

PROJECT TEAM

APPLICANT:
 COMPANY: TOWER VENTURES TVT II, LLC
 ADDRESS: 495 TENNESSEE STREET, SUITE 152
 CITY, STATE, ZIP: MEMPHIS, TN 38103
 CONTACT: LOU KATZERMAN
 PHONE: 901.239.3892
 EMAIL: LOU@TOWERVENTURES.COM

A&E:
 COMPANY: TOTAL SITE SERVICES
 ADDRESS: 1065 POPLAR STREET
 CITY, STATE, ZIP: JOHNSTOWN, CO 80534
 CONTACT: BRIAN HORTON
 PHONE: 301.842.4263
 EMAIL: BHORTON@TOTALSITESERVICESINC.COM

ENGINEER OF RECORD CONTACT:
 MATTHEW J. CHASE, P.E.
 MCHASE@TOTALSITESERVICESINC.COM

SURVEYOR:
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 ADDRESS: 837 S 500 W #201
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 EMAIL: WILLIS.LONG@LAYTONSURVEYS.COM



Please include project No. AL244

PROJECT: NEW SITE BUILD
SITE #: CO1005
SITE NAME: CORDERA
SITE ADDRESS: 10765 KINCH COURT
 BLACK FOREST, CO 80908
JURISDICTION: EL PASO COUNTY

APPROVALS

TVT II (RF): _____ DATE: _____

TVT II (CONST): _____ DATE: _____

TVT II (SAM): _____ DATE: _____

PROPERTY OWNER: _____ DATE: _____



DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

PROJECT INFORMATION

SITE ADDRESS: 10765 KINCH COURT
 BLACK FOREST, CO 80908

STRUCTURE TYPE: 135'-0" MONOPINE

SITE TYPE: RAW LAND

LATITUDE (NAD 83): 38° 59' 05.18" N | 38.984772°
LONGITUDE (NAD 83): 104° 43' 45.42" W | -104.729283°

GROUND ELEVATION: ±7336.63' (AMSL)

PROPERTY OWNERS: PAUL AND AMY KINCH
 10805 MILAM ROAD
 COLORADO SPRINGS, CO 80908

PARCEL NUMBER (APN): 6224000011

OCCUPANCY GROUP: ---

JURISDICTION: EL PASO COUNTY
 PIKES PEAK REGIONAL BUILDING DEPARTMENT

CURRENT ZONING: T.B.D. Add zoning RR-5

ZONING DESIGNATION: ---

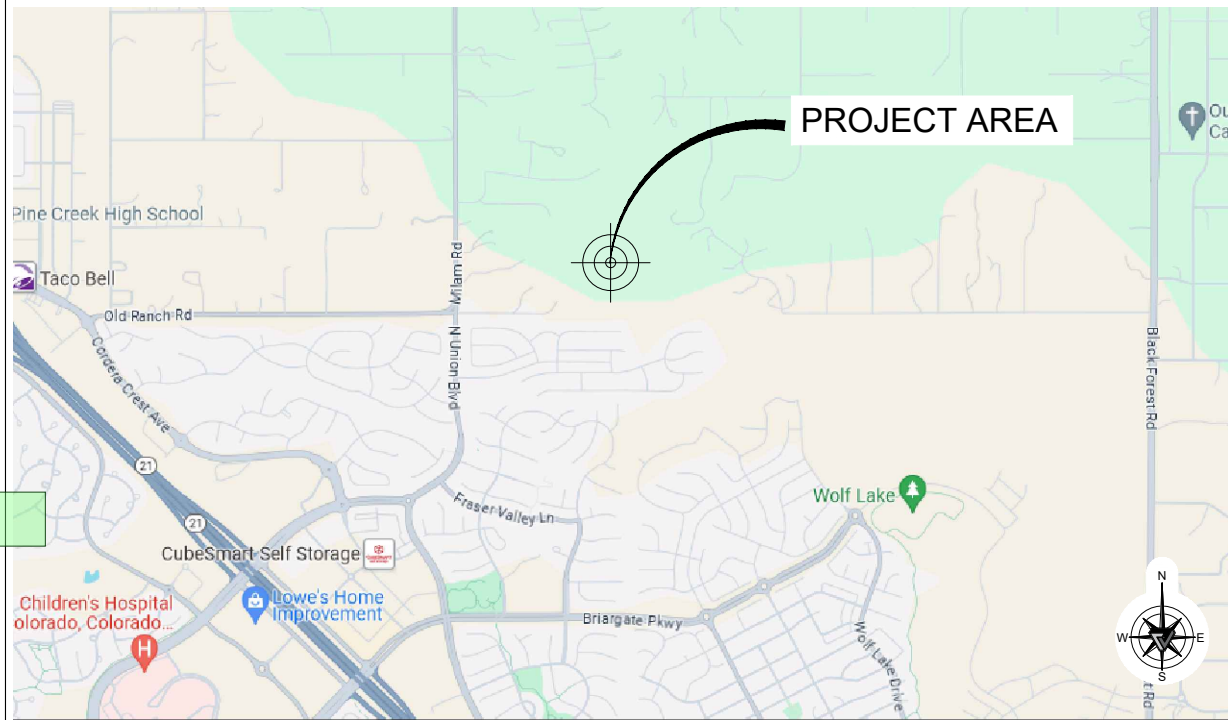
GROUND LEASE AREA: 2500.00 SQ. FT.

PROPOSED USE: UNMANNED TELECOMMUNICATIONS FACILITY

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

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VICINITY MAP

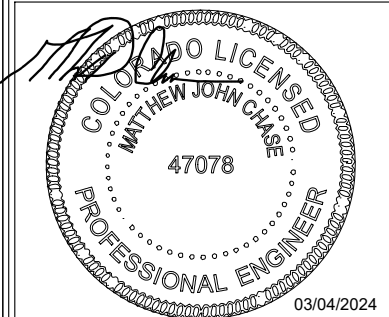


PROJECT DESCRIPTION

- PROPOSED TOWER VENTURES SCOPE OF WORK:**
- PROPOSED 130' TOWER VENTURES MONOPINE WITH 5' BRANCHES
 - PROPOSED TOWER VENTURES MUTLI-TENANT UTILITY H-FRAME
 - PROPOSED TOWER VENTURES 8' WOOD COMPOUND FENCE

SUBMITTALS

REV	DESC.	DATE:	DRN BY:	REV BY:	APP BY:
A	90% ZD'S	01/09/24	MC	SP	DM
B	90% ZD'S	02/20/24	MC	SP	DM
C	90% ZD'S	03/04/24	MC	SP	DM
D	100% ZD'S	03/04/24	MC	SP	DM



MATTHEW JOHN CHASE, P.E.
 COLORADO PROFESSIONAL ENGINEER
 LICENSE #47078, (EXP. 10/31/2024)

DRIVING DIRECTIONS

FROM DENVER INTERNATIONAL AIRPORT DENVER, CO, UNITED STATES:

DEPART DENVER INTERNATIONAL AIRPORT ON PENA BOULEVARD WEST. MERGE ONTO E-470 SOUTH TO EXIT 1A FOR I-25 SOUTH. MERGE ONTO I-25 SOUTH. TAKE EXIT 156 AND TURN LEFT ON NORTH GATE BOULEVARD. TURN RIGHT ON US-83 SOUTH. TURN LEFT ON SHOUP ROAD. TURN RIGHT ON MILAM ROAD. TURN LEFT ON SIERRA RIDGE TRAIL. FOLLOW TO SITE ON THE RIGHT.

BUILDING CODES

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE FOLLOWING CODES.

2023 PIKES PEAK REGIONAL BUILDING CODE
 INTERNATIONAL BUILDING CODE, 2021 EDITION (IBC)
 INTERNATIONAL MECHANICAL CODE, 2021 EDITION (IMC)
 NATIONAL ELECTRICAL CODE, 2020 EDITION (NEC)
 LIGHTNING PROTECTION CODE: NFPA 780 - 2000, LIGHTNING PROTECTION CODE

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
 AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
 AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
 TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-H, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES: TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")
 TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS
 TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

SHEET INDEX

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SITE INFORMATION

SITE NAME:
 CORDERA
 CO1005

SITE ADDRESS:
 10765 KINCH COURT
 BLACK FOREST, CO 80908
 EL PASO COUNTY

SHEET DESCRIPTION

TITLE SHEET

SHEET NO.

T1



TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN COLORADO, CALL COLORADO 811

CALL COLORADO ONE CALL
 (800) 922-1987
 CALL 3 WORKING DAYS BEFORE YOU DIG!

GENERAL NOTES

- THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS, SPECIFICATIONS, AND NOTES PRIOR TO STARTING CONSTRUCTION. INCLUDING BUT NOT LIMITED BY DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT /ENGINEER AND SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE ARCHITECT/ENGINEER.
- PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK.
- A COPY OF THE APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDENDUMS, OR CHANGE ORDERS. THE CONTRACTOR SHALL FORWARD THE AS-BUILT DRAWINGS TO THE ARCHITECT/ENGINEER AT THE CONCLUSION OF THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE FROM START OF PROJECT TO COMPLETION OF PROJECT.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER, AND TOILET FACILITIES.
- ALL CONSTRUCTION THROUGH THE PROJECT SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE AND ALL THE OTHER LATEST GOVERNING CODES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS CURING THE WORK. THE ENGINEER WILL NOT ADVISE ON NOR PROVIDE DIRECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.
- THE CONTRACTOR SHALL SUPERVISE AND COORDINATE ALL WORK, USING HIS PROFESSIONAL KNOWLEDGE AND SKILLS. HE IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCING AND COORDINATING ALL PORTIONS OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTIONS WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR HIS REPRESENTATIVE. CONTRACTOR SHALL OBTAIN THE PERMIT AND MAKE FINAL PAYMENT OF SAID DOCUMENT.
- ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR SUPPORTS FOR INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE THE FIRE MARSHALL APPROVED MATERIALS TO FILL/SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
- NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL AND PAINT COLOR UNLESS NOTED OTHERWISE IN THE PLANS.
- WHERE SPECIFIED, MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR RECORDING THE RESULTS.
- ALL GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.
- ALL DEBRIS AND REFUGE IS TO BE REMOVED FROM THE PROJECT DAILY. PREMISES SHALL BE LEFT IN A CLEAN BROOM FINISHED CONDITION AT ALL TIMES.
- ALL SYMBOLS AND ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS. IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT/ENGINEER SHALL BE NOTIFIED FOR CLARIFICATIONS.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE METHODS, TECHNIQUES AND SEQUENCES OF PROCEDURES TO PERFORM THE WORK. THE SUPERVISION OF THE WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTORS SHALL VISIT THE SITE PRIOR TO BID TO ASCERTAIN CONDITIONS WHICH MAY ADVERSELY AFFECT THE WORK OR COST THEREOF.
- THE CONTRACTOR SHALL FIELD VERIFY THE DIMENSION, ELEVATION, ETC. NECESSARY FOR THE PROPER CONSTRUCTION AND ALIGNMENT OF THE NEW PORTION OF THE WORK TO THE EXISTING WORK. THE CONTRACTOR SHALL MAKE ALL MEASUREMENTS NECESSARY FOR FABRICATION AND ERECTION OF STRUCTURAL MEMBERS. ANY DISCREPANCY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT /ENGINEER.
- ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES.
- ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND SHALL BE CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE ENGINEER.
- NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE ARCHITECT/ENGINEER. UNAUTHORIZED CHANGES RENDER THESE DRAWINGS VOID.
- ANY REFERENCE TO THE WORDS APPROVED, OR APPROVAL IN THESE DOCUMENTS SHALL BE HERE DEFINED TO MEAN GENERAL ACCEPTANCE OR REVIEW AND SHALL NOT RELIEVE THE CONTRACTOR AND/OR HIS SUB-CONTRACTORS OF ANY LIABILITY IN FURNISHING THE REQUIRED MATERIALS OR LABOR SPECIFIED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK. GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS, PRIOR TO STARTING WORK.

ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, AS WELL AS WITH ALL LOCAL, STATE, AND NATIONAL CODES, LAWS, AND ORDINANCES APPLICABLE TO ELECTRICAL WORK.
- THE ELECTRICAL CONTRACTOR SHALL VISIT THE JOBSITE AND VERIFY EXISTING CONDITIONS BEFORE BIDDING AND SHALL INCLUDE IN HIS/HER BID, THE NECESSARY COSTS TO CONSTRUCT THIS PROJECT IN ACCORDANCE WITH THE INTENT OF THE ELECTRICAL DRAWINGS, SPECIFICATIONS, AND ALL APPLICABLE CODES.
- ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S).
- ALL WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER, AND SHALL PRESENT A NEAT MECHANICAL APPEARANCE WHEN COMPLETED.
- EACH END OF EVERY POWER, GROUNDING, CONTROL AND ALARM CONDUCTOR AND CABLE SHALL BE LABELED OR IDENTIFIED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA, AND MATCH EXISTING INSTALLATION REQUIREMENTS.
- ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE LISTED BY UNDERWRITER'S LABORATORIES.
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING RELATED TO ELECTRICAL WORK, UNLESS OTHERWISE NOTED AND COORDINATED WITH THE GENERAL CONTRACTOR.
- POWER AND EQUIPMENT GROUND WIRING SHALL BE 12 AWG OR LARGER, 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
- CONTROL AND ALARM WIRING SHALL BE COPPER, 300V OR 600V LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
- UPON COMPLETION OF THE ELECTRICAL WORK, THE INSTALLATION SHALL BE FREE FROM GROUNDS AND SHORT CIRCUITS.
- ELECTRICAL CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS TO THE ARCHITECT/ENGINEER UPON COMPLETION OF THE JOB.
- ALL POWER AND EQUIPMENT GROUND WIRE CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS OR WIRENUTS. LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).
- CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
- ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
- THE NOTE, SPECIFICATION OR CODE WHICH PRESCRIBES AND ESTABLISHES THE HIGHEST STANDARD OF PERFORMANCE SHALL PREVAIL IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN ITEMS SHOWN ON THE PLANS AND/OR SPECIFICATIONS.
- ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
- PENETRATIONS OF ALL WALLS OR CEILINGS SHALL BE SEALED AND FIRE RATING MAINTAINED IN ACCORDANCE WITH ALL LOCAL AND NATIONAL CODES.
- SCHEDULE 80 PVC CONDUIT SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
- RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
- ALL DETAILS/SCHEMATICS SHOWN ARE IN GENERAL TERMS, AND INSTALLATION MAY VARY DUE TO SPECIFIC SITE CONDITIONS.
- LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
- METALLIC CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE, GALVANIZED AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE. MYERS HUBS OR APPROVED LOCKNUTS SHALL BE FITTED AT ALL BOX CONNECTIONS TO MAINTAIN NEC.
- CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
- THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
- EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
- RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE PVC OR GALVANIZED, EPOXY-COATED, OR NON- CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
- NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
- THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.
- ALL ENTRIES TO EQUIPMENT ASSOCIATED WITH THE FIXED GENERATOR PROJECT SHALL BE SEALED TO KEEP WATER OUT.

SITE PREPARATION NOTES

- THE PREPARATION OF THE SITE FOR CONSTRUCTION SHALL INCLUDE THE REMOVAL OF ALL BROKEN CONCRETE, TREE TRUNKS AND ANY OTHER DEBRIS THAT WOULD BE DAMAGING TO THE FOOTINGS OF THE NEW STRUCTURE.
- BACK FILLING AT TRENCHES SHALL BE OF CLEAN, STERILE SOIL HAVING A SAND EQUIVALENT OF 30 OR GREATER. BACK FILLING SHALL BE DONE IN 6 INCH LAYERS, MOISTURE CONDITIONED AND PROPERLY COMPACTED. ADEQUATE DRAINAGE SHALL BE PROVIDED SUCH THAT NO PONDING OCCURS.
- ALL FOUNDATION FOOTINGS SHALL EXTEND INTO AND BEAR AGAINST NATURAL UNDISTURBED SOIL OR APPROVED COMPACTED FILL FOOTINGS SHALL EXTEND INTO SOIL DEPTH AS INDICATED IN PLANS.
- SHOULD ANY LOOSE FILL, EXPANSIVE SOIL, GROUND WATER OR ANY OTHER UNEXPECTED CONDITIONS BE ENCOUNTERED DURING THE EXCAVATION FOR THE NEW FOUNDATION, THE ARCHITECT/ENGINEER SHALL BE NOTIFIED AND ALL FOUNDATION WORK SHALL CEASE IMMEDIATELY.
- WITHIN AN AREA A MINIMUM OF 5 FEET BEYOND THE BUILDING LIMITS, EXCAVATE A MINIMUM OF 4" OF EXISTING SOIL REMOVE ALL ORGANICS, PAVEMENT, ROOTS, DEBRIS AND OTHERWISE UNSUITABLE MATERIAL.
- THE SURFACE OF THE EXPOSED SUBGRADE SHALL BE INSPECTED BY PROBING OR TESTING TO CHECK FOR POCKETS OF SOFT OR UNSUITABLE MATERIAL. EXCAVATE UNSUITABLE SOIL AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY.
- PROOFROLL THE SURFACE OF THE EXPOSED SUBGRADE WITH A LOADED TANDEM AXLE DUMP TRUCK. REMOVE ALL SOILS WHICH PUMP OR DO NOT COMPACT PROPERLY AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY.
- FILL ALL EXCAVATED AREAS WITH APPROVED CONTROLLED FILL. PLACE IN 8" LOOSE LIFTS AND THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-698. COMPACT TO A MINIMUM OF 90%;>: RELATIVE COMPACTION.
- THE STRUCTURAL DRAWINGS HERE IN REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY GUYING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK AND CONNECTIONS HAVE BEEN COMPLETED. THE INVESTIGATION, DESIGN, SAFETY, ADEQUACY AND INSPECTION OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS.
- WHEN REQUIRED STORAGE OF MATERIALS OCCURS, THEY SHALL BE EVENLY DISTRIBUTED OVER THE FLOOR OR ROOF SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OR SOIL HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT.
- PRIOR TO PROCEEDING WITH ANY WORK WITHIN THE EXISTING FACILITY, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING STRUCTURAL AND OTHER CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY BRACING, SHORING AND OTHER SAFEGUARDS TO MAINTAIN ALL PARTS OF THE EXISTING WORK IN A SAFE CONDITION DURING THE PROCESS OF DEMOLITION AND CONSTRUCTION AND TO PROTECT FROM DAMAGE THOSE PORTIONS OF THE EXISTING WORK WHICH ARE TO REMAIN.

SUBMITTALS

SUBMITTALS FOR SHOP DRAWINGS, MILL TESTS, PRODUCT DATA, ECT. FOR ITEMS DESIGNED BY THE ARCHITECT /ENGINEER OF RECORD SHALL BE MADE TO THE ARCHITECT/ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW THE SUBMITTAL BEFORE FORWARDING TO THE ARCHITECT, SUBMITTALS SHALL BE MADE IN ADVANCED TO ARCHITECT/ENGINEER. SUBMITTALS REQUIRED FOR EACH SECTION OF THESE NOTES ARE SPECIFIED IN THAT SECTION.

SHOP DRAWING REVIEW

REVIEW BY THE ARCHITECT/ENGINEER IS FOR GENERAL COMPLIANCE WITH THE DESIGN CONCEPT AND THE CONTRACT DOCUMENTS. MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, NOR DEPARTURES THEREFROM. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY. FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTION FABRICATION PROCESSES.

STRUCTURAL STEEL

- HOLES IN STEEL SHALL BE DRILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROVIDED WITH SMOOTH EDGES. BURNING OF HOLES AND TORCH CUTTING AT THE SITE IS NOT PERMITTED.
- ALL FRAMING CONNECTORS SUCH AS CONCRETE ANCHORS, HOLD-DOWNS, POST BASES, FRAMING CAPS, HANGER AND OTHER MISCELLANEOUS STRUCTURAL METALS SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE CO. OR APPROVED EQUAL.
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST REVISED EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION, WHICH INCLUDES THE SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, THE CODE OF STANDARD PRACTICE AND THE AWS STRUCTURAL WELDING CODE. IDENTIFY AND MARK STEEL PER C.B.C. SECTION 2203.
- STRUCTURAL STEEL SHOP DRAWINGS SHALL BE REVIEWED BY THE ENGINEER/ARCHITECT PRIOR TO FABRICATION.
- GROUTING OF COLUMN BASE PLATES: BASE PLATES SHALL BE DRYPACKED OR GROUTED WITH NON-SHRINK, NON-FERROUS GROUT. MINIMUM COMPRESSIVE STRENGTH SHALL BE 4,000 PSI AT 28 DAYS. ALL SURFACES SHALL BE PROPERLY CLEANED OF FOREIGN MATERIAL PRIOR TO GROUTING.
- ALL EXPOSED WELDS SHALL BE FILLED AND GROUND SMOOTH WHERE METAL COULD COME IN CONTACT WITH THE PUBLIC.
- NO HOLES OTHER THAN THOSE SPECIFICALLY DETAILED SHALL BE ALLOWED THRU STRUCTURAL STEEL MEMBERS. BOLT HOLES SHALL CONFORM TO AISC SPECIFICATION, AND SHALL BE STANDARD HOLES UNLESS NOTED OTHERWISE. NO CUTTING OR BURNING OF STRUCTURAL STEEL WILL BE PERMITTED WITHOUT PRIOR CONSENT OF THIS ENGINEER.
- WELDING: CONFORM TO AWS D1 1. WELDERS SHALL BE CERTIFIED IN ACCORDANCE WITH WABO REQUIREMENTS. USE E70 ELECTRODES OF TYPE REQUIRED FOR MATERIALS TO BE WELDED.
- BOLTING: ASTM A307 BOLTS SHALL BE INSTALLED "SNUG TIGHT" PER AISC. SECTION RCSC B(C) ASTM A325 BOLTS SHALL CONFORM TO THE RCSC SPECIFICATION SECTION B (D).
- FABRICATION: CONFORM TO AISC SPECIFICATION SEC M2 "FABRICATION" AND AISC CODE SEC 6 "FABRICATION AND DELIVERY" PERFORM WORK ON PREMISES OF A FABRICATOR APPROVED BY THE BUILDING OFFICIAL.
- GALVANIZING: ALL EXPOSED STEEL OUTSIDE THE BUILDING ENVELOPE SHALL BE HOT-DIPPED GALVANIZED. APPLY FIELD TOUCH-UPS PER SPECIFICATIONS. PER ASTM A153.

MATERIALS: CONFORM TO
ANCHOR BOLTS (HEADED): ASTM A307
ANCHOR BOLTS (J-TYPE): ASTM A36
BARS AND PLATES: ASTM A36
BOLTS: ASTM A307
C-, M-, AND ANGLE SHAPES: ASTM A36
DEFORMED WELDED WIRE FABRIC: ASTM A497
EPOXY AND EXPANSION ANCHORS: HILTI OR EQUIVALENT
GROUT: EMBECO OR EQUIVALENT
HIGH-STRENGTH BOLTS: ASTM A325SC OR (A325N)
OTHER STRUCTURAL SHAPES: ASTM A36
REINFORCING BARS: ASTM A615. GRADE 60, DEFORMED BARS
SMOOTH WELDED WIRE FABRIC: ASTM A185
STRUCTURAL WF SHAPES: ASTM A572-GR50
STEEL PIPE: ASTM A53, GRADE B
TIE WIRE: 16.5 GAGE OR HEAVIER, BLACK ANNEALED
TUBE STEEL AND PIPE COLUMNS: ASTM A500, GRADE B
WELDING ELECTRODES: E70XX
W - SHAPES: ASTM A992, GRADE 50



495 TENNESSEE STREET, SUITE 152
MEMPHIS, TN 38102

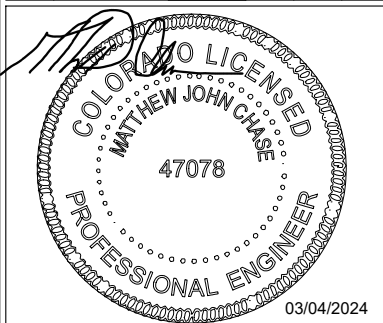


1065 POPLAR STREET
JOHNSTOWN, CO 80534

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PRINTED MEDIA ONLY.

SUBMITTALS

REV	DESC.	DATE:	DRN BY:	REV BY:	APP BY:
A	90% ZD'S	01/09/24	MC	SP	DM
B	90% ZD'S	02/20/24	MC	SP	DM
C	90% ZD'S	03/04/24	MC	SP	DM
D	100% ZD'S	03/04/24	MC	SP	DM



MATTHEW JOHN CHASE, P.E.
COLORADO PROFESSIONAL ENGINEER
LICENSE #47078, (EXP. 10/31/2024)

SITE INFORMATION

SITE NAME:
CORDERA
CO1005

SITE ADDRESS:
10765 KINCH COURT
BLACK FOREST, CO 80908

EL PASO COUNTY

SHEET DESCRIPTION

GENERAL NOTES

SHEET NO.

GN1



TOWER VENTURES

495 TENNESSEE STREET, SUITE 152
MEMPHIS, TN 38102

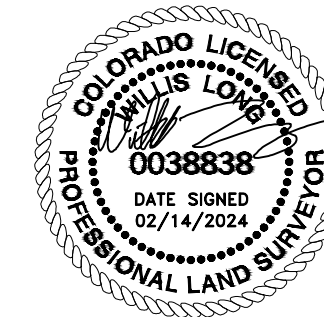


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JOHNSTOWN, CO 80534

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SUBMITTALS

REV	DESCRIPTION	DRN BY:	REV BY:	APP BY:
△	SURVEY FIRST DRAFT	KT	WDL	



SITE INFORMATION

SITE NAME:
BLACK FOREST

SITE ID: COL1005

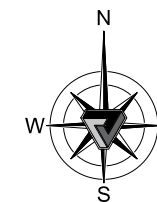
SITE ADDRESS:
10765 KINCH CT,
BLACK FOREST, CO 80908
EL PASO COUNTY

SHEET DESCRIPTION

TITLE SHEET

SHEET NO.

S-1



WEST QUARTER CORNER
SECTION 24, TOWNSHIP 12 SOUTH,
RANGE 66 WEST, 6TH.P.M.

SIERRA RIDGE TRAIL

N0°48'33"W 2643.97'

#9, #10, #11

L=30.29', R=60.04'
Δ=28°54'21" CH=N89° 13' 00"E 29.97'

(P) ACCESS AND UTILITIES
EASEMENT P.O.B.

KINCH PAUL
PARCEL: 6224004017

WEST 383.63'

MATTHEW A
POWELL TRUST
PARCEL: 6224004019

Line Table		
Line #	Length	Direction
L1	50.000	S00° 00' 00.00"E
L2	50.000	N90° 00' 00.00"W
L3	50.000	N00° 00' 00.00"E
L4	50.000	N90° 00' 00.00"E
L5	573.655	S00° 46' 32.68"E
L6	260.887	S89° 16' 43.36"W
L7	724.871	S00° 43' 23.78"E
L8	460.328	N89° 09' 50.22"E
L9	104.997	N00° 49' 28.16"W

THOMAS L WILKERSON
LIVING TRUST
PARCEL: 6224004007

2 KINCH COURT LLC
PARCEL: 6224004018

MUVISTA ENTERPRISES LLC
PARCEL: 6224000029

10.00'
DRAINAGE & UTILITY EASEMENT

N89°16'36"E 280.88'

PEDONE LEROY H
PARCEL: 6224004008

30.00'
ACCESS & UTILITY EASEMENT

30.00'
DRAINAGE EASEMENT

KINCH AMY
PARCEL: 6224004020
12.9 ACRES

20.00'
DRAINAGE & UTILITY EASEMENT

N0°43'24"W 784.94'

30.00'
DRAINAGE EASEMENT

DOWLING THOMAS F
PARCEL: 6224004010

NORTH 1507.56'

L8

S89°09'50"W 660.02'

CALCULATED SOUTHWEST CORNER
SECTION 24, TOWNSHIP 12 SOUTH,
RANGE 66 WEST, 6TH.P.M.

S89°09'49"W 2639.73'
(BASIS OF BEARING)

SOUTH QUARTER
CORNER SECTION 24,
TOWNSHIP 12 SOUTH,
RANGE 66 WEST, 6TH.P.M.



TO OBTAIN LOCATION OF PARTICIPANTS
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REQUIRES MIN OF 2
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GRAPHIC SCALE



(IN FEET)
1 inch = 250 ft.



TOWER VENTURES

495 TENNESSEE STREET, SUITE 152
MEMPHIS, TN 38102



1065 POPLAR STREET
JOHNSTOWN, CO 80534

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SUBMITTALS

REV	DESCRIPTION	DRN BY:	REV BY:	APP BY:
△	SURVEY FIRST DRAFT	KT	WDL	



SITE INFORMATION

SITE NAME:
BLACK FOREST

SITE ID: COL1005

SITE ADDRESS:
10765 KINCH CT,
BLACK FOREST, CO 80908
EL PASO COUNTY

SHEET DESCRIPTION

TITLE SHEET

SHEET NO.

S-2



LEASE SITE
N: 1420278.1620'
E: 3219073.4820'
GROUND ELEV: 7336.63'
LAT: N38°59'05.18"
LONG: W104°43'45.42"

(P) LEASE SITE P.O.B.

WEST 144.17'

165.00'

7340

7335

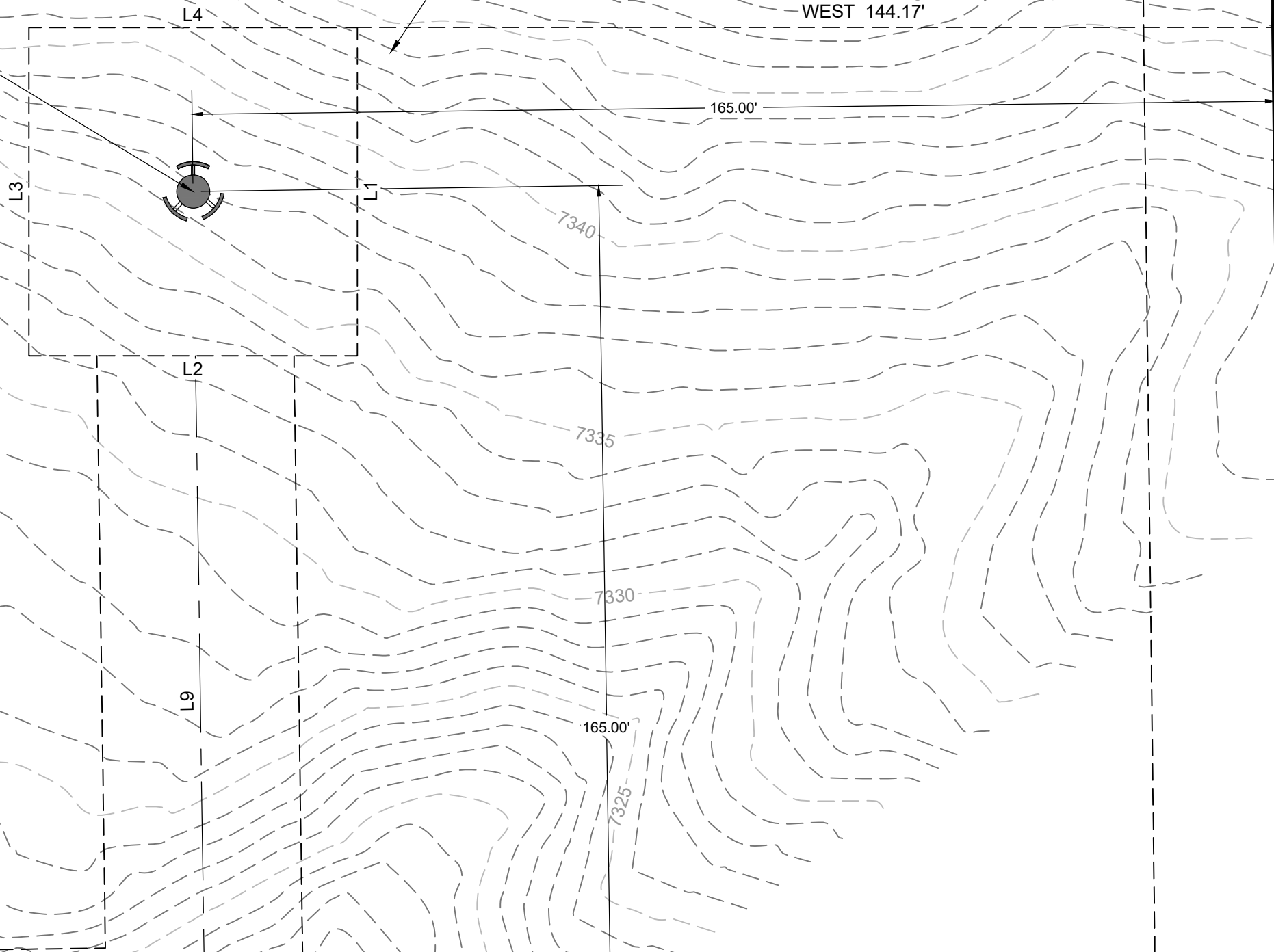
7330

165.00'

7325

7325

7320



NORTH 367.57'

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

SOUTH QUARTER
CORNER SECTION 24,
TOWNSHIP 12 SOUTH,
RANGE 66 WEST, 6TH.P.M.



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LEGAL DESCRIPTION

AN INTEREST IN LAND, SAID INTEREST BEING OVER A PORTION OF THE FOLLOWING DESCRIBED PARENT PARCEL:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, EXCEPT THE SOUTH 180 FEET THEREOF; THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND THE SOUTH 33 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

AND BEING THE SAME PROPERTY CONVEYED TO PAUL A. KINCH AND AMY L. KINCH FROM BONNIE C. DAVIDSON, AS TRUSTEE OF THE BONNIE C. DAVIDSON FAMILY TRUST ESTABLISHED U/T/A DATED JULY 15, 2010 BY WARRANTY DEED DATED JANUARY 12, 2017 AND RECORDED JANUARY 17, 2017 IN INSTRUMENT NO. 217005652; AND FURTHER CONVEYED TO PAUL KINCH AND AMY KINCH FROM PAUL A. KINCH AND AMY L. KINCH BY WARRANTY DEED DATED APRIL 13, 2021 AND RECORDED APRIL 23, 2021 IN INSTRUMENT NO. 221080901; AND FURTHER CONVEYED TO PAUL KINCH AND AMY KINCH FROM PAUL A. KINCH AND AMY L. KINCH BY WARRANTY DEED DATED APRIL 13, 2021 AND RECORDED APRIL 27, 2021 IN INSTRUMENT NO. 221083199.

TAX PARCEL NO. 5224000011

LEASE SITE DESCRIPTION

BEGINNING AT A POINT NORTH, 363.73 FEET AND WEST, 139.11 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 12 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, SAID POINT ALSO HAVING A BASIS OF BEARING S.89°09'49"W., BETWEEN THE SOUTH QUARTER CORNER AND THE CALCULATED SOUTHWEST CORNER OF SAID SECTION.; RUNNING THENCE SOUTH, A DISTANCE OF 50.00 FEET; THENCE WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH, A DISTANCE OF 50.00 FEET; THENCE EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,500.00 SQUARE FEET.

ACCESS & UTILITY EASEMENT DESCRIPTION

AN EASEMENT 30.00 FEET IN WIDTH, BEING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT NORTH, 1028.60 FEET AND WEST, 367.12 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 12 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, SAID POINT ALSO HAVING A BASIS OF BEARING S.89°09'49"W., BETWEEN THE SOUTH QUARTER CORNER AND THE CALCULATED SOUTHWEST CORNER OF SAID SECTION.; RUNNING THENCE S.00°46'30"E., A DISTANCE OF 94.51 FEET; THENCE S.89°16'36"W., A DISTANCE OF 270.90 FEET; THENCE S.00°43'24"E., A DISTANCE OF 724.87 FEET; THENCE N.89°09'50"E., A DISTANCE OF 460.33 FEET; THENCE N.00°49'28"W., A DISTANCE OF 101.16 FEET TO THE POINT OF TERMINUS.

TITLE COMMITMENT SCHEDULE B, PART II EXCEPTIONS

ITEMS #1-#7, #12- #15
(NOT A SURVEY MATTER)

ITEMS #9-#11
(PLOTTABLE, OUTSIDE SUBJECT AREA)

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM SURFACE FIELD OBSERVATIONS ONLY. THE SURVEYOR MAKES NO WARRANTIES OR GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THEY ARE LOCATED AS ACCURATELY AS REASONABLY EXPECTED FROM THE INFORMATION DESCRIBED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND POSITION OF THE UTILITIES. (POT HOLING TO OBTAIN HORIZONTAL AND VERTICAL POSITIONS AND PIPE SIZES WAS NOT PERFORMED). THE SURVEYOR DID NOT ENTER ANY CONFINED SPACES OR CONTACT DIG LINE FOR UTILITY MARK OUTS.

SURVEY NOTES:

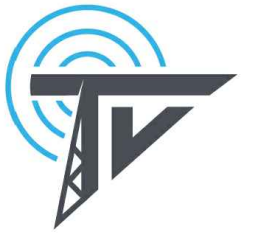
1. THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS TECHNIQUES, PROJECTED TO THE COLORADO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM, SOUTH ZONE. ALL BEARINGS SHOWN ARE ON GRID AZIMUTH AND ALL DISTANCES SHOWN ARE AT GROUND. REFER TO THE DRAWING FOR THE SPECIFIC LINE AND MONUMENTS USED.
2. THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)(GEOID12B) IS EXPRESSED IN U.S. SURVEY FEET.
3. THE SURVEY ACCURACY MEETS A LINEAR ANGULAR CLOSURE OF 1:5000.
4. THIS IS NOT A BOUNDARY SURVEY, IT IS AN EXHIBIT ONLY.

SURVEYOR'S CERTIFICATE

I, WILLIS D. LONG, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this drawing was made under my supervision and the monuments shown thereon actually exist, that this drawing accurately represents said survey, and that said survey is in compliance with the requirements of Title 38, Article 51, C.R.S. I further certify this exhibit to the following parties;

Burch, Porter and Johnson, PLLC
TVT II, LLC
Trustmark National Bank
Fidelity National Title Insurance Company
Strategic Market Services - FNT

SIGNED THIS 26TH DAY OF DECEMBER, 2023.



**TOWER
VENTURES**

495 TENNESSEE STREET, SUITE 152
MEMPHIS, TN 38102



**TOTAL
SITE SERVICES**

1065 POPLAR STREET
JOHNSTOWN, CO 80534

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE
PRINTED MEDIA ONLY.

SUBMITTALS

REV	DESCRIPTION	DRN BY:	REV BY:	APP BY:
△	SURVEY FIRST DRAFT	KT	WDL	



SITE INFORMATION

SITE NAME:

BLACK FOREST

SITE ID: COL1005

SITE ADDRESS:

10765 KINCH CT,
BLACK FOREST, CO 80908

EL PASO COUNTY

SHEET DESCRIPTION

TITLE SHEET

SHEET NO.

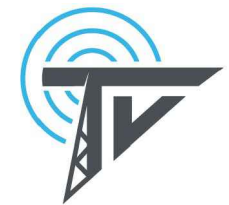
S-3



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TOWER VENTURES

495 TENNESSEE STREET, SUITE 152
MEMPHIS, TN 38102

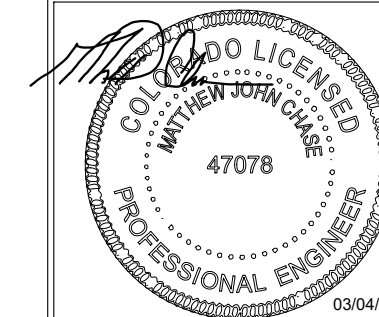


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JOHNSTOWN, CO 80534

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B	90% ZD'S	02/20/24	MC	SP	DM
C	90% ZD'S	03/04/24	MC	SP	DM
D	100% ZD'S	03/04/24	MC	SP	DM



MATTHEW JOHN CHASE, P.E.
COLORADO PROFESSIONAL ENGINEER
LICENSE #47078, (EXP. 10/31/2024)

SITE INFORMATION

SITE NAME:
CORDERA
CO1005

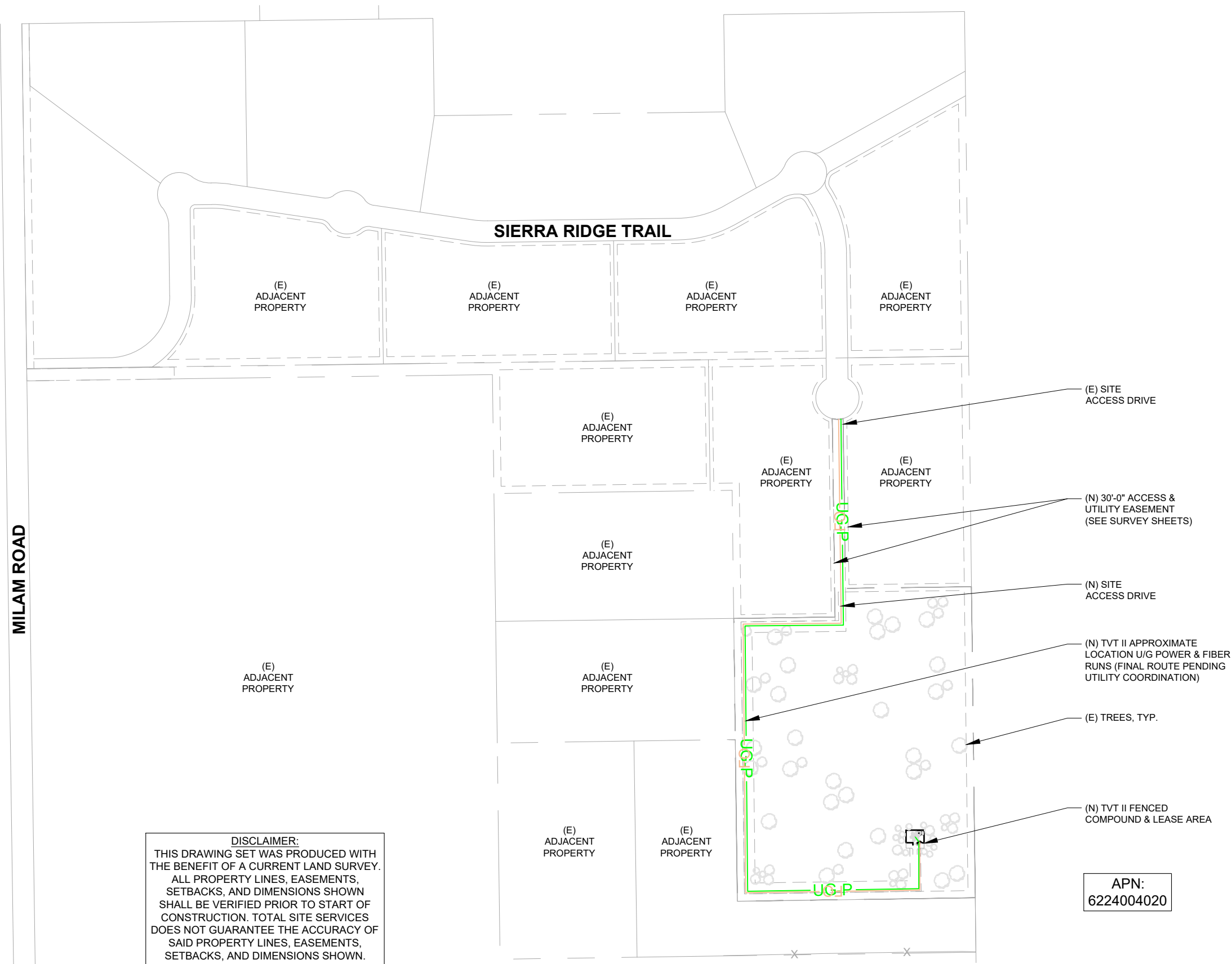
SITE ADDRESS:
10765 KINCH COURT
BLACK FOREST, CO 80908
EL PASO COUNTY

SHEET DESCRIPTION

OVERALL SITE PLAN

SHEET NO.

A1



DISCLAIMER:
THIS DRAWING SET WAS PRODUCED WITH THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS, AND DIMENSIONS SHOWN SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. TOTAL SITE SERVICES DOES NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS, SETBACKS, AND DIMENSIONS SHOWN.





TOWER VENTURES

495 TENNESSEE STREET, SUITE 152
MEMPHIS, TN 38102

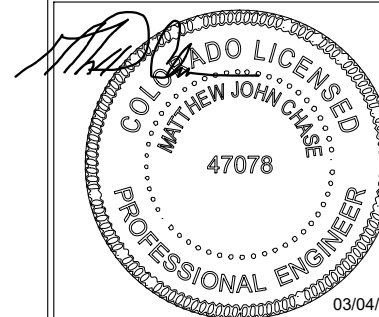


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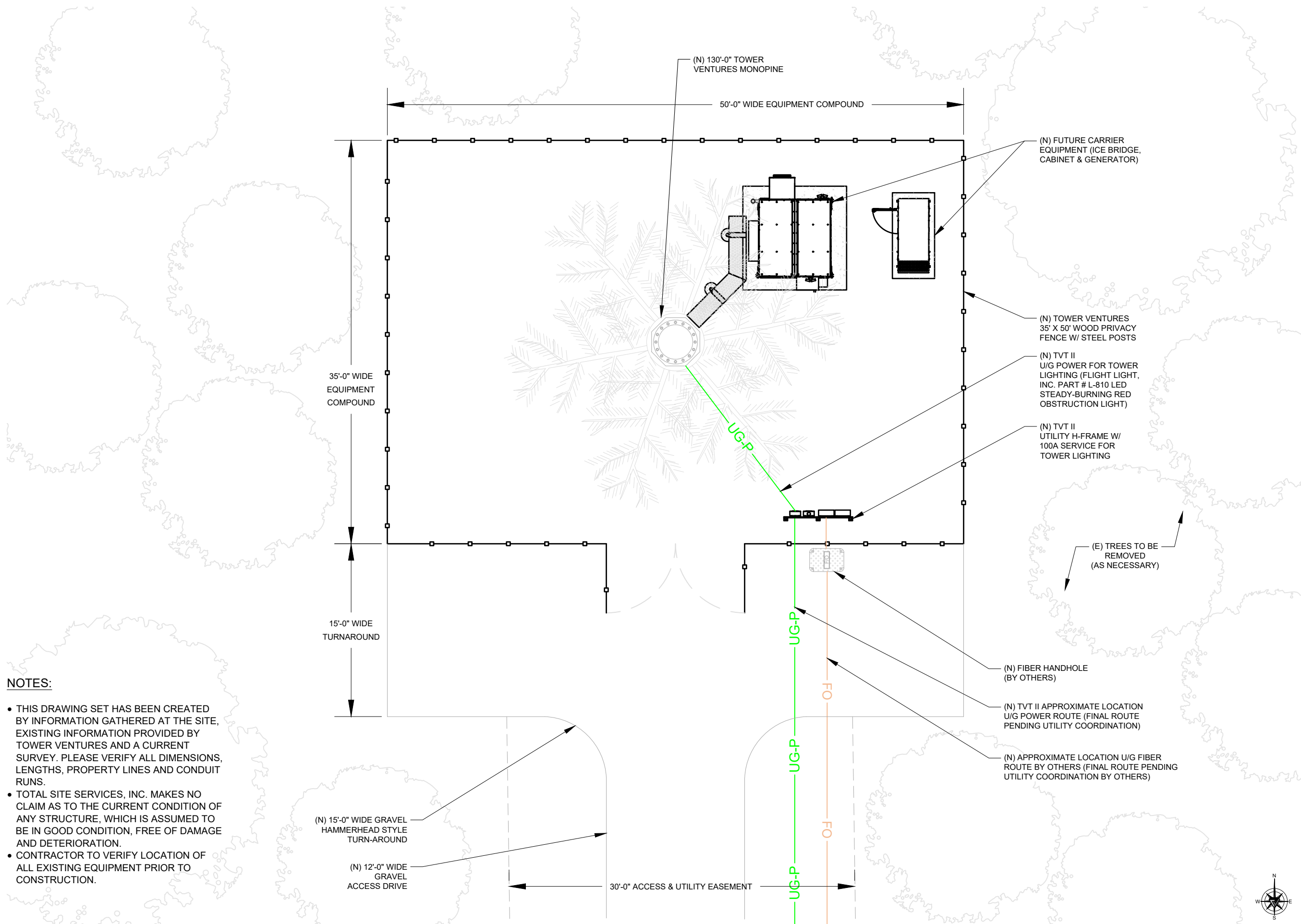
SITE ADDRESS:
10765 KINCH COURT
BLACK FOREST, CO 80908
EL PASO COUNTY

SHEET DESCRIPTION

ENLARGED
SITE PLAN

SHEET NO.

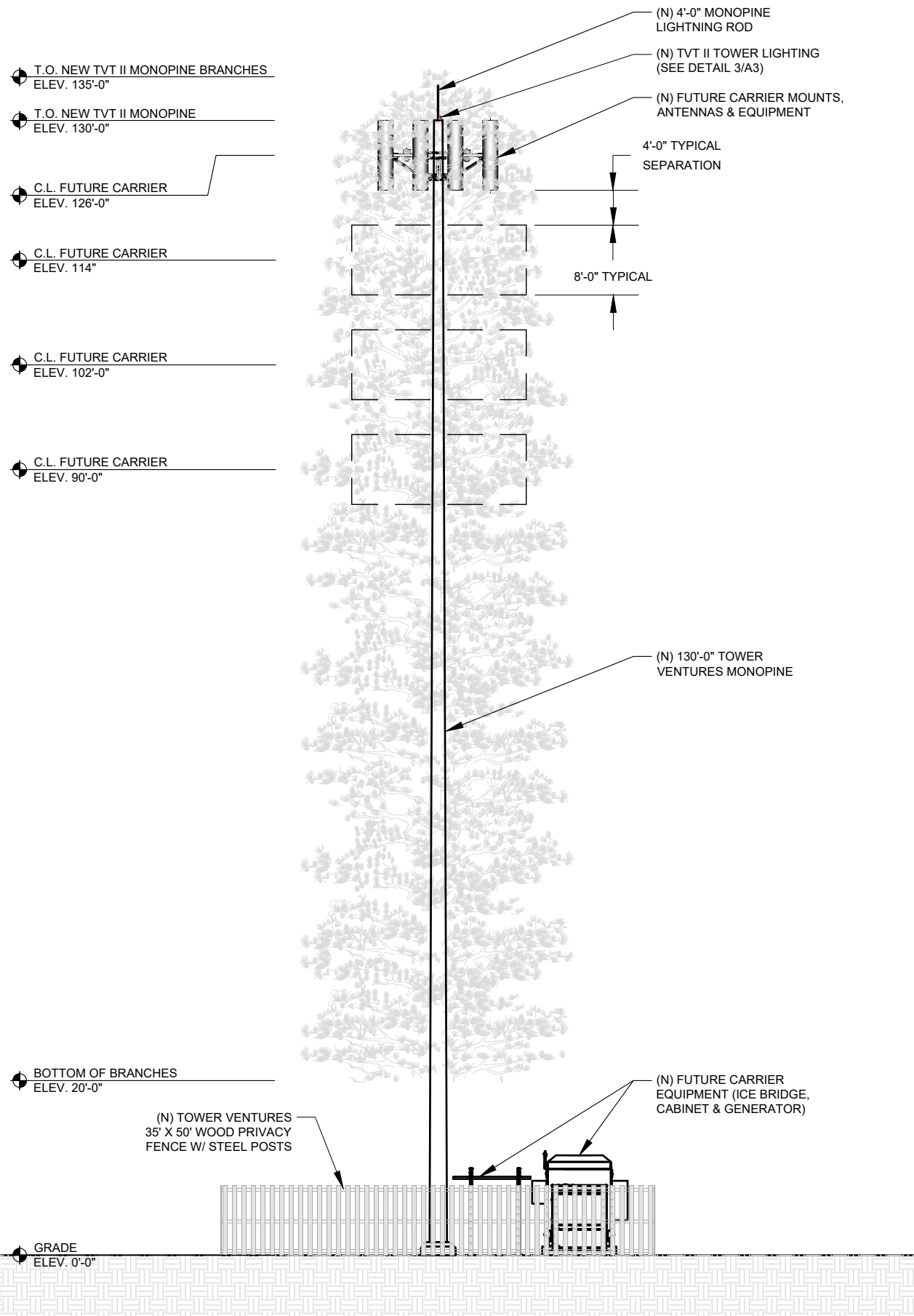
A2



NOTES:

- THIS DRAWING SET HAS BEEN CREATED BY INFORMATION GATHERED AT THE SITE, EXISTING INFORMATION PROVIDED BY TOWER VENTURES AND A CURRENT SURVEY. PLEASE VERIFY ALL DIMENSIONS, LENGTHS, PROPERTY LINES AND CONDUIT RUNS.
- TOTAL SITE SERVICES, INC. MAKES NO CLAIM AS TO THE CURRENT CONDITION OF ANY STRUCTURE, WHICH IS ASSUMED TO BE IN GOOD CONDITION, FREE OF DAMAGE AND DETERIORATION.
- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING EQUIPMENT PRIOR TO CONSTRUCTION.

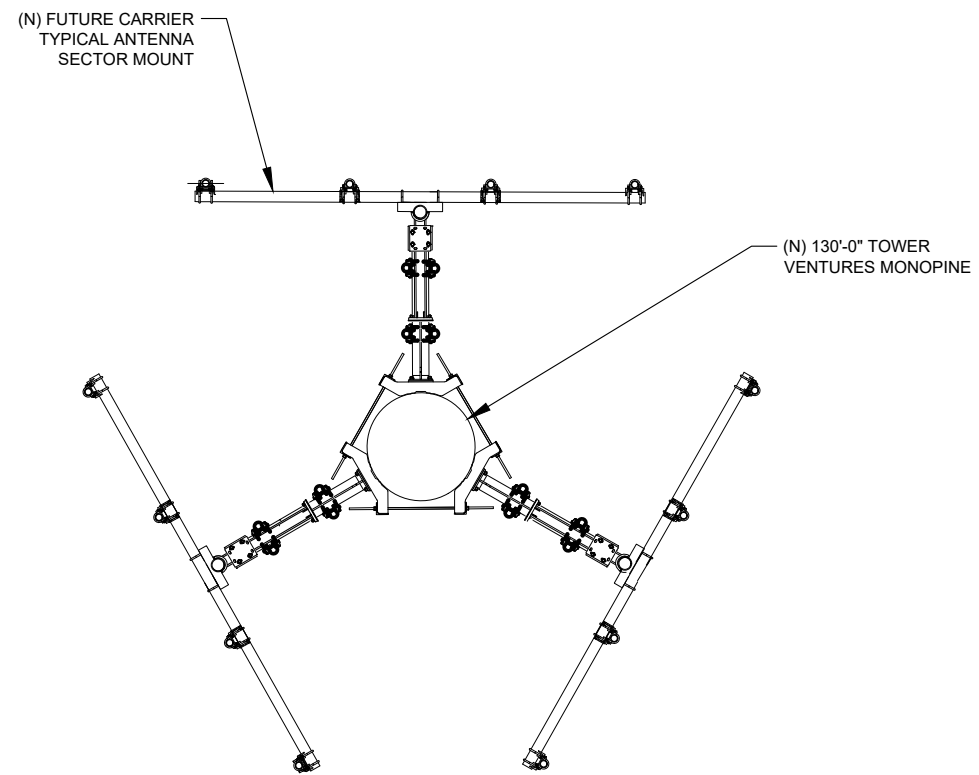
NOTE:
 MONOPINE AND BRANCHES TO BE PAINTED SHERWIN WILLIAMS COLOR SW7515 HOMESTEAD BROWN. ANTENNAS TO BE PAINTED SHERWIN WILLIAMS COLOR SW6447 EVERGREEN. ANTENNA SOCKS SHALL BE INSTALLED BY ALL CARRIERS.



EAST ELEVATION

SCALE: 3/16"=1'-0" (11x17)
 (OR) 3/8"=1'-0" (22x34) **1**

NOTE:
 STRUCTURAL ANALYSIS AND MOUNT ANALYSIS TO BE PERFORMED PRIOR TO EQUIPMENT INSTALLATION IN ORDER TO VERIFY THAT THE STRUCTURE IS ADEQUATE TO SUPPORT THE PROPOSED EQUIPMENT.



ANTENNA PLAN @ 126' RAD CENTER

SCALE: 3/16"=1'-0" (11x17)
 (OR) 3/8"=1'-0" (22x34) **2**

L-810 LED Steady-Burning Red Obstruction Light



- Compliance and Applications
- Not FAA Approved under AC 150/5345-43J
 - IP67 Certified

- Compliant to:
- ICAO Annex 14, Low Intensity Obstacle Light, Type B
 - DGAC of Mexico
 - MIL-C-7989

Our L810LED omni-directional, red, steady-burning obstruction light is designed for marking tall structures such as buildings, towers, masts, cranes, meteorological towers, chimneys and other hazards to aircraft. This energy-saving LED light is a direct replacement for incandescent fixtures, providing years of reliable and maintenance-free operation. Available in single, double, and retrofit configurations; optional solar drive package.



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 +1.916.394.2800 Worldwide

www.flightlight.com
sales@flightlight.com

Flight Light Inc., 2708 47th Ave.
 Sacramento, CA, 95822, USA

TOWER OBSTRUCTION LIGHTING

N.T.S. **3**



TOWER VENTURES

495 TENNESSEE STREET, SUITE 152
 MEMPHIS, TN 38102

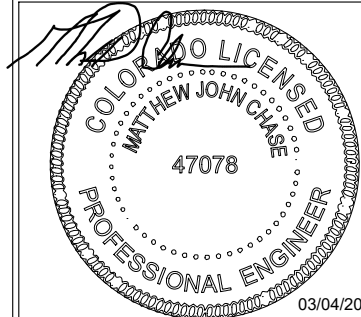


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 JOHNSTOWN, CO 80534

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 CO1005

SITE ADDRESS:
 10765 KINCH COURT
 BLACK FOREST, CO 80908
 EL PASO COUNTY

SHEET DESCRIPTION

ELEVATION & ANTENNA PLAN

SHEET NO.

A3