECTION 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST
PLANNING AREA I: 3600 SQ. FT.
SITE IMPROVEMENT PLAN - SIP-2023-001



1 ENLARGED SITE PLAN

SCALE: 1" = 10'-0" (11X17)
SCALE: 1" = 5'-0" (24X36)

0' 5' 10' 20'



NOTE:

1. FINAL INTERNAL FRAMING TO BE DETERMINED UPON FINAL DESIGN OF SILO.

2 TYPICAL ANTENNA PLAN

SCALE: 3/16" = 1'-0" (11X17)
SCALE: 3/8" = 1'-0" (24X36)

0' 5' 10'

APPROVAL CERTIFICATE

ENGINEERING	LDH / 9-12-2024 INITIALS / DATE
PLANNING	RAF 9-12-24 INITIALS / DATE
OWNER	TF 9/26/24 INITIALS / DATE
LESSEE MOU Rec # 2023052764	INITIALS / DATE

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ENGLEWOOD, CO. 80112

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PLANS PREPARED BY:
TeleMtn ENGINEERING
PO BOX 19188
GOLDEN, CO 80402
303-596-6804

Rev:	Date:	Description:	BY:
10	05/22/23	SIP	MC
11	07/28/23	REVISED SIP	MC
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13	11.27.23	REVISED SIP/ESMT	KS
14	08.14.23	REVISED TO WIC	KS
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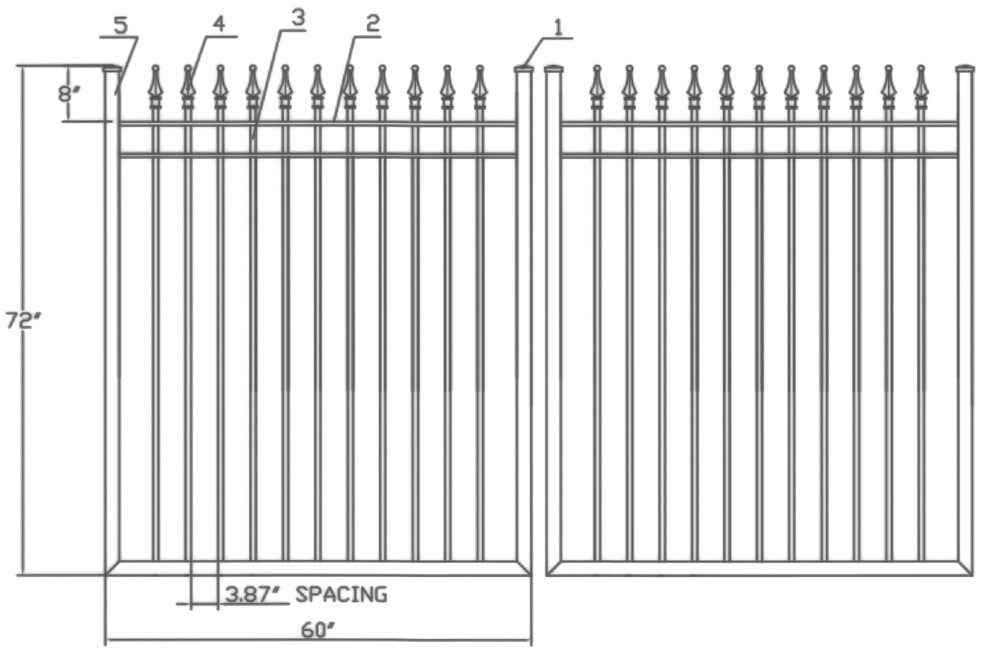
SHEET TITLE:
ENLARGED SITE PLAN & ANTENNA PLAN

SHEET NUMBER:
8 OF 13

THE CANYONS, FILING NO. 3, 1ST AMENDMENT, TRACT S AND A
SW 1/4 SECTION 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST
PLANNING AREA I: 3600 SQ. FT.
SITE IMPROVEMENT PLAN - SIP-2023-001

6'H X 10'W STRONGHOLD IRON DOUBLE WALK GATE
SIGNATURE GRADE - STYLE #1: CLASSIC

PERIMETER FENCING
IRON•FENCE SHOP
ESTATE GATES
www.ironfenceshop.com
(800) 261-2729



NO.	MATERIAL	QTY
1	CAST IRON CAP	4
2	1 1/2"X1/2"X1/8"	4
3	3/4"X3/4"X16ga	22
4	CAST IRON FINIAL	22
5	2"X2"X14ga	6

TP0605-CGD

NOTE:
1. FENCE TO BE PAINTED BLACK.

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OWNER	INITIALS / DATE 9/26/24
LESSEE MOU Rec # 2023052764	INITIALS / DATE

1 FENCE DETAILS
N.T.S.

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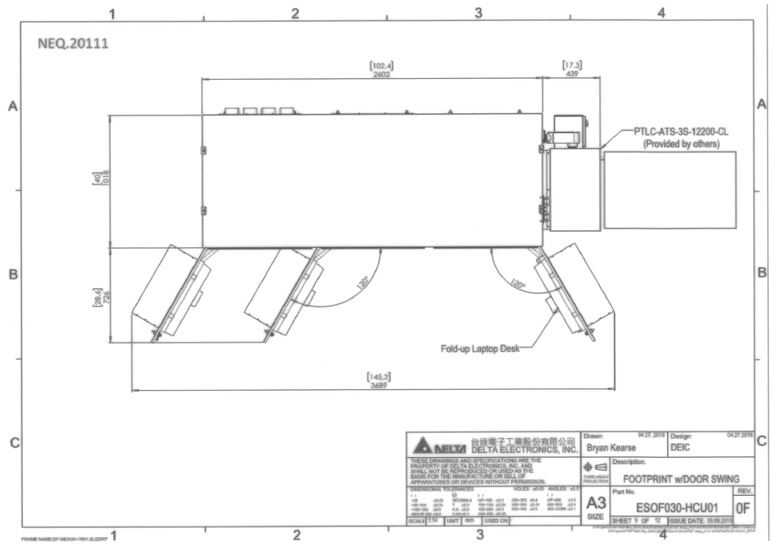
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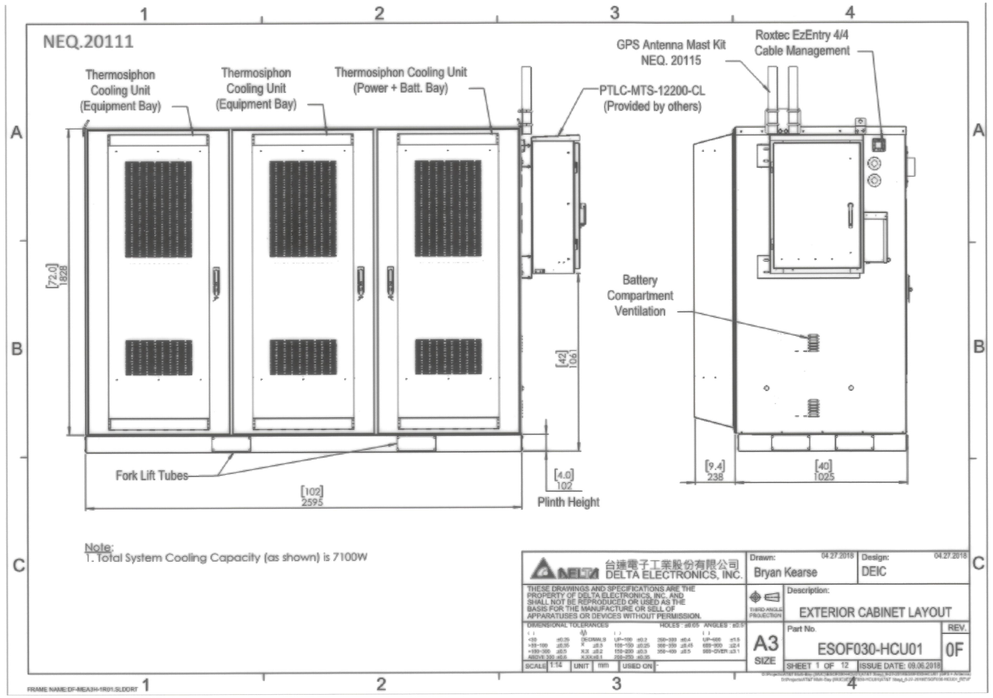
SHEET TITLE:
FENCE DETAILS

SHEET NUMBER:
9 OF 13

THE CANYONS, FILING NO. 3, 1ST AMENDMENT, TRACT S AND A
SW 1/4 SECTION 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST
PLANNING AREA I: 3600 SQ. FT.
SITE IMPROVEMENT PLAN - SIP-2023-001



1 WALK-IN CABINET DETAILS
N.T.S.





GLW 12V AC or DC LED Motion Sensor Flood Light,10W Mini IP65 Waterproof Outdoor Light,900LM,6000K,Daylight White Security Light with PIR,80W Halogen Bulb Equivalent[NO Plug]

2 MOTION ACTIVATED LIGHT
SCALE: N.T.S.

NOTE:
1. CABINET TO BE PAINTED BEIGE.

APPROVAL CERTIFICATE

ENGINEERING	LDH/9-12-2024 INITIALS / DATE
PLANNING	INITIALS / DATE
OWNER	INITIALS / DATE
LESSEE MOU Rec # 20230527764	INITIALS / DATE

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SHEET TITLE:
WALK-UP CABINET DETAILS

SHEET NUMBER:
10 OF 13

THE CANYONS, FILING NO. 3, 1ST AMENDMENT, TRACT S AND A
SW 1/4 SECTION 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST
PLANNING AREA I: 3600 SQ. FT.
SITE IMPROVEMENT PLAN - SIP-2023-001

SD030 | 2.2L | 30 kW

INDUSTRIAL DIESEL GENERATOR SET

EPA Certified Stationary Emergency

GENERAC | INDUSTRIAL POWER

Standby Power Rating
30 kW, 38 kVA, 60 Hz

Prime Power Rating*
27 kW, 34 kVA, 60 Hz

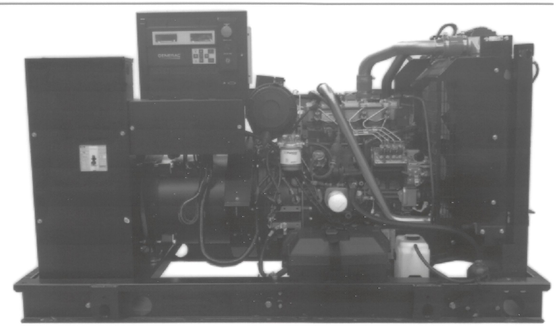


Image used for illustration purposes only

ISO 9001:2008

USA Assembled in the USA using domestic and foreign parts

*EPA Certified Prime ratings are not available in the US or its Territories

APPLICATION AND ENGINEERING DATA

ENGINE SPECIFICATIONS

General

Make	Perkins
EPA Emissions Compliance	Stationary Emergency
EPA Emissions Reference	See Emission Data Sheet
Cylinder #	4
Type	In-Line
Displacement - in^3 (L)	135 (2.22)
Bore - in (mm)	3.3 (84)
Stroke - in (mm)	3.9 (100)
Compression Ratio	23.3:1
Intake Air Method	Turbocharged
Cylinder Head	Cast Iron
Piston Type	Aluminum
Crankshaft Type	Forged Steel

Engine Governing

Governor	Electronic Isochronous
Frequency Regulation (Steady State)	±0.5%

Lubrication System

Oil Pump Type	Gear
Oil Filter Type	Full-Flow
Crankcase Capacity - qt (L)	11.2 (10.6)

Cooling System

Cooling System Type	Closed Recovery
Water Pump Type	Pre-Lubed, Self Sealing
Fan Type	Pusher
Fan Speed - RPM	1,980
Fan Diameter - in (mm)	18 (457)

Fuel System

Fuel Type	Ultra Low Sulfur Diesel Fuel #2
Fuel Specifications	ASTM
Fuel Filtering (Microns)	5
Fuel Inject Pump	Distribution Injection Pump
Fuel Pump Type	Engine Driven Gear
Injector Type	Mechanical
Fuel Supply Line - in (mm)	0.31 (7.9) ID
Fuel Return Line - in (mm)	0.2 (4.8) ID

Engine Electrical System

System Voltage	12 VDC
Battery Charger Alternator	Standard
Battery Size	See Battery Index 0161970SBY
Battery Voltage	12 VDC
Ground Polarity	Negative

OPERATING DATA

POWER RATINGS

		Standby
Single-Phase 120/240 VAC @1.0pf	30 kW	Amps: 125
Three-Phase 120/208 VAC @0.8pf	30 kW	Amps: 104
Three-Phase 120/240 VAC @0.8pf	30 kW	Amps: 90
Three-Phase 277/480 VAC @0.8pf	30 kW	Amps: 45
Three-Phase 346/600 VAC @0.8pf	30 kW	Amps: 36

MOTOR STARTING CAPABILITIES (skVA)

skVA vs. Voltage Dip

277/480 VAC	30%	208/240 VAC	30%
K0035124Y21	61	K0035124Y21	46
K0040124Y21	76	K0040124Y21	58
K0050124Y21	98	K0050124Y21	75

FUEL CONSUMPTION RATES*

Fuel Pump Lift- ft (m)
3 (1)

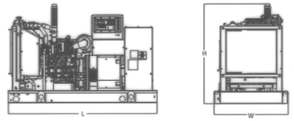
Total Fuel Pump Flow (Combustion + Return) - gph (Lph)
16.6 (63)

Diesel - gph (Lph)

Percent Load	Standby
25%	1.0 (3.7)
50%	1.4 (5.2)
75%	2.0 (7.5)
100%	2.8 (10.5)

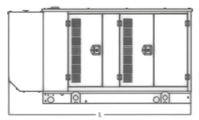
* Fuel supply installation must accommodate fuel consumption rates at 100% load.

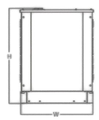
DIMENSIONS AND WEIGHTS*



OPEN SET (Includes Exhaust Flex)

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg)
No Tank	-	76.0 (1,930) x 37.4 (950) x 44.8 (1,138)	1,641 (745)
19	54 (204)	76.0 (1,930) x 37.4 (950) x 57.8 (1,468)	2,121 (963)
47	132 (501)	76.0 (1,930) x 37.4 (950) x 69.8 (1,773)	2,351 (1,067)
75	211 (799)	76.0 (1,930) x 37.4 (950) x 81.8 (2,078)	2,560 (1,162)
107	300 (1,136)	92.9 (2,360) x 37.4 (950) x 81.8 (2,078)	2,623 (1,190)





WEATHER PROTECTED ENCLOSURE

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - in (mm)	Weight - lbs (kg) Enclosure Only: Steel	Aluminum
No Tank	-	94.8 (2,409) x 38.0 (965) x 49.5 (1,258)		
19	54 (204)	94.8 (2,409) x 38.0 (965) x 62.5 (1,588)		
47	132 (501)	94.8 (2,409) x 38.0 (965) x 74.5 (1,893)	372 (170)	241 (110)
75	211 (799)	94.8 (2,409) x 38.0 (965) x 86.5 (2,198)		
107	300 (1,136)	94.8 (2,409) x 38.0 (965) x 86.5 (2,198)		

NOTE:

1. GENERATOR ENCLOSURE TO BE PAINTED BEIGE.

APPROVAL CERTIFICATE	
ENGINEERING	KDH / 9-12-2024 INITIALS / DATE
PLANNING	INITIALS / DATE 9-12-24
OWNER	INITIALS / DATE 7/26/24
LESSEE	MOU Rec'd #2023052764 INITIALS / DATE

1 | GENERATOR DETAILS

N.T.S.

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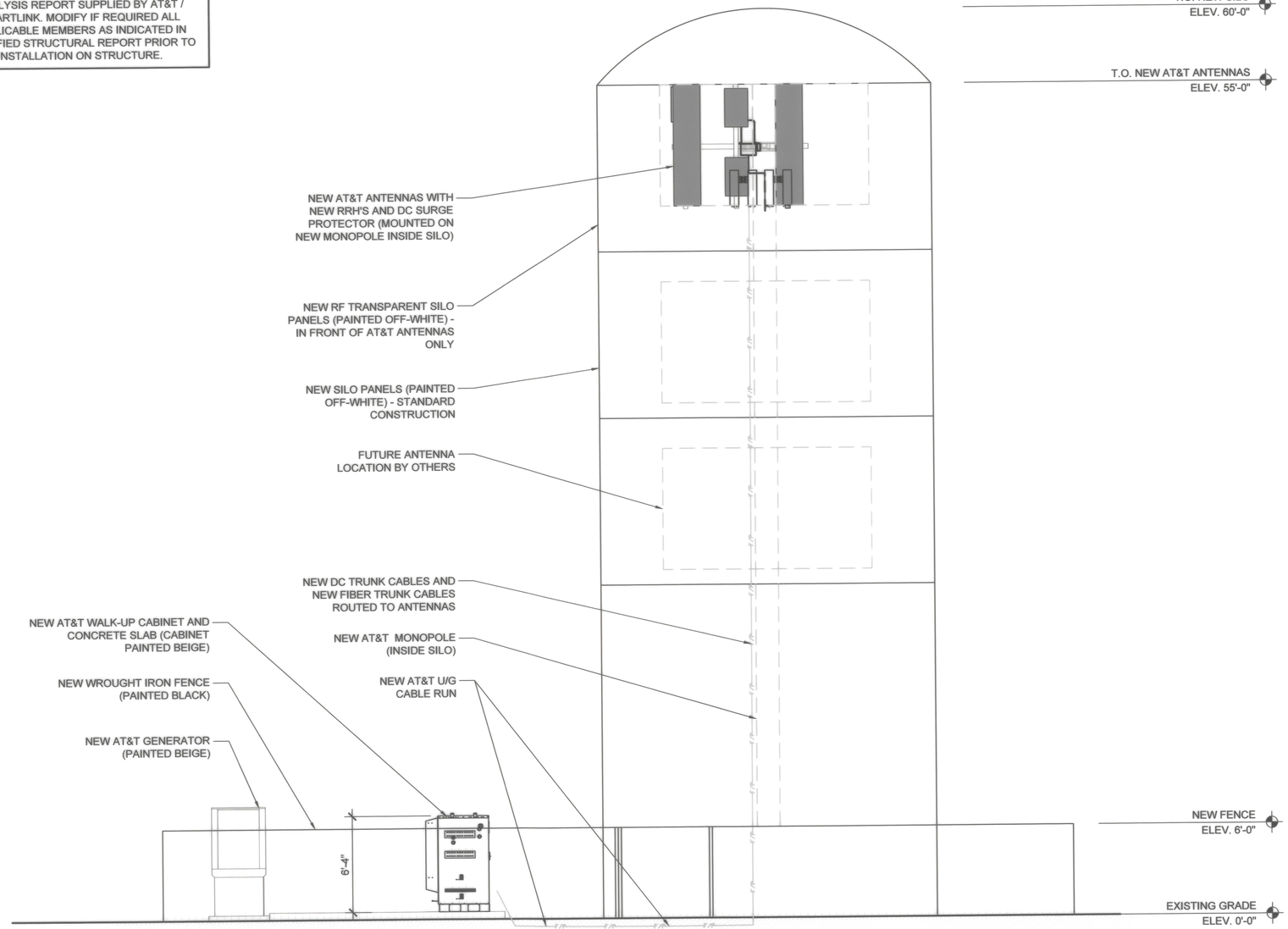
SHEET TITLE:
GENERATOR DETAILS

SHEET NUMBER:
11 OF 13

STRUCTURAL NOTES / STRUCTURAL SERVICES COMPLIANCE NOTE:

NO WORK SHALL COMMENCE WITHOUT THE APPROVED STRUCTURAL TOWER/ANTENNA/MOUNT ANALYSIS REPORT (SIGNED AND SEALED) TO BE PROVIDED UNDER SEPARATE COVER. CONTRACTOR PRIOR TO CONSTRUCTION SHALL REVIEW THE APPROVED TOWER/ANTENNA/MOUNT ANALYSIS REPORT SUPPLIED BY AT&T / SMARTLINK. MODIFY IF REQUIRED ALL APPLICABLE MEMBERS AS INDICATED IN CERTIFIED STRUCTURAL REPORT PRIOR TO INSTALLATION ON STRUCTURE.

THE CANYONS, FILING NO. 3, 1ST AMENDMENT, TRACT S AND A
SW 1/4 SECTION 12, TOWNSHIP 7 SOUTH, RANGE 67 WEST
PLANNING AREA I: 3600 SQ. FT.
SITE IMPROVEMENT PLAN - SIP-2023-001



1 NEW SOUTH ELEVATION

SCALE: 1/8" = 1'-0" (11X17)
SCALE: 1/4" = 1'-0" (24X36)
0' 4' 8' 16'

APPROVAL CERTIFICATE	
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PLANNING	MM 9-12-24 INITIALS / DATE
OWNER	TE 9/26/24 INITIALS / DATE
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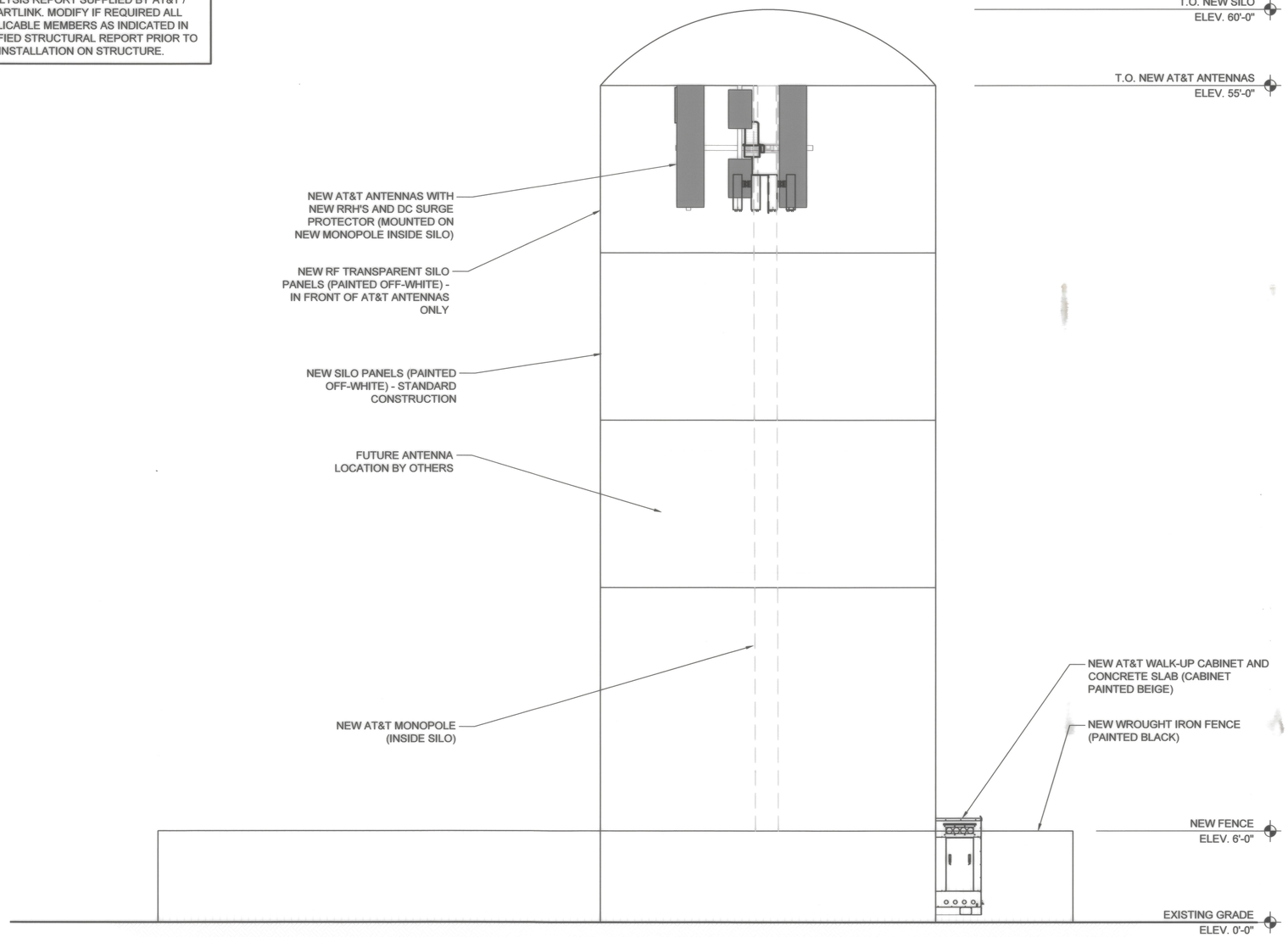
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NEW SOUTH ELEVATION

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12 OF 13

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1 NEW WEST ELEVATION

SCALE: 1/8" = 1'-0" (11X17)
SCALE: 1/4" = 1'-0" (24X36)

0' 4' 8' 16'

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PLANNING	MLL 9-12-24 INITIALS / DATE
OWNER	TB 9/26/24 INITIALS / DATE
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NEW EAST ELEVATION

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