



T-MOBILE SITE #: DN01630A
SITE NAME: DEL MAR PLAZA
SITE ADDRESS: 1030 HAVANA STREET
AURORA, CO 80010

APPROVAL SIGNATURE BLOCK

THE FOLLOWING PARTIES HAVE REVIEWED THESE DOCUMENTS.
ALL DOCUMENTS ARE SUBJECT TO REVISION BY THE LOCAL ZONING
BUILDING DEPARTMENTS AND MAY IMPOSE CHANGES OR MODIFICATIONS.

<div><div></div><div>PROJECT MANAGER (PRINT)</div></div>	<div><div></div><div>PROJECT MANAGER</div></div>	<div><div><input type="checkbox"/> APPROVED <input type="checkbox"/> REJECTED</div></div>	<div><div></div><div>DATE</div></div>
<div><div></div><div>RF ENGINEER (PRINT)</div></div>	<div><div></div><div>RF ENGINEER</div></div>	<div><div><input type="checkbox"/> APPROVED <input type="checkbox"/> REJECTED</div></div>	<div><div></div><div>DATE</div></div>
<div><div></div><div>SITE ACQUISITION (PRINT)</div></div>	<div><div></div><div>SITE ACQUISITION</div></div>	<div><div><input type="checkbox"/> APPROVED <input type="checkbox"/> REJECTED</div></div>	<div><div></div><div>DATE</div></div>
<div><div></div><div>T-MOBILE QUALITY ASSURANCE (PRINT)</div></div>	<div><div></div><div>T-MOBILE QUALITY ASSURANCE</div></div>	<div><div><input type="checkbox"/> APPROVED <input type="checkbox"/> REJECTED</div></div>	<div><div></div><div>DATE</div></div>



SITE NUMBER:
DN01630A

LOCATION:
1030 HAVANA STREET
AURORA, CO 80010

20'-0" ROOFTOP

ZONING DRAWINGS

PROPERTY OWNER:	EXCELL DEL MAR PLAZA GROUP LLC 3400 E. BAYAUD AVE. SUITE 290
SITE ADDRESS:	1030 HAVANA STREET AURORA, CO 80010
COUNTY:	ARAPAHOE COUNTY
LATITUDE:	39.731411°
LONGITUDE:	-104.865111°
GROUND ELEVATION:	5393' NAVD88
OCCUPANCY TYPE:	UNMANNED
ZONING JURISDICTION:	CITY OF AURORA
ZONING CODE:	B-1
PARCEL NUMBER:	1973-02-3-09-002
POWER PROVIDER:	TBD
TELCO PROVIDER:	TBD

A&E SERVICES:
POWDER RIVER ENGINEERING SERVICES, LLC.
219 S. WOODDALE AVE.
EAGLE, ID 83616
CONTACT: BRANDON SAENZ
PHONE: (815) 375-3535
EMAIL: brandon.saenz@powderriverdev.com

ENGINEERING:
POWDER RIVER ENGINEERING SERVICES, LLC.
219 S. WOODDALE AVE.
EAGLE, ID 83616
CONTACT: DON GEORGE, PE, SE, MLSE
PHONE: (208) 602-6469
EMAIL: don.george@powderriverdev.com

APPLICANT:
T-MOBILE WEST LLC
18400 E. 22ND AVENUE
AURORA, CO 80011
CONTACT: KATHY HOFFMAN-GILLIS
PHONE: (612) 875-8956
EMAIL: kathy.hoffmanagillis11@t-mobile.com

FROM T-MOBILE OFFICE, 18400 E. 22ND AVENUE, AURORA, CO 80011:

DEPART E. 22ND AVENUE TOWARD TOWER ROAD. TURN LEFT ONTO TOWER ROAD. TAKE RAMP LEFT FOR I-70 W/US-36 W/TUSKEGEE
ARMEN MEMORIAL HWY. AT EXIT 282, TAKE RAMP RIGHT FOR I-225 SOUTH TOWARD COLORADO SPRINGS/AURORA. AT EXIT 9, TAKE RAMP
RIGHT AND FOLLOW SIGNS FOR CO-30. TURN RIGHT ONTO CO-30/6TH AVE. TURN RIGHT ONTO N HAVANA ST. ARRIVE AT DNO1630A DEL
MAR PLAZA - 1030 HAVANA STREET, AURORA, CO 80010.

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

[illegible]

INSTALL (6) ANTENNAS, (2) ANTENNA PER SECTOR, TYPICAL OF (3) SECTORS, ON EXISTING ROOFTOP WITH RF TRANSPARENT SCREEN WALLS. INSTALL (9) RADIO UNITS, (3) ROOFTOP JUNCTION BOXES & (9) LONG HYBRID JUMPERS FOR ANTENNAS. INSTALL T-MOBILE EQUIPMENT ON NEW 10'X12' EQUIPMENT PLATFORM WITH RF TRANSPARENT SCREEN WALLS WITHIN A 15'X15' T-MOBILE LEASE AREA ON EXISTING ROOFTOP. ALL VISIBLE T-MOBILE EQUIPMENT (INCLUDING RF TRANSPARENT SCREEN WALLS AND ANTENNAS) TO BE PAINTED TO MATCH EXISTING BUILDING.

BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE
ELECTRICAL CODE: 2014 NATIONAL ELECTRICAL CODE

T-MOBILE WEST, LLC
18400 E. 22ND AVENUE
AURORA, CO 80011



LICENSE #:	N/A
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REVISIONS			
REV	DATE	DESCRIPTION	INT
A	05/02/17	ISSUED FOR REVIEW 90%	BCM

PRELIMINARY
NOT FOR
CONSTRUCTION

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

SITE INFORMATION

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DEL MAR PLAZA
1030 HAVANA STREET
AURORA, CO 80010

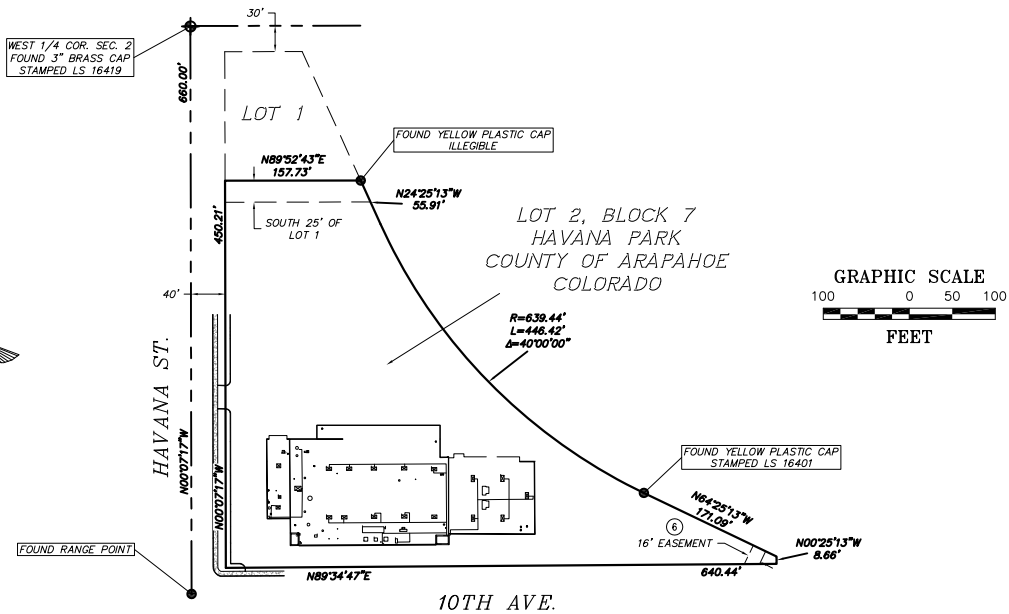
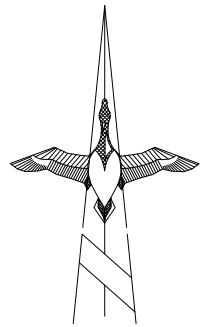
SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

Boundary Detail
Scale: 1" = 100'



Title Report

PREPARED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
ORDER NO.: 01-17013953-015
EFFECTIVE DATE: FEBRUARY 23, 2017

Legal Description

ALL OF LOT 2, BLOCK 7, HAVANA PARK, AND THAT PART OF LOT 1, BLOCK 7, HAVANA PARK, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH ALONG THE WEST LINE OF SAID LOT, 25 FEET; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT TO THE EASTERLY BOUNDARY LINE OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE EASTERLY BOUNDARY LINE TO THE SOUTHEAST CORNER OF SAID LOT; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT TO THE POINT OF BEGINNING.

Assessor's Parcel No.

1973-02-3-09-002

Easements

(1) A DEED OF TRUST TO SECURE AN INDEBTEDNESS OF THE AMOUNT STATED BELOW AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF:
AMOUNT: \$3,250,000.00
TRUSTOR: EXCEL DEL MAR PLAZA GROUP LLC
TRUSTEE: PUBLIC TRUSTEE OF ARAPAHOE COUNTY, COLORADO
BENEFICIARY: GUARANTY BANK AND TRUST COMPANY
DATED: 02/29/2016
RECORDED: 03/01/2016
DOC#: D6021151

NOTE: ASSIGNMENT OF LEASES AND RENTS, RECORDED 03/01/2016, AS INSTRUMENT NO. D6021152 OF ARAPAHOE COUNTY RECORDS.
NOTE: HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT, RECORDED 03/01/2016, AS INSTRUMENT NO. D6021153 OF ARAPAHOE COUNTY RECORDS.
NOTE: DISBURSER'S NOTICE, RECORDED 03/07/2016, AS INSTRUMENT NO. D6023186 OF ARAPAHOE COUNTY RECORDS. **(BLANKET IN NATURE).**

(2) UNIFORM COMMERCIAL CODE INSTRUMENT EXECUTED BY EXCEL DEL MAR PLAZA GROUP LLC, DEBTOR, IN FAVOR OF GUARANTY BANK AND TRUST COMPANY, CREDITOR, RECORDED 03/07/2016, AS BOOK, PAGE OF ARAPAHOE COUNTY RECORDS. **(BLANKET IN NATURE).**

(3) U.S. PATENT, RECORDED 10/26/1892 AS BOOK 470, PAGE 65 OF ARAPAHOE COUNTY RECORDS. **(NOT A PLOTTABLE ITEM).**

(4) PLAT OF HAVANA PARK, AS RECORDED IN PLAT BOOK 13, PAGE(S) 20 OF ARAPAHOE COUNTY RECORDS. **(NO EASEMENTS AFFECTING SUBJECT PROPERTY PER PLAT).**

(5) PROTECTIVE AND RESTRICTIVE COVENANTS, RECORDED 12/17/1968 AS BOOK 997, PAGE 36 OF ARAPAHOE COUNTY RECORDS. **(BLANKET IN NATURE).**

(6) EASEMENT IN FAVOR OF CITY OF AURORA, RECORDED 07/14/1975, AS BOOK 2353, PAGE 262 OF ARAPAHOE COUNTY RECORDS. **(PLOTTED HEREON).**

(7) UNRECORDED LEASE, BY AND BETWEEN GOLD STAMP COMPANY OF DALLAS, LESSOR(S) AND DOTTIE J. REALTY CO., LESSEE(S), DATED 01/31/1975.

NOTE: ASSIGNMENT OF SUBLEASE RECORDED 12/01/1976, AS BOOK 2523, PAGE 682 OF ARAPAHOE COUNTY RECORDS. **(BLANKET IN NATURE).**

(8) MEMORANDUM OF SHOPPING CENTER LEASE BY AND BETWEEN JOHN W. LUSCHE, EUGENE D. WERNER AND CHARLES R. HERBISON, LESSOR(S) AND ALBERTSON'S, INC., LESSEE(S), RECORDED 12/01/1976, AS BOOK 2523, PAGE 696 OF THE ARAPAHOE COUNTY RECORDS.

NOTE: FIRST AMENDMENT TO MEMORANDUM OF SHOPPING CENTER LEASE, RECORDED 03/14/1977, AS BOOK 2560, PAGE 748 OF ARAPAHOE COUNTY RECORDS. **(BLANKET IN NATURE).**

(9) SHORT FORM LEASE BY AND BETWEEN DEL MAR PARKWAY, A JOINT VENTURE, LESSOR(S) AND ECKERO'S ARVADA PLAZA, INC., LESSEE(S), RECORDED 12/22/1976, AS BOOK 2631, PAGE 12 OF THE ARAPAHOE COUNTY RECORDS. **(BLANKET IN NATURE).**

(10) COVENANT WITH THE CITY OF AURORA, RECORDED 01/15/1977 AS BOOK 2539, PAGE 782 OF ARAPAHOE COUNTY RECORDS. **(BLANKET IN NATURE).**

(11) SHORT FORM LEASE BY AND BETWEEN DEL MAR PLAZA GROUP, LLC, LESSOR(S) AND FAMILY DOLLAR STORES OF COLORADO, INC., LESSEE(S), RECORDED 05/19/2005, AS INSTRUMENT NO. B5072813 OF THE ARAPAHOE COUNTY RECORDS. **(NOT A PLOTTABLE ITEM).**

(12) STATEMENT OF AUTHORITY OF DEL MAR PLAZA GROUP, LLC, RECORDED 11/09/2012 AS INSTRUMENT NO. D2130151 OF THE ARAPAHOE COUNTY RECORDS. **(BLANKET IN NATURE).**

Legend

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

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

THIS DOES NOT REPRESENT A MONUMENTED SURVEY.

REFERENCE IS MADE TO A COMMITMENT FOR TITLE INSURANCE, NUMBER 01-17013953-015, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND HAVING AN EFFECTIVE DATE OF FEBRUARY 23, 2017. 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.**

Lease Area/Access & Utility Easements

TO BE DETERMINED

Geographic Coordinates as Shown

1983 DATUM: LATITUDE 39°43'53.08"N LONGITUDE 104°51'54.40"W

Date of Survey

MARCH 28, 2017

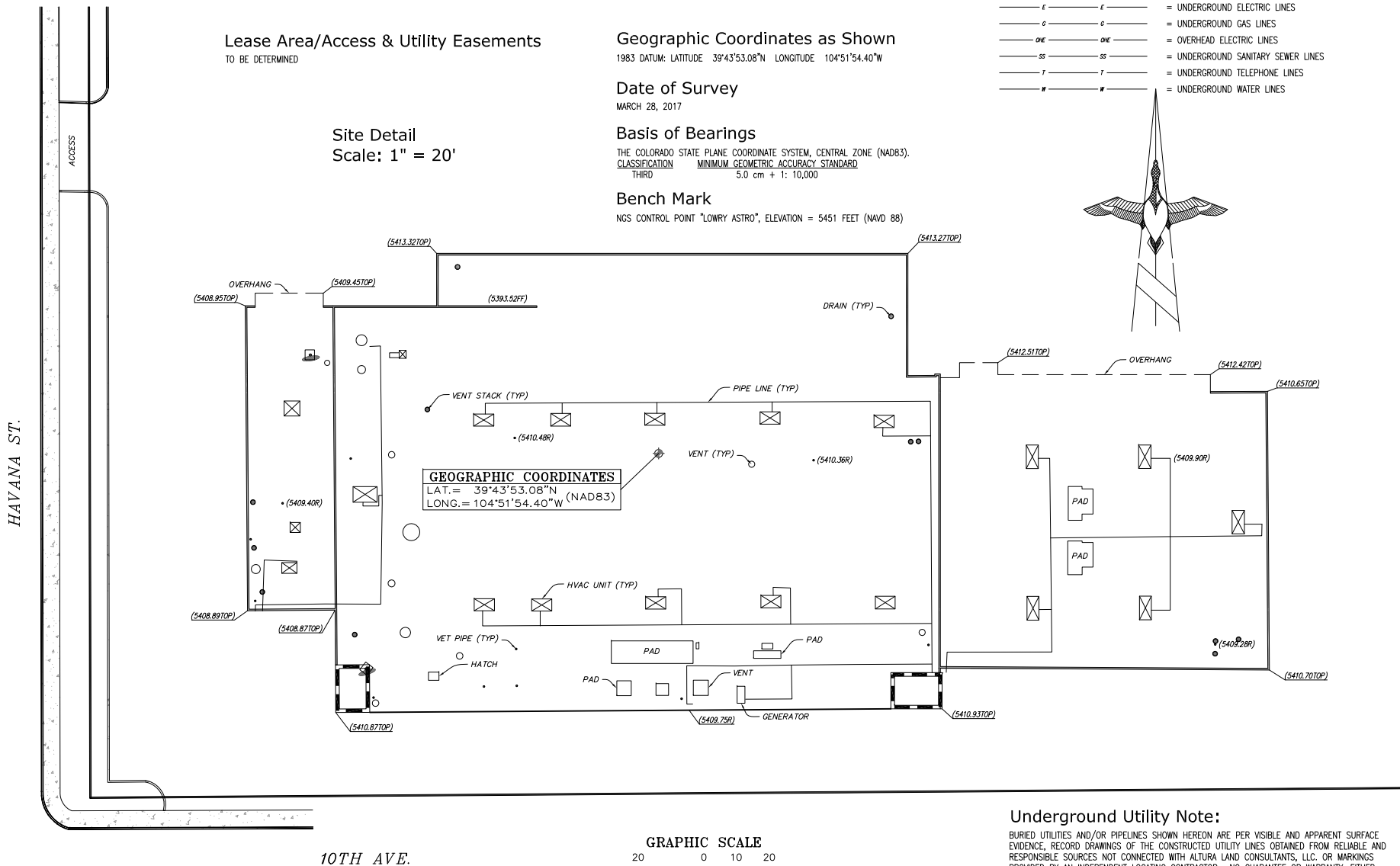
Basis of Bearings

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 "LOWRY ASTRO", ELEVATION = 5451 FEET (NAVD 88)

Site Detail
Scale: 1" = 20'



Underground Utility Note:

BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH ALTURA LAND CONSULTANTS, LLC. OR MARKINGS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. 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.



PROJECT INFORMATION:

DEL MAR PLAZA
DN01630

1030 HAVANA ST.
AURORA, CO. 80010
COUNTY OF ARAPAHOE

CURRENT ISSUE DATE:

3/31/17

ISSUED FOR:

DESIGN

REV: DATE: DESCRIPTION: BY:

0	3/31/17	SUBMITTAL	JT

PLAN PREPARED BY:



6551 S. Revere Pkwy., Suite 165
Centennial, CO 80111
Phone: (720) 488-1303 ~ Fax: (720) 488-1306

LICENSURE:

DRAWN BY: CHK.: APV.:

JT	JAL	JAL
----	-----	-----

PROJECT MANAGER/ARCHITECT:



SHEET TITLE:

TOPOGRAPHIC
SURVEY

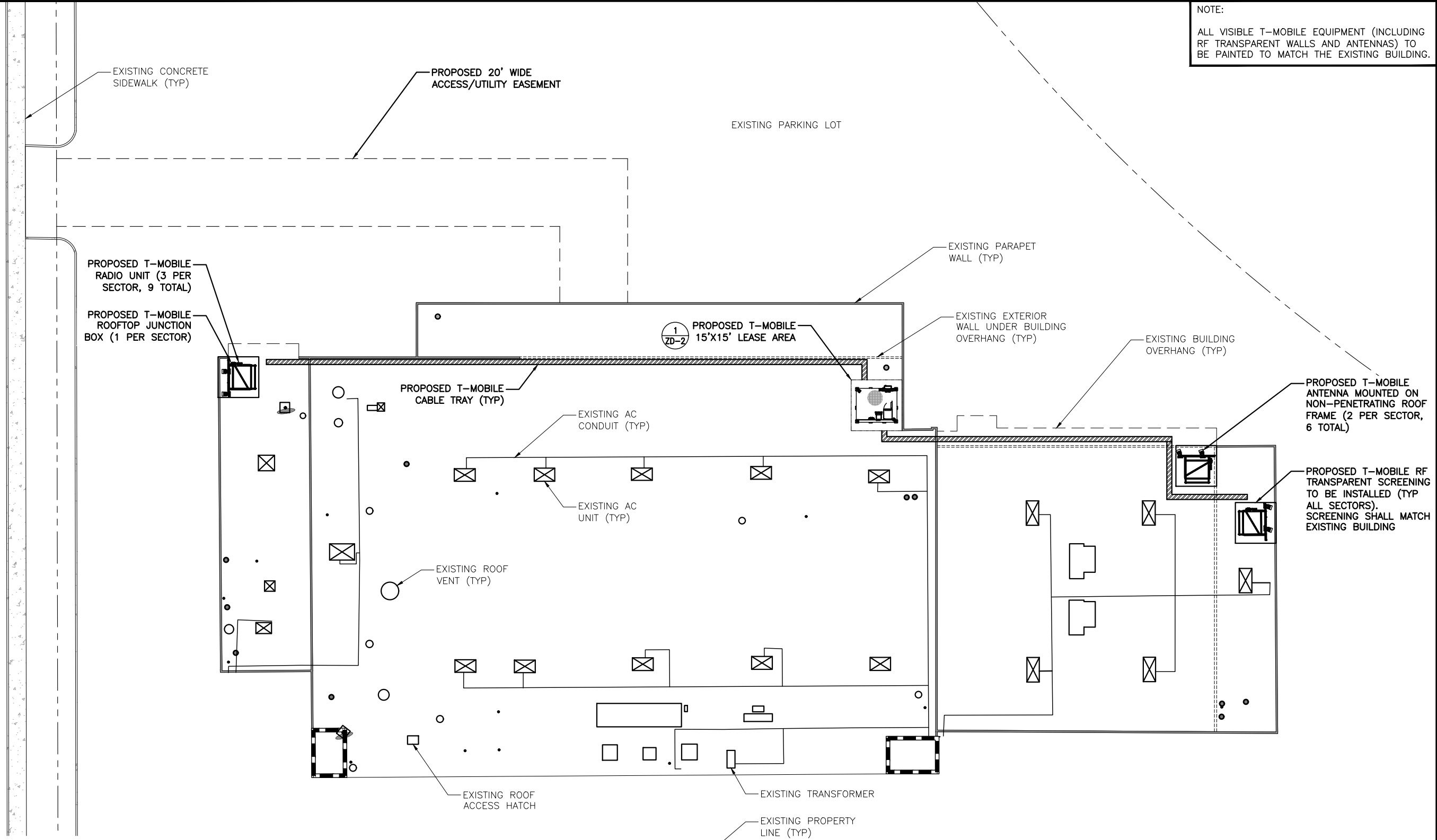
SHEET NUMBER: REVISION:

LS1

0

SHEET 1 OF 1 SHEETS

17065



NOTE:
ALL VISIBLE T-MOBILE EQUIPMENT (INCLUDING RF TRANSPARENT WALLS AND ANTENNAS) TO BE PAINTED TO MATCH THE EXISTING BUILDING.



THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THE INFORMATION PROVIDED IS NOT IMPLIED NOR INTENDED TO BE A COMPLETE INVENTORY OF THE UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.



15'015'

SCALE: 1" = 15' (24x36)
(OR) 1" = 30' (11x17)

1



T-MOBILE WEST, LLC
18400 E. 22ND AVENUE
AURORA, CO 80011



POWDER RIVER
Engineering Services, LLC
www.powderriverdev.com

LICENSE #:			N/A
REVISIONS			
REV	DATE	DESCRIPTION	INT
A	05/02/17	ISSUED FOR REVIEW 90%	BCM

PRELIMINARY
NOT FOR
CONSTRUCTION

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DEL MAR PLAZA

1030 HAVANA STREET
AURORA, CO 80010

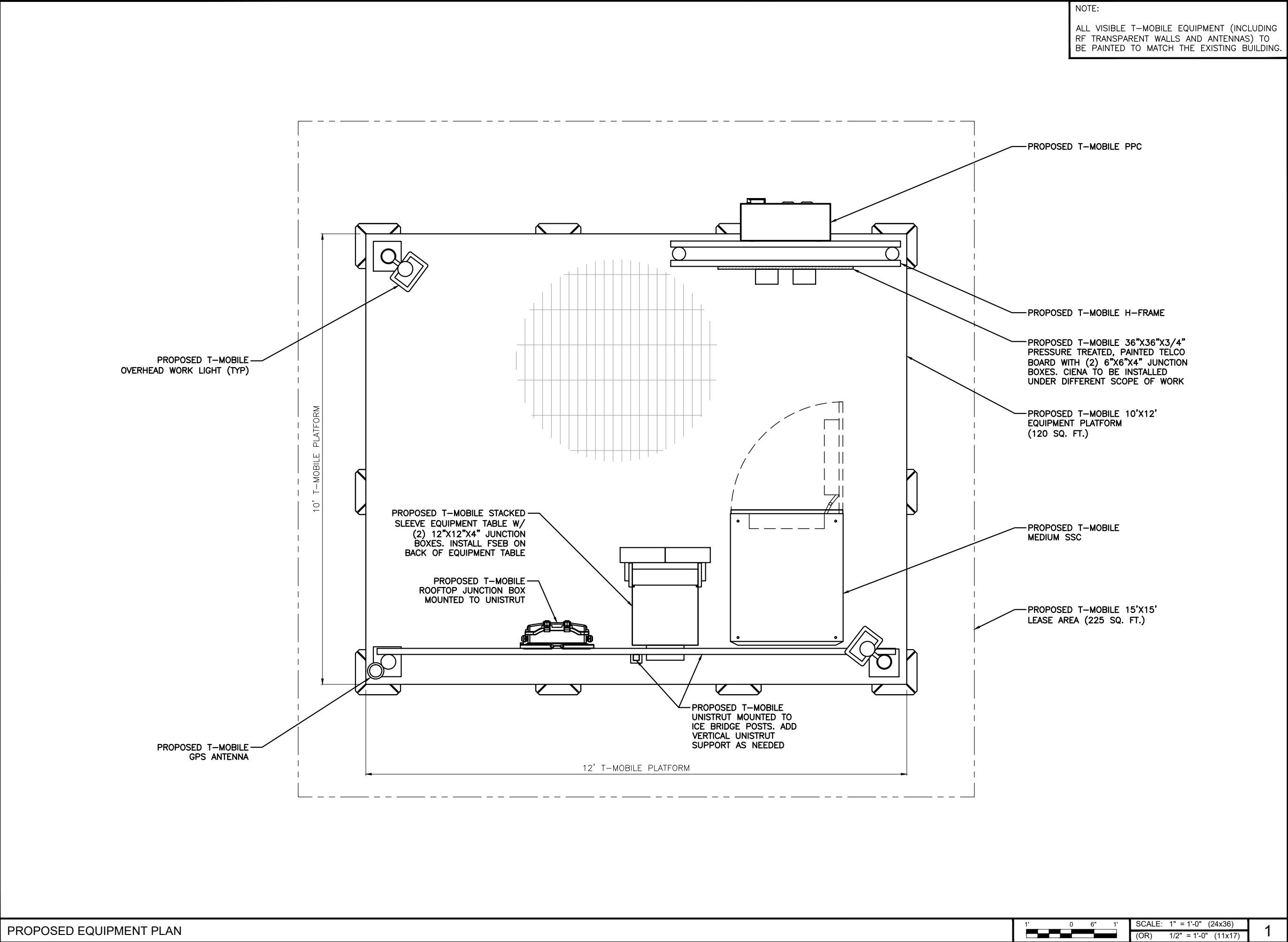
SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

ZD-1

PROPOSED SITE PLAN



T-MOBILE WEST, LLC
18400 E. 22ND AVENUE
AURORA, CO 80011

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LICENSE #: N/A

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DN01630A

DEL MAR PLAZA

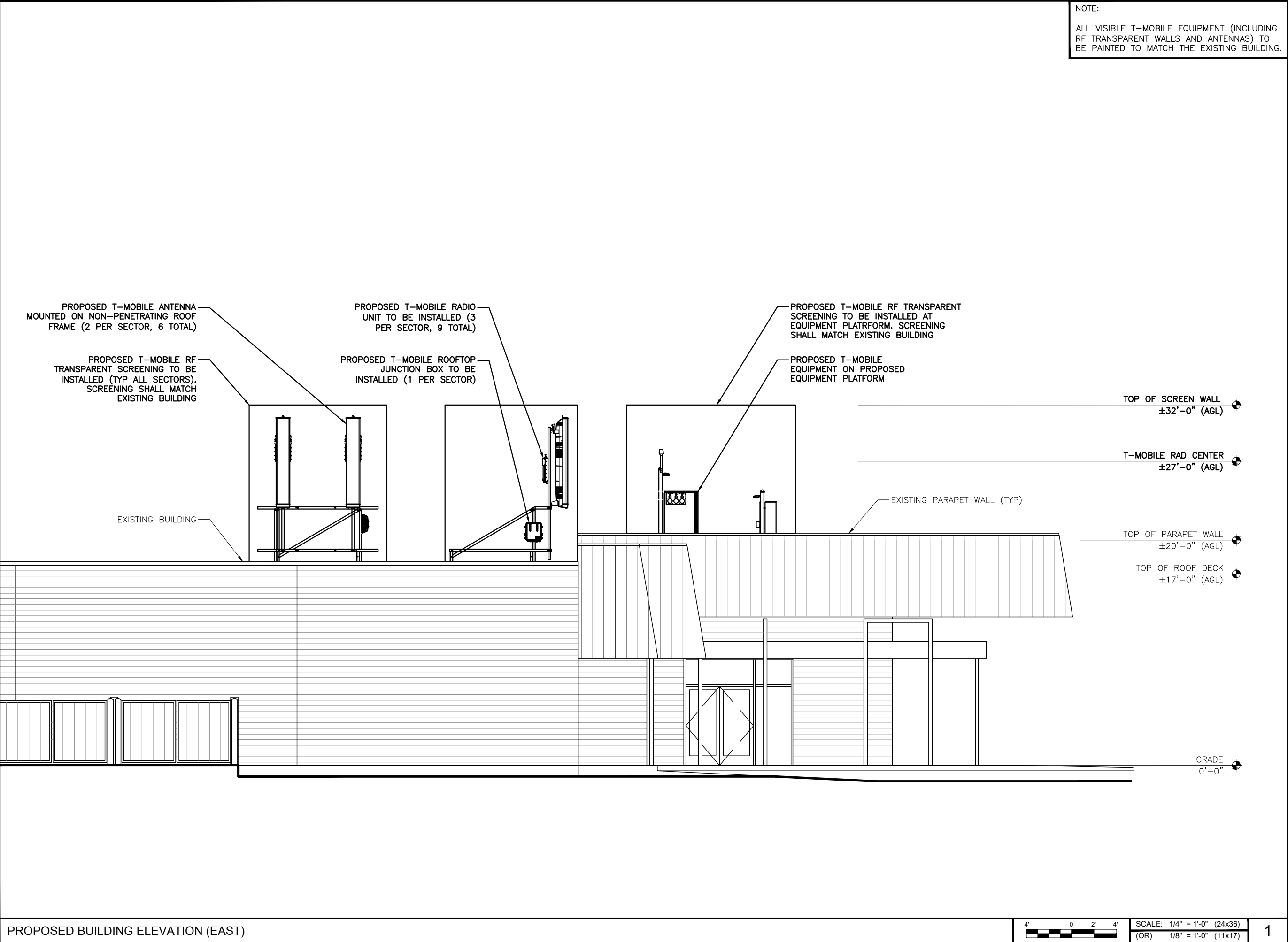
**1030 HAVANA STREET
AURORA, CO 80010**

SHEET TITLE:
EQUIPMENT PLAN

SHEET NUMBER:
ZD-2

PROPOSED EQUIPMENT PLAN

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



NOTE:
ALL VISIBLE T-MOBILE EQUIPMENT (INCLUDING RF TRANSPARENT WALLS AND ANTENNAS) TO BE PAINTED TO MATCH THE EXISTING BUILDING.



T-MOBILE WEST, LLC
18400 E. 22ND AVENUE
AURORA, CO 80011



POWDER RIVER
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LICENSE #:			N/A
REVISIONS			
REV	DATE	DESCRIPTION	INT
A	05/02/17	ISSUED FOR REVIEW 90%	BCM

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SITE INFORMATION

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DEL MAR PLAZA

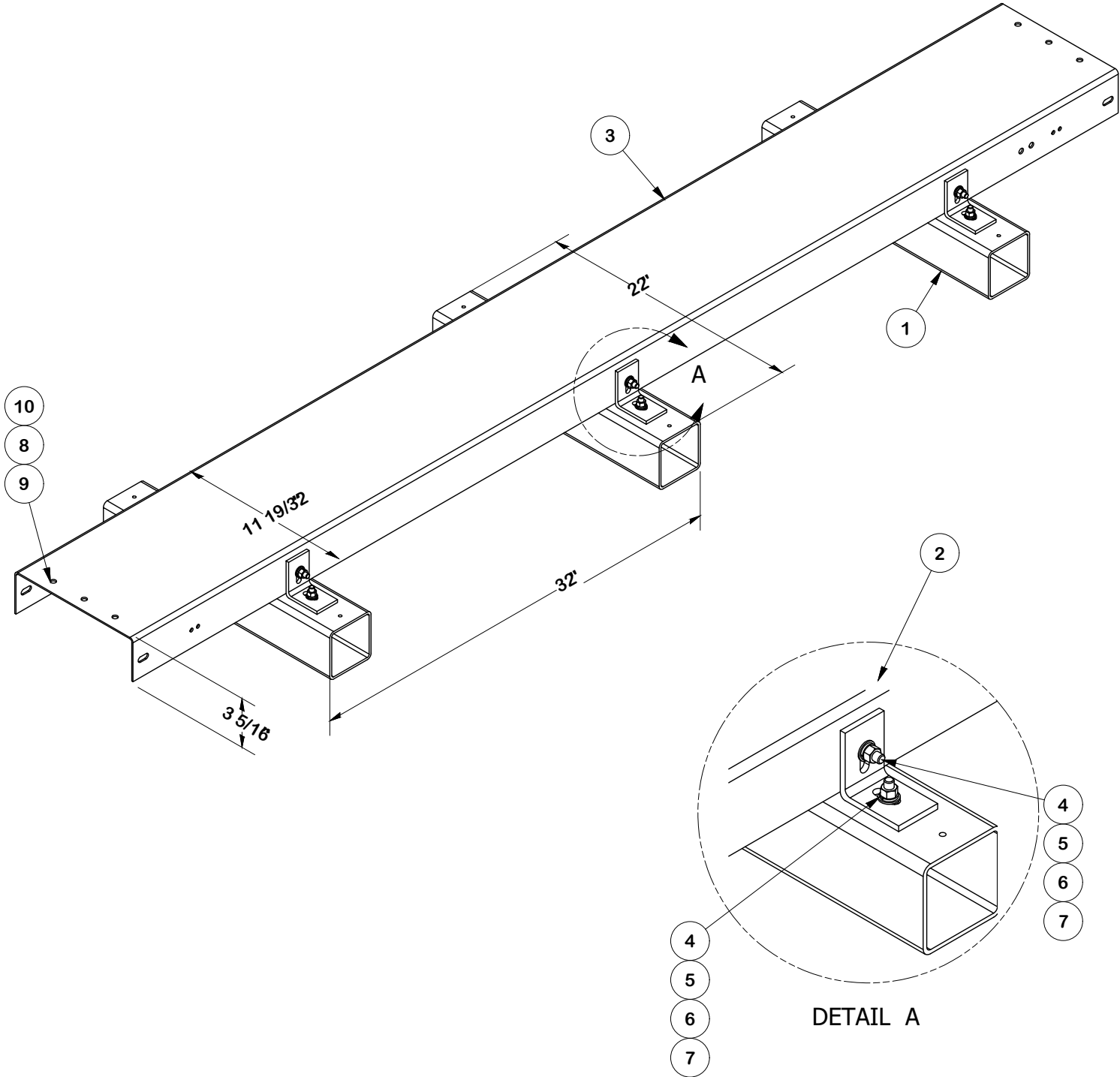
**1030 HAVANA STREET
AURORA, CO 80010**

SHEET TITLE:
**PROPOSED
ELEVATION**

SHEET NUMBER:
ZD-3

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

PARTS LIST						
ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1	3	SLPR4	PVC ROOFTOP SLEEPER	22 in	2.10	6.29
2	6	RCCLIP	ROOFTOP COVER CLIP ANGLE		0.36	2.14
3	1	X-SP1542	4 RUN ROOFTOP COVER		47.77	47.77
4	12	G38114	3/8" x 1-1/4" HDG HEX BOLT GR5		0.06	0.75
5	18	G38FW	3/8" HDG USS FLATWASHER		0.01	0.21
6	12	G38LW	3/8" HDG LOCKWASHER		0.01	0.08
7	12	G38NUT	3/8" HDG HEAVY 2H HEX NUT		0.03	0.41
8	3	RN38	RETAINING NUT 3/8" X 1-1/4"		0.04	0.12
9	3	SS38114	SS 3/8" X 1-1/4" BOLT	1 1/4 in	0.06	0.18
10	3	SS38FW	3/8" STAINLESS FLATWASHER		0.01	0.03
TOTAL WT. #						57.98



CABLE TRAY DETAIL

SCALE:	1
NTS	



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AURORA, CO 80010

SHEET TITLE:
CONSTRUCTION
DETAILS

SHEET NUMBER:

ZD-4