

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:
 COMPANY: LAYTON SURVEYS LLC
 ADDRESS: 837 S 500 W #201
 CITY, STATE, ZIP: WOODS CROSS, UT 84010
 CONTACT: WILLIS LONG
 PHONE: 801.663.1641
 EMAIL: WILLIS.LONG@LAYTONSURVEYS.COM



TOWER VENTURES

PROJECT: NEW SITE BUILD
SITE NAME: CORDERA
SITE #: CO1005
PROJECT #: AL244
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: _____



TOWER VENTURES

495 TENNESSEE STREET, SUITE 152
 MEMPHIS, TN 38102



1065 POPLAR STREET
 JOHNSTOWN, CO 80534

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE
 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
E	100% ZD'S	06/06/24	MC	SP	DM

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: ---

COUNTY: EL PASO COUNTY

ZONING JURISDICTION: EL PASO COUNTY

PERMITTING JURISDICTION: PIKES PEAK REGIONAL BUILDING DEPARTMENT

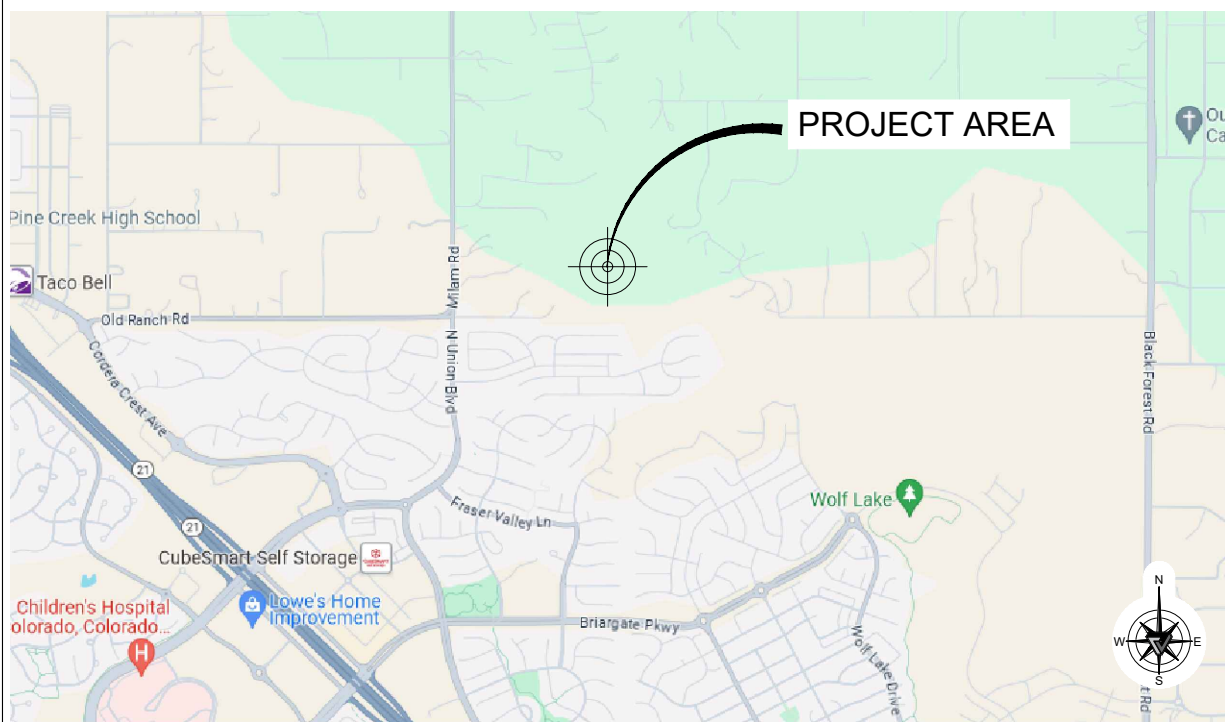
ZONING DESIGNATION: RR - 5

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.

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

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

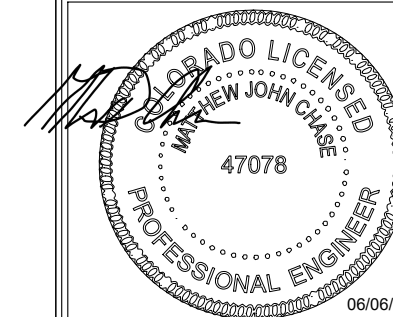
SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
 AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
 AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
 TELECOMMUNICATIONS INDUSTRY 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

SHEET	DESCRIPTION	REVISION
T1	TITLE SHEET	1
GN1	GENERAL NOTES	1
S1	SITE SURVEY	1
S2	SITE SURVEY	1
S3	SITE SURVEY	1
A1	SITE PLAN	1
A2	ENLARGED SITE PLAN	1
A3	ELEVATION & ANTENNA PLAN	1
GESC	COVER PAGE	C
GESC	LEGEND	C
GESC	OVERALL LAYOUT	C
GESC	OVERALL LAYOUT	C
GESC	PAD GRADING CUT / FILL	C
GESC	UTILITY EASEMENT GRADING	C
GESC	UTILITY EASEMENT GRADING	C
GESC	UTILITY EASEMENT GRADING	C
GESC	DRIVEWAY	C
GESC	CALCULATIONS	C
GESC	PAD CROSS SECTION	C
GESC	TOWER ELEVATION	C



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

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!



TOWER VENTURES

495 TENNESSEE STREET, SUITE 152
MEMPHIS, TN 38102

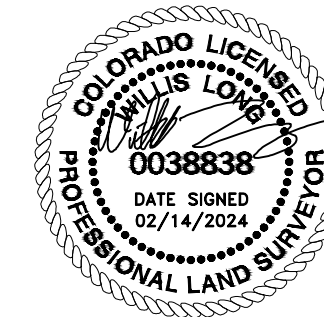


1065 POPLAR STREET
JOHNSTOWN, CO 80534

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△	SURVEY FIRST DRAFT	KT	WDL	



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BLACK FOREST

SITE ID: COL1005

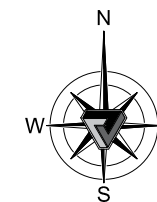
SITE ADDRESS:
10765 KINCH CT,
BLACK FOREST, CO 80908
EL PASO COUNTY

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'

DOWLING THOMAS F
PARCEL: 6224004010

30.00'
DRAINAGE EASEMENT

NORTH 1507.56'
S0°41'46"E 862.98'

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
UNDERGROUND FACILITIES BEFORE YOU
DIG IN MONTANA, CALL MONTANA 811
TOLL FREE: 1-800-424-5555 OR
www.montana811.org
MONTANA STATUTE
REQUIRES MIN OF 2
WORKING DAYS NOTICE
BEFORE YOU EXCAVATE

GRAPHIC SCALE



(IN FEET)
1 inch = 250 ft.



TOWER VENTURES

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△	SURVEY FIRST DRAFT	KT	WDL	



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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

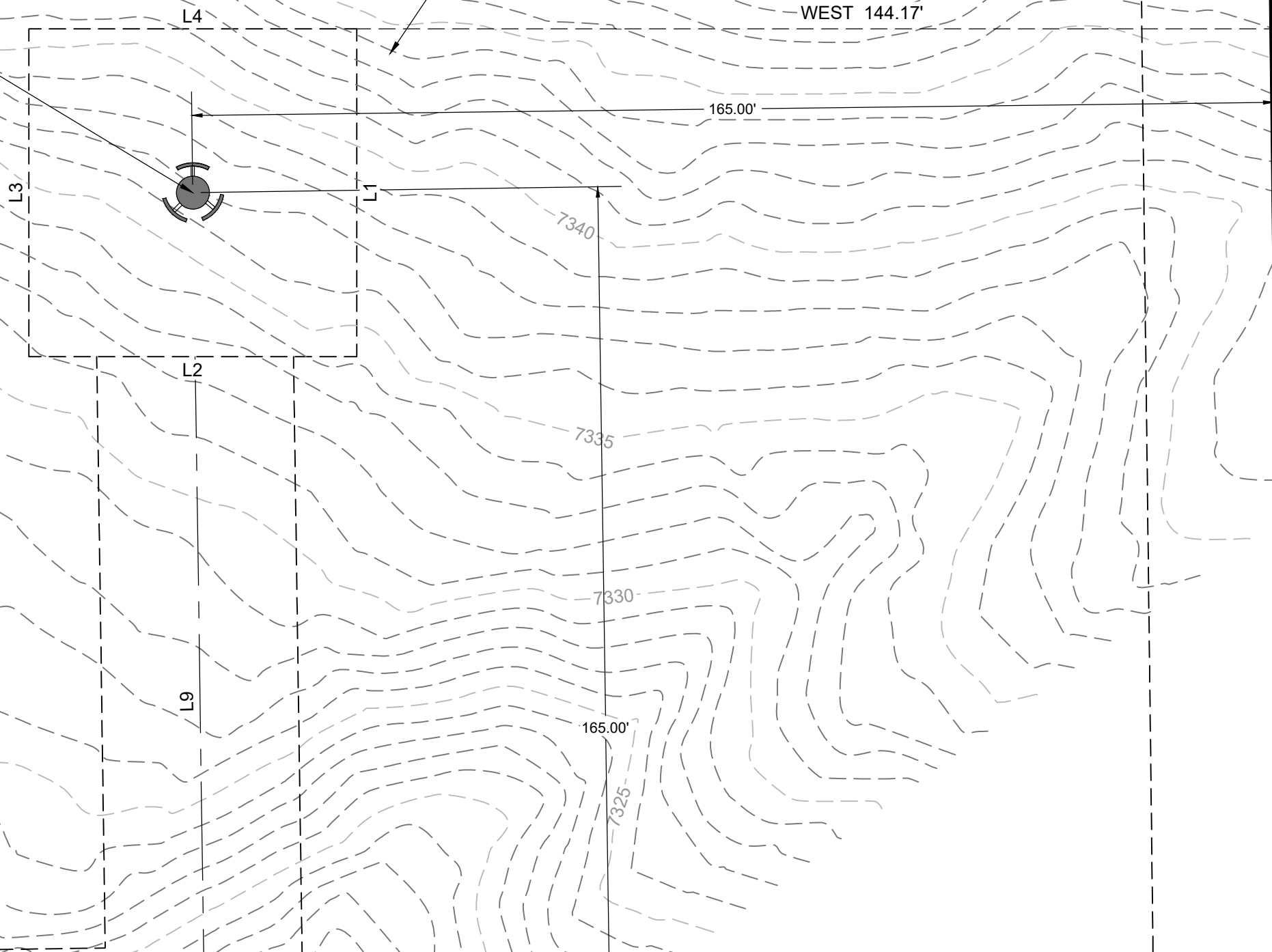
7330

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:

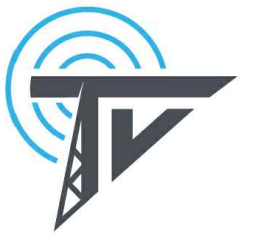
1. THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS TECHNIQUES, PROJECTED TO THE COLORADO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM, SOUTH ZONE. ALL BEARINGS SHOWN ARE ON GRID AZIMUTH AND ALL DISTANCES SHOWN ARE AT GROUND. REFER TO THE DRAWING FOR THE SPECIFIC LINE AND MONUMENTS USED.
2. 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

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△	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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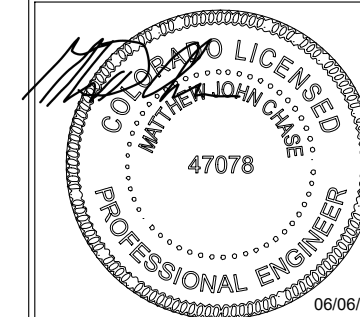


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E	100% ZD'S	06/06/24	MC	SP	DM



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

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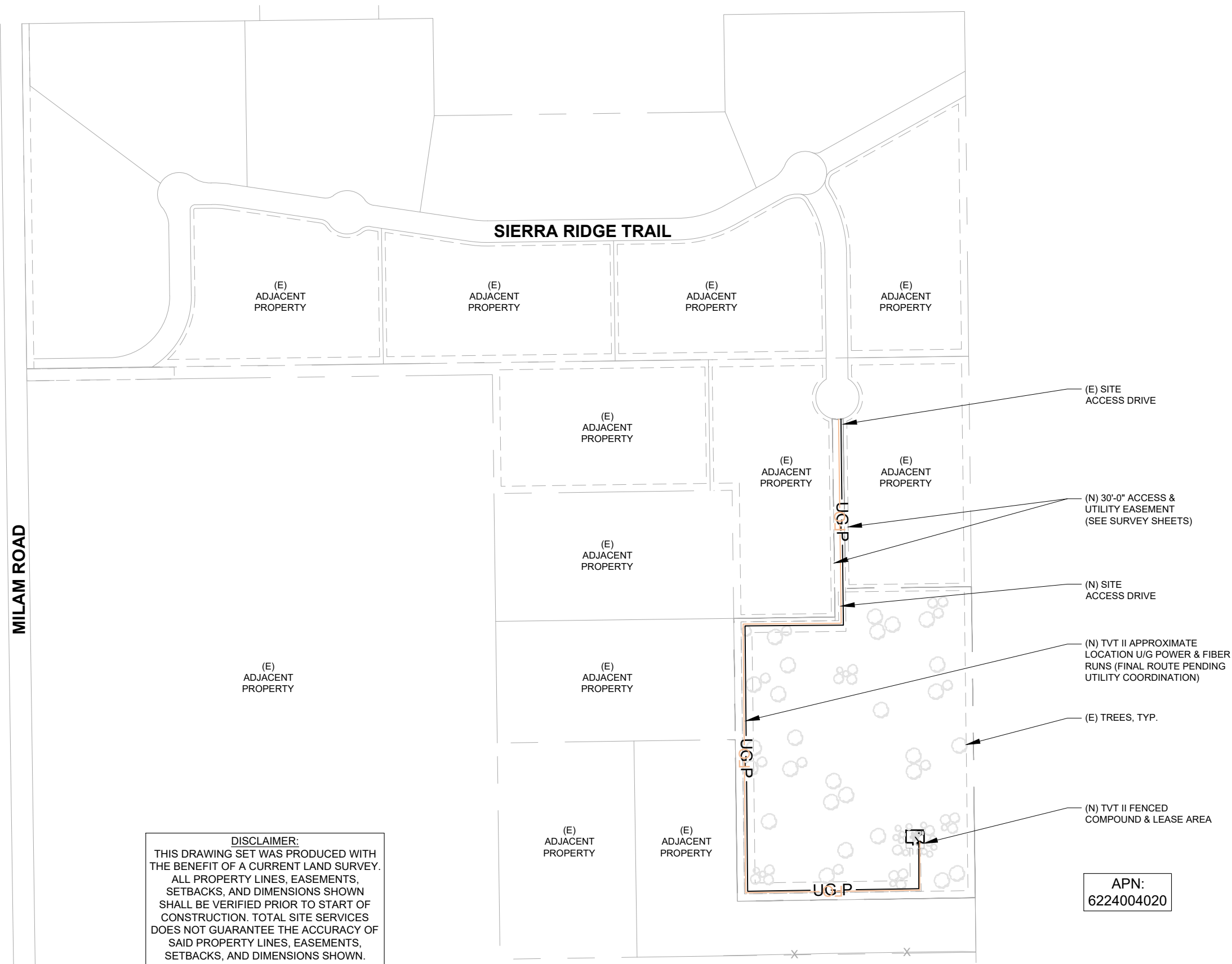
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EL PASO COUNTY

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.

APN:
6224004020





TOWER VENTURES

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MEMPHIS, TN 38102

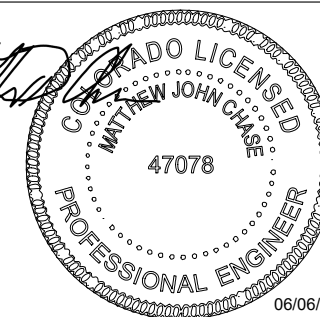


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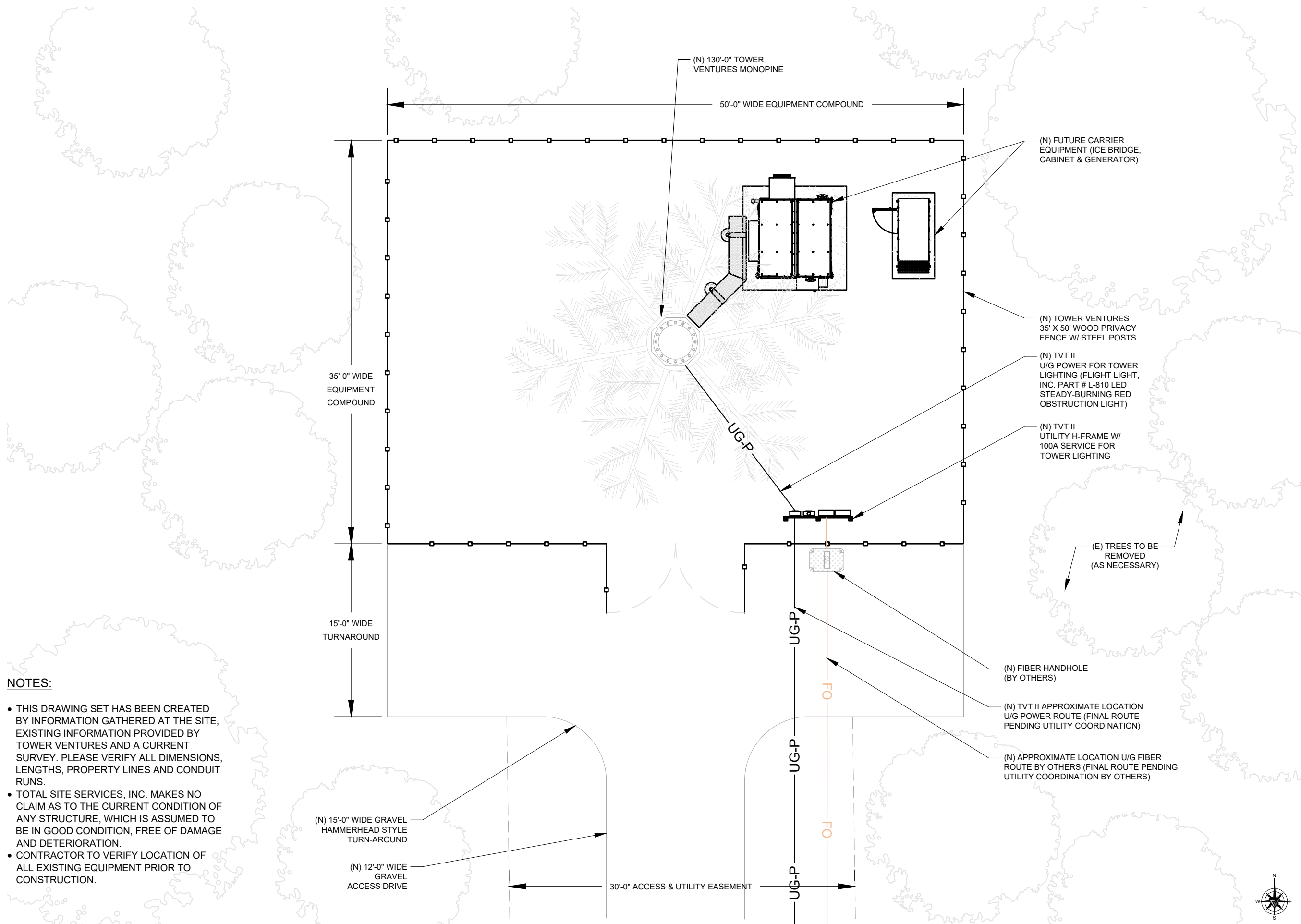
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BLACK FOREST, CO 80908
EL PASO COUNTY

SHEET DESCRIPTION

ENLARGED
SITE PLAN

SHEET NO.

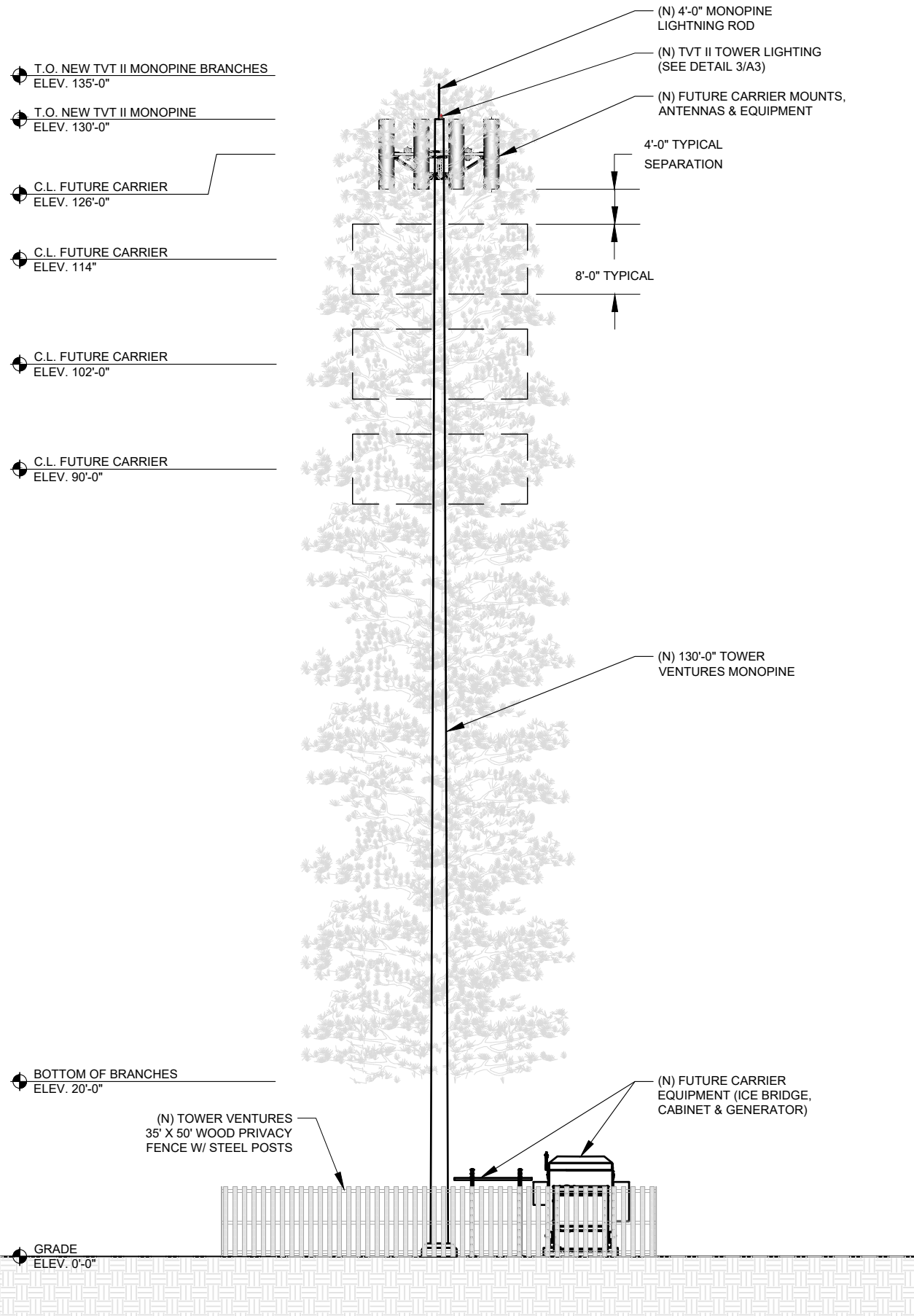
A2



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.

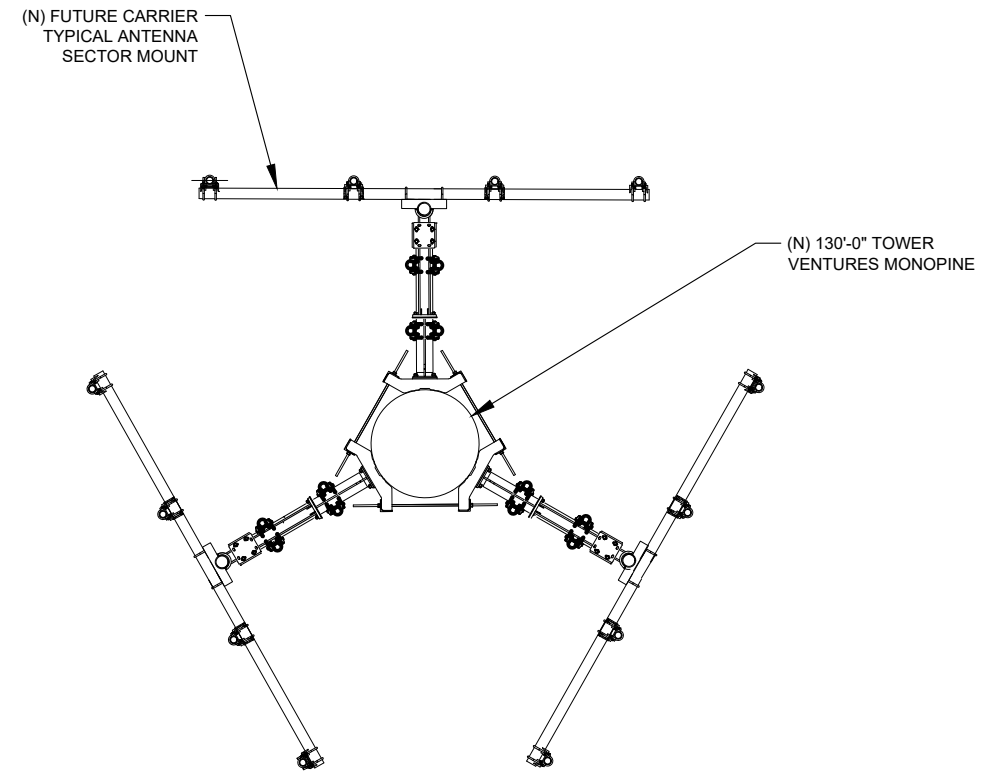
NOTE:
 MONOPINE AND BRANCHES TO BE PAINTED SHERWIN WILLIAMS COLOR SW7515 HOMESTEAD BROWN. ANTENNAS TO BE PAINTED SHERWIN WILLIAMS COLOR SW6447 EVERGREEN. ANTENNA SOCKS SHALL BE INSTALLED BY ALL CARRIERS.



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.



+1.800.806.3548 USA
 +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

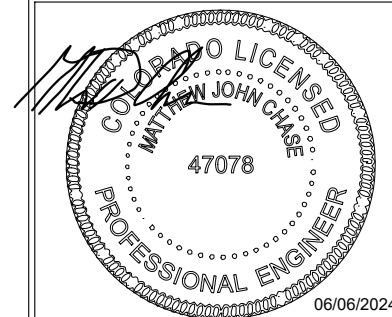


1065 POPLAR STREET
 JOHNSTOWN, CO 80534

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE 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
E	100% ZD'S	06/06/24	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

ELEVATION &
 ANTENNA PLAN

SHEET NO.

A3

Telecom Tower Project

Grading and Drainage Package

TOTAL SITE SERVICES



LOCATION	LONGITUDE	LATITUDE	ELEVATION
Briargate-black forest	W 104°43'45.42"	N 38°59'05.18"	7336.63'

Site Location

NOTE:

APPROVED BY:
D. RHODES

10/31/2025

Rev.	Purpose of Revision	Date	Drawn	Checked	Approved
C	ISSUED FOR REVIEW	03 Jun 24	R.Sulaiman	Danielle	D.Rhodes
B	ISSUED FOR REVIEW	21 Feb 24	R.Sulaiman	Danielle	D.Rhodes
A	ISSUED FOR REVIEW	09 Jan 24	R.Sulaiman	Danielle	D.Rhodes

Company:



DRAWING TITLE:
Cover Page

PROJECT NAME:
Telecom Tower: Grading and sediment plan




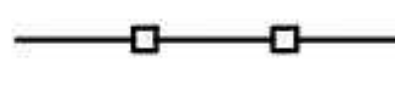

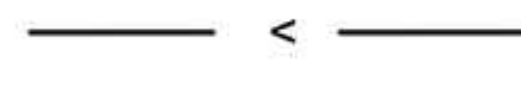





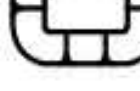




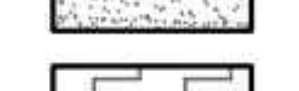
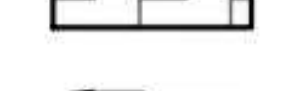

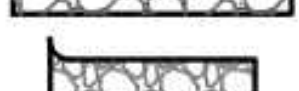


PROJECT NUMBER:	CONTRACT NUMBER:
DRAWN BY: R.SULAIMAN	DATE: 03 June 2024
REVIEWED BY: Danielle Hughes	APPROVED BY: D. RHODES
DRAWING NUMBER:	REVISION: C




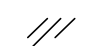
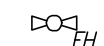



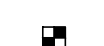


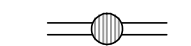


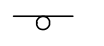




SCALE:
NOT TO SCALE

LEGEND

-  OUTSIDE LIMITS OF CONSTRUCTION
-  IMPERVIOUS AREAS

BMP LEGEND

-  (CD) CHECK DAM
-  (CWA) CONCRETE WASHOUT AREA
-  (CF) CONSTRUCTION FENCE
-  (CM) CONSTRUCTION MARKER
-  (CS) CURB SOCK
-  (DD) DIVERSION DITCH
-  (ECB) EROSION CONTROL BLANKET
-  (IP) INLET PROTECTION
-  (RCD) REINFORCED CHECK DAM
-  (RRB) REINFORCED ROCK BERM
-  (RRC) RRC FOR CULVERT PROTECTION
-  (SB) TEMPORARY SEDIMENT BASIN
-  (SCL) SEDIMENT CONTROL LOG
-  (ST) SEDIMENT TRAP
-  (SM) SEEDING AND MULCHING
-  (SF) SILT FENCE
-  (SSA) STABILIZED STAGING AREA
-  (SR) SURFACE ROUGHENING
-  (TSD) TEMPORARY SLOPE DRAIN
-  (TSC) TEMPORARY STREAM CROSSING
-  (VTC) VEHICLE TRACKING CONTROL
-  (LOC) LIMITS OF CONSTRUCTION

-  Concrete pavement
-  Coniferous Tree
- ϕ Diameter
-  Deciduous Tree
-  Edge of Asphalt
- FF* Finished Floor
- FS* Finished Surface
-  Fire Hydrant
- FL* Flow Line
-  Found Monument As Noted
-  Found Section Monument
-  Geographic Location
-  Gas Meter
-  Irrigation Control Valve
- NG* Natural Ground
- \bullet Parking Bollard
- POB* Point of Beginning
- POC* Point of Commencement
-  Overhead Electric line
-  Power Pole
-  Property Line
- R. O. W.* Right of Way
-  Sewer Manhole
-  Sign Post
-  Street Light Standard
-  Telephone Pedestal
- TYP* Typical
-  Water Meter
-  Water Valve

EXISTING TREES/SHRUBS

ACCESS ROAD














EASEMENT LINE

UTILITY POLE

POWER LINE

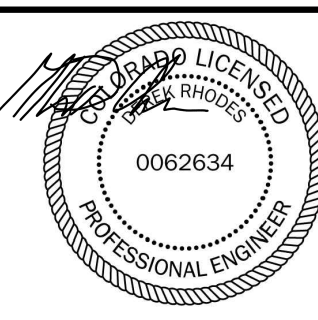
FIBER LINE

LINE LEGEND

-  = Subject Parcel Boundary Lines
-  = Section lines
-  = Adjoining Parcel Boundary lines
-  = Easement Lines
-  = Right of way lines
-  = Flood place lines
-  = Barbed Wire Fence
-  = Underground Electric Lines
-  = Underground Gas Lines
-  = Overhead Electric Lines
-  = Underground Sanitary Sewer
-  = Underground Telephone Lines
-  = Underground Water Lines

NOTE:

APPROVED BY:
D. RHODES



10/31/2025

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Company:



DRAWING TITLE:
Legend

PROJECT NAME:
Telecom Tower: Grading and sediment plan

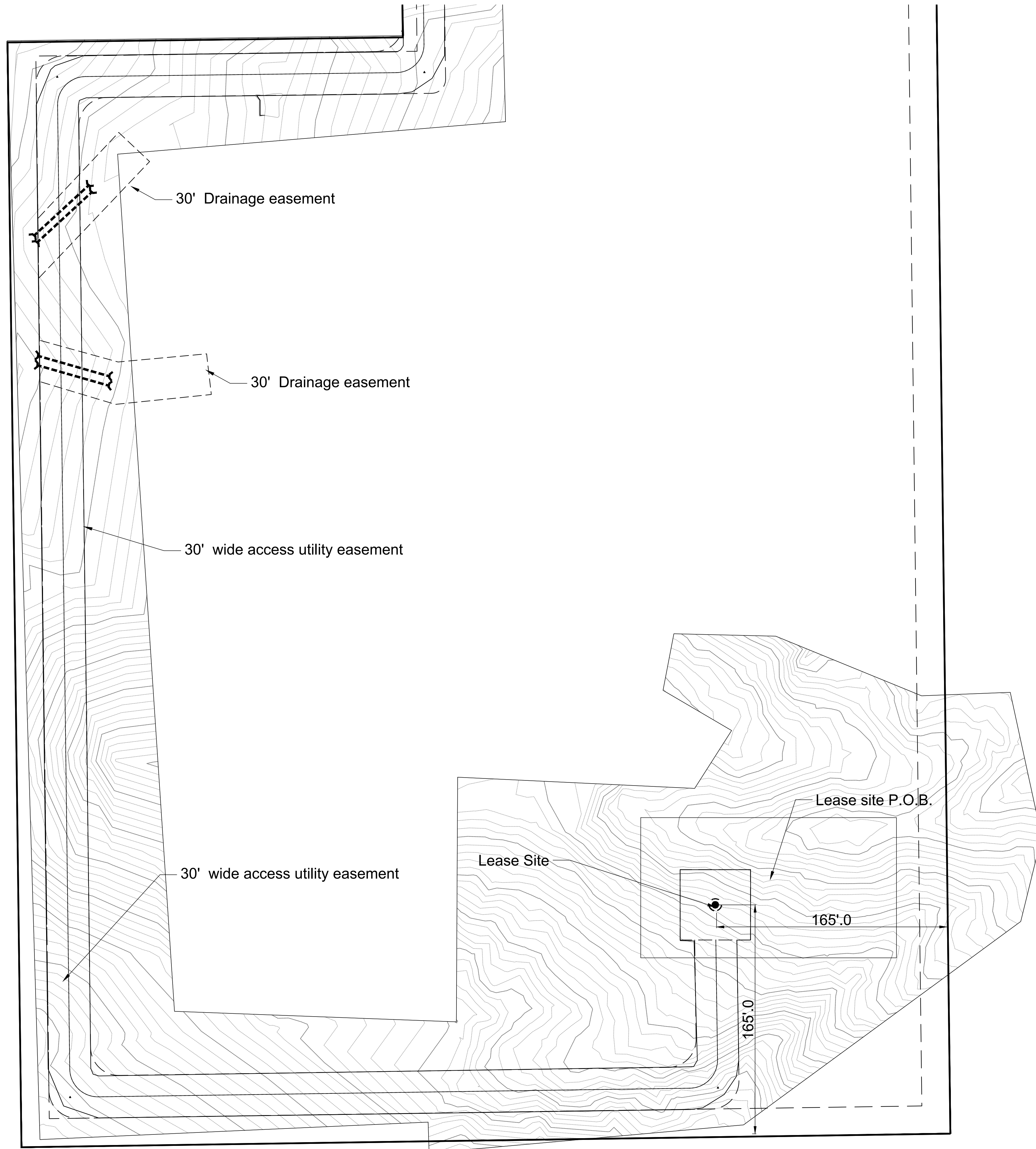
PROJECT NUMBER: _____ CONTRACT NUMBER: _____

DRAWN BY:
R.SULAIMAN DATE:
03 June 2024

REVIEWED BY:
Danielle Hughes APPROVED BY:
D. RHODES

DRAWING NUMBER: _____ REVISION:
C

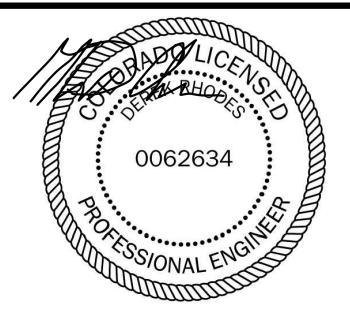
SCALE:
NOT TO SCALE



NOTE:

- WEBER COUNTY MONUMENT AS NOTED**
- SET 24" REBAR AND CAP MARKED CIR ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- Surface Water Drainage Pipe

APPROVED BY:
D. RHODES



10/31/2025

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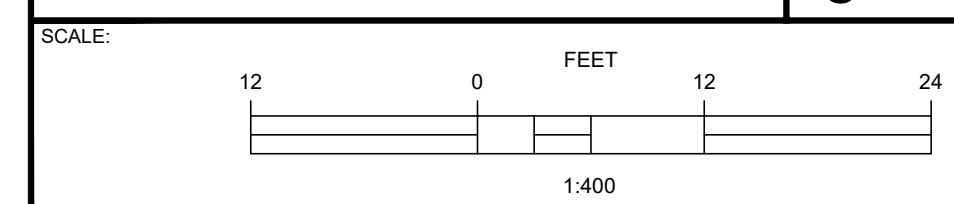
Company:

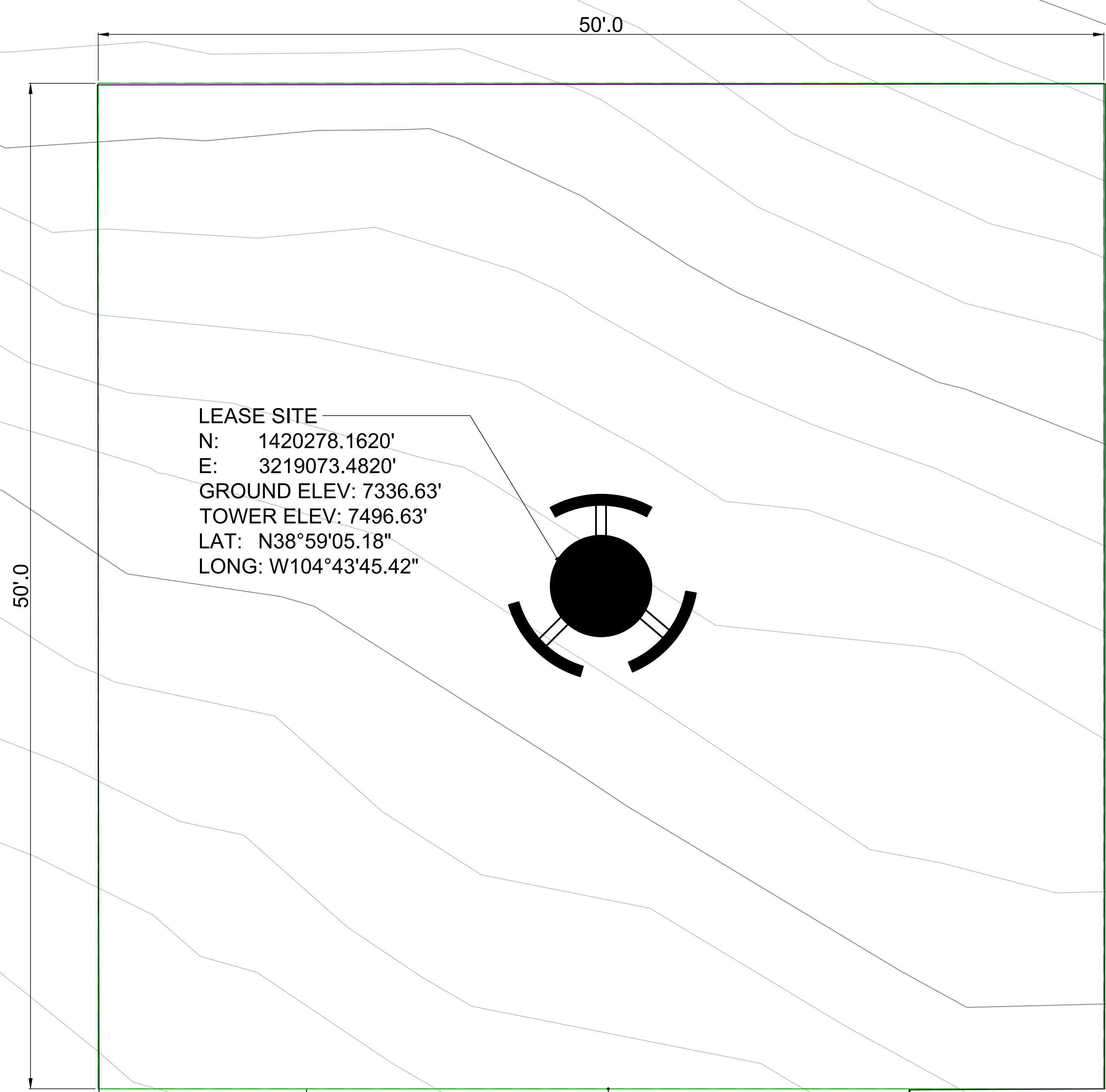


DRAWING TITLE:
Overall Layout

PROJECT NAME:
Telecom Tower: Grading and sediment plan

PROJECT NUMBER:	CONTRACT NUMBER:
DRAWN BY: R.SULAIMAN	DATE: 03 June 2024
REVIEWED BY: Danielle Hughes	APPROVED BY: D. RHODES
DRAWING NUMBER:	REVISION: C





LEASE SITE
 N: 1420278.1620'
 E: 3219073.4820'
 GROUND ELEV: 7336.63'
 TOWER ELEV: 7496.63'
 LAT: N38°59'05.18"
 LONG: W104°43'45.42"

30' wide access utility easement

NOTE:

- WE **WEBER COUNTY MONUMENT AS NOTED**
- ✦ **SET 24" REBAR AND CAP MARKED CIR ENGINEERING**
- **SUBDIVISION BOUNDARY**
- **LOT LINE**
- **ADJACENT PARCEL**
- **SECTION LINE**
- - - - **EASEMENT**
- x — **EXISTING FENCE LINE**
- - - - w **EXISTING WATER LINE**
- - - - RR **EXISTING IRRIGATION LINE**
- - - - SD **EXISTING STORM DRAIN**
- - - - SS **EXISTING SANITARY SEWER**
- - - - OH **EXISTING OVERHEAD POWER**
- - - - G **EXISTING GAS LINE**
- (WM) **EXISTING WATER METER**
- (W) **EXISTING WATER MANHOLE**
- (FH) **EXISTING FIRE HYDRANT**
- (WV) **EXISTING WATER VALVE**
- (SM) **EXISTING STORM MANHOLE**
- (CB) **EXISTING CATCH BASIN**
- (SS) **EXISTING SEWER MANHOLE**
- SD— SD— **Surface Water Drainage Pipe**

APPROVED BY:
D. RHODES

10/31/2025

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Company:

DRAWING TITLE:
Overall Layout

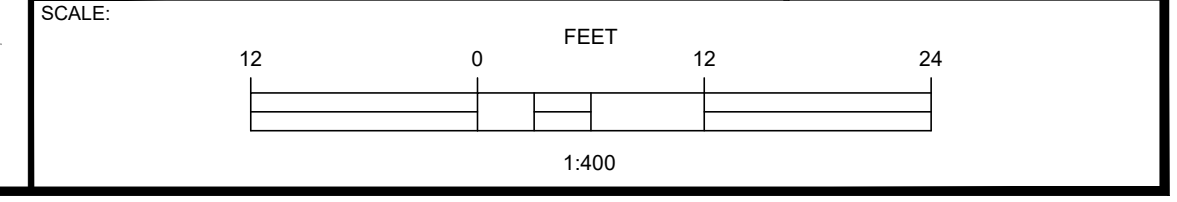
PROJECT NAME:
 Telecom Tower: Grading and sediment plan

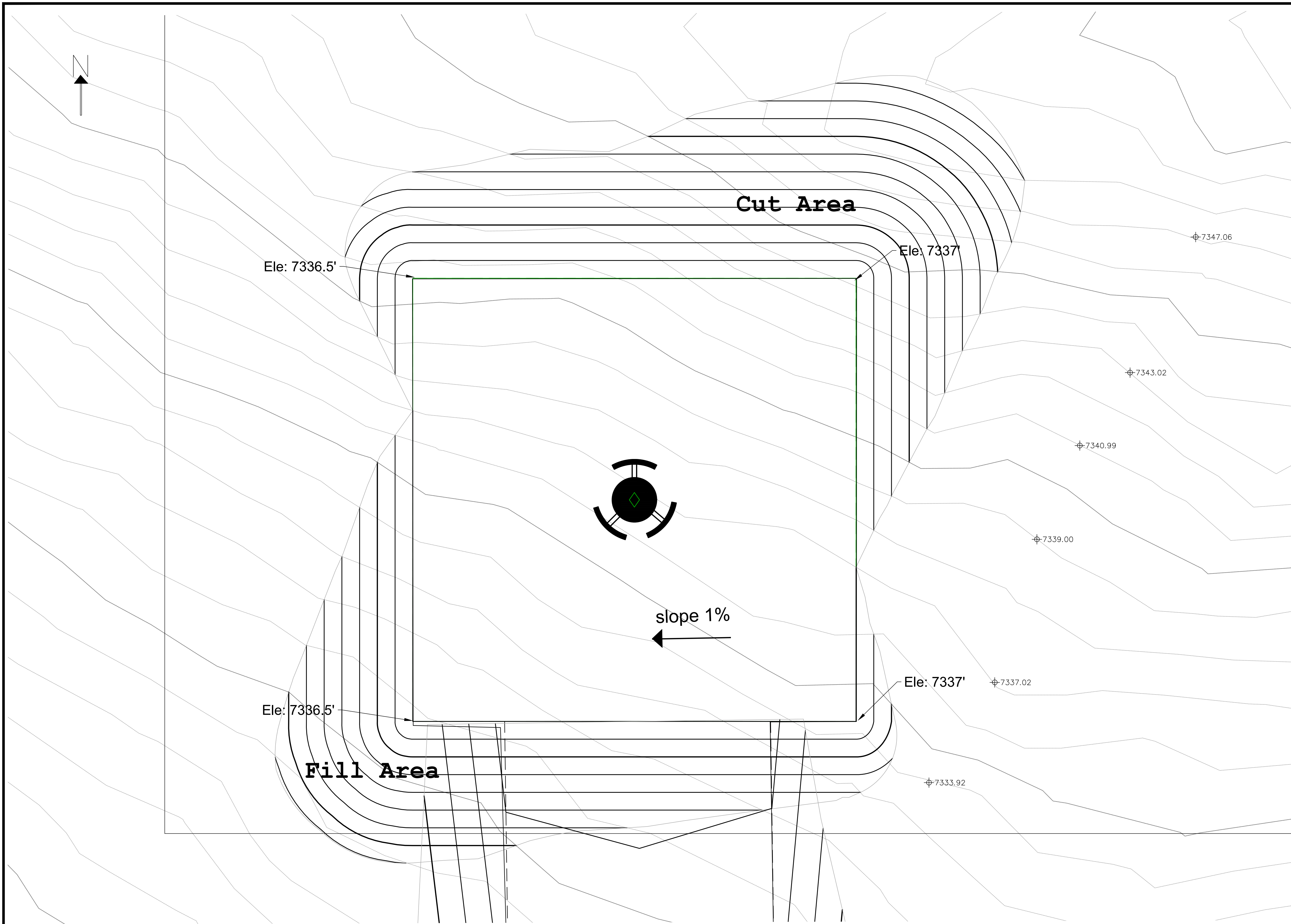
PROJECT NUMBER: _____ CONTRACT NUMBER: _____

DRAWN BY:
R.SULAIMAN DATE:
 03 June 2024

REVIEWED BY:
 Danielle Hughes APPROVED BY:
 D. RHODES

DRAWING NUMBER: _____ REVISION:
C





NOTE:
 The quantities are estimated based on elevation provide by Total Site Services.

* For Erosion and sediment control Seed & straw or Curlex could be use.



APPROVED BY:
 D. RHODES

10/31/2025

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A	ISSUED FOR REVIEW	09 Jan 24	R.Sulaiman	Danielle	D.Rhodes



DRAWING TITLE:
Pad Grading Cut/Fill

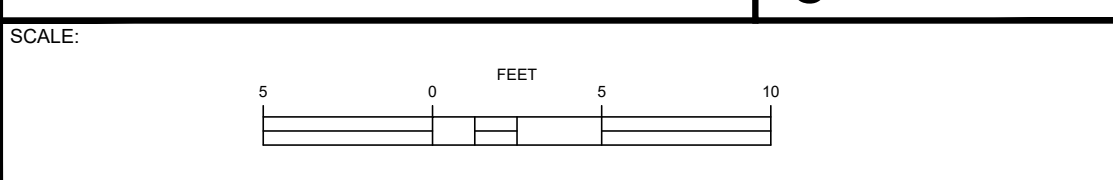
PROJECT NAME:
 Telecom Tower: Grading and sediment plan

PROJECT NUMBER: _____ CONTRACT NUMBER: _____

DRAWN BY:
 R.SULAIMAN DATE:
 03 June 2024

REVIEWED BY:
 Danielle Hughes APPROVED BY:
 D. RHODES

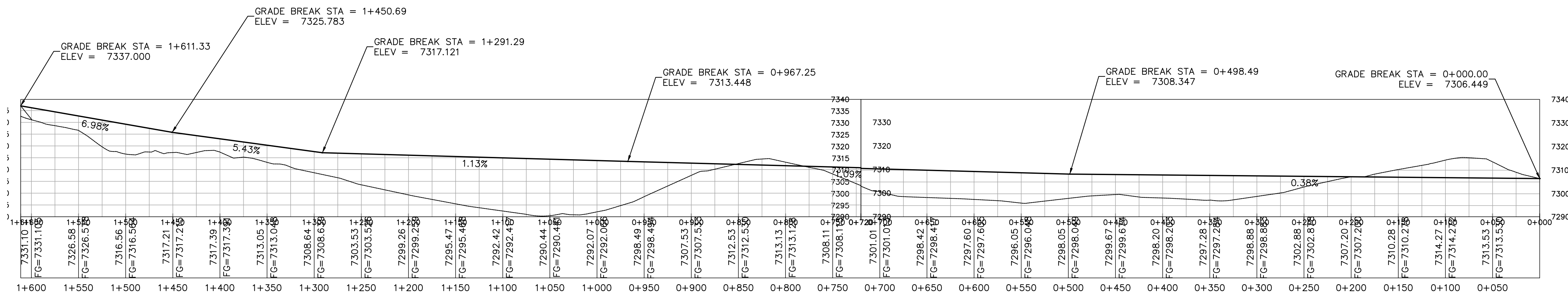
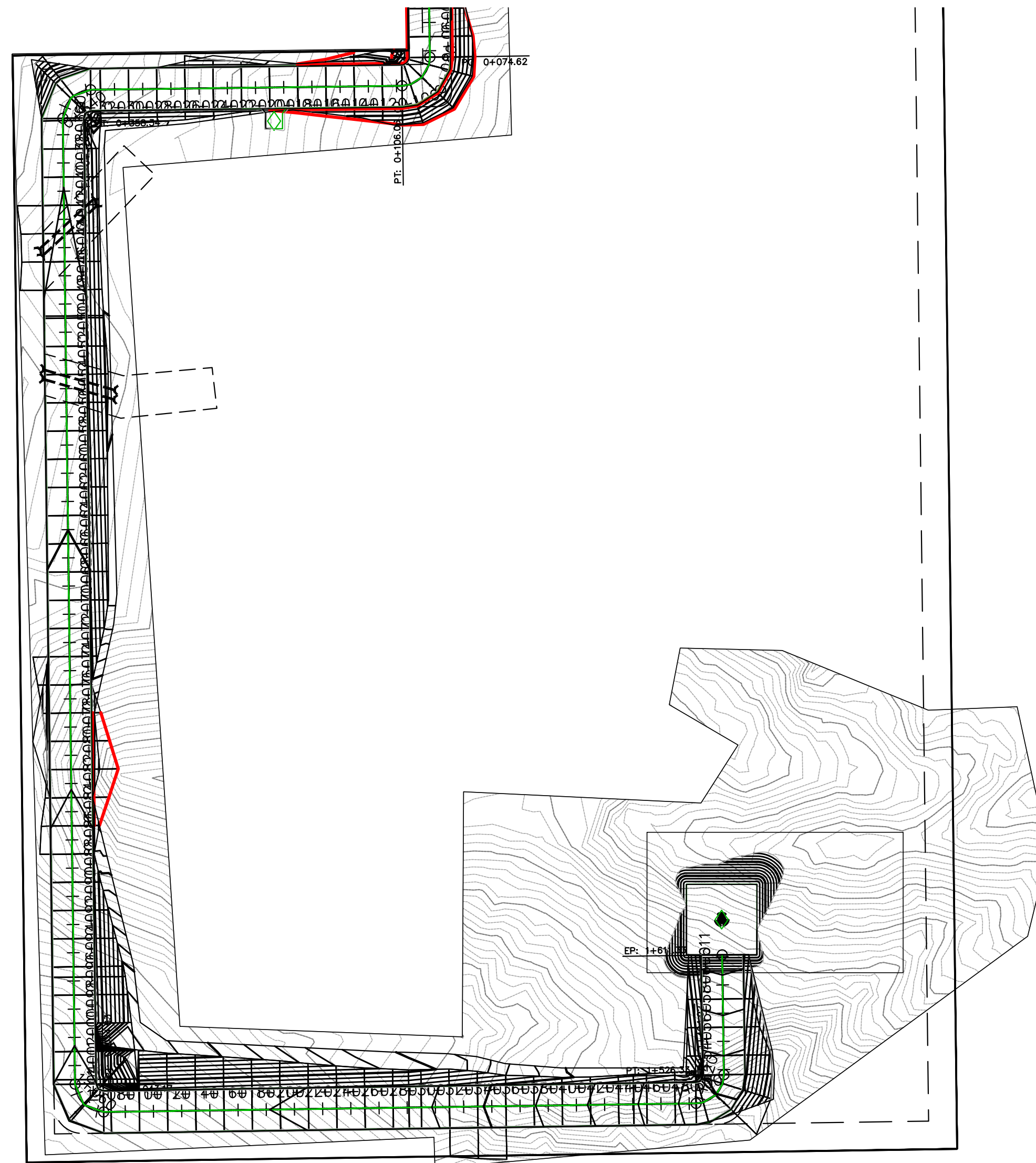
DRAWING NUMBER: _____ REVISION:
 C



Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Tower Pad	1.000	1.000	5267.25sq.f	6869.11 Cu. Y.	5807.92 Cu. Y.	1061.18 Cu. Y.<Cut>
Totals			5267.25sq.f	6869.11 Cu. Y.	5807.92 Cu. Y.	1061.18 Cu. Y.<Cut>

H+050



Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Utility Easement Access	1.000	1.000	75604.39sq.f	44727.00 Cu. Y.	535274.54 Cu. Y.	490547.54 Cu. Y.<Fill>
Totals			75604.39sq.f	44727.00 Cu. Y.	535274.54 Cu. Y.	490547.54 Cu. Y.<Fill>

NOTE:

*The quantities are estimated based on elevation provide by Total Site Services.

APPROVED BY:
D. RHODES

10/31/2025

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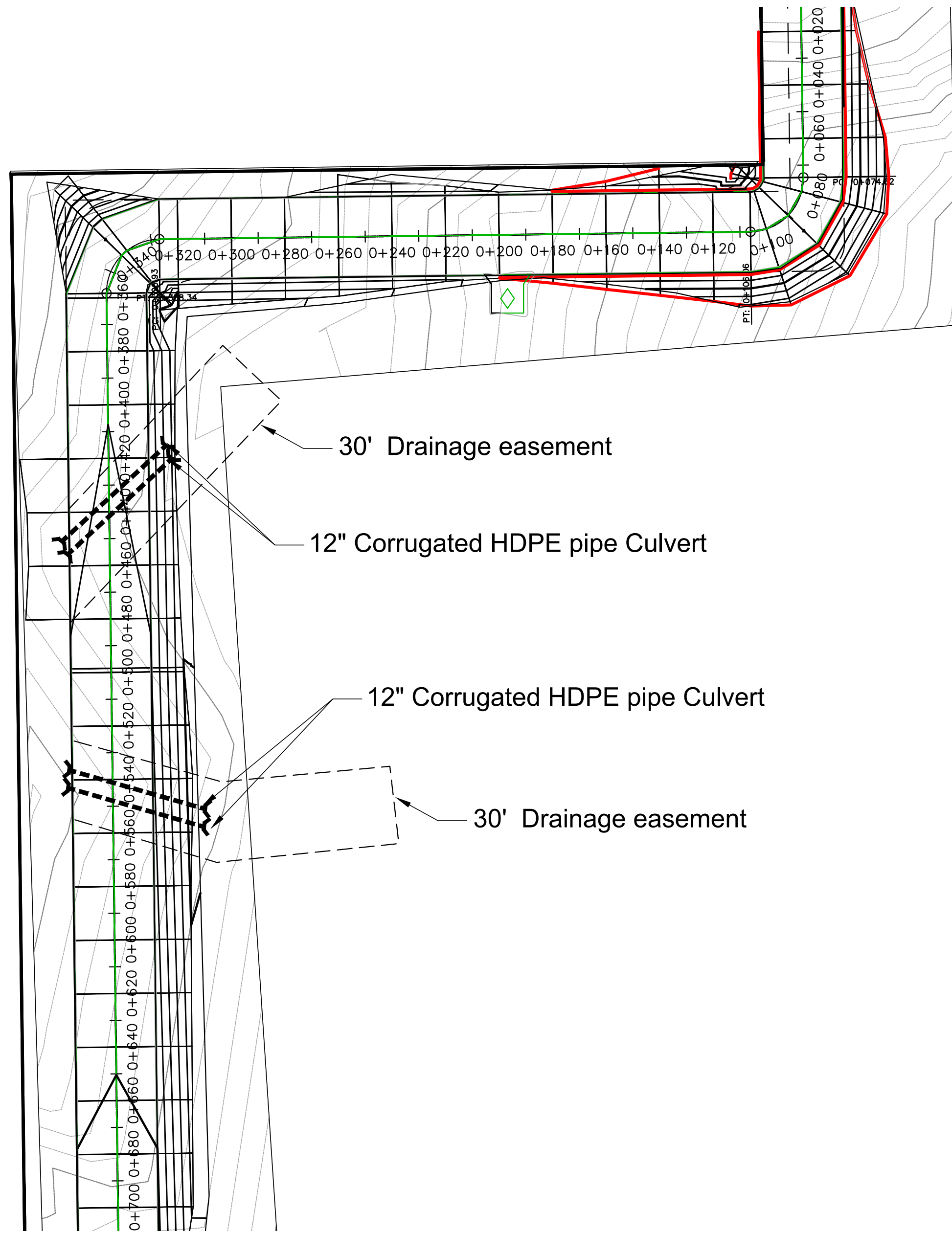


DRAWING TITLE:
Utility Easement Grading - SHT1 OF 3

PROJECT NAME:
Telecom Tower: Grading and sediment plan

PROJECT NUMBER:	CONTRACT NUMBER:
DRAWN BY: R.SULAIMAN	DATE: 03 June 2024
REVIEWED BY: Danielle Hughes	APPROVED BY: D. RHODES
DRAWING NUMBER:	REVISION: C

SCALE:

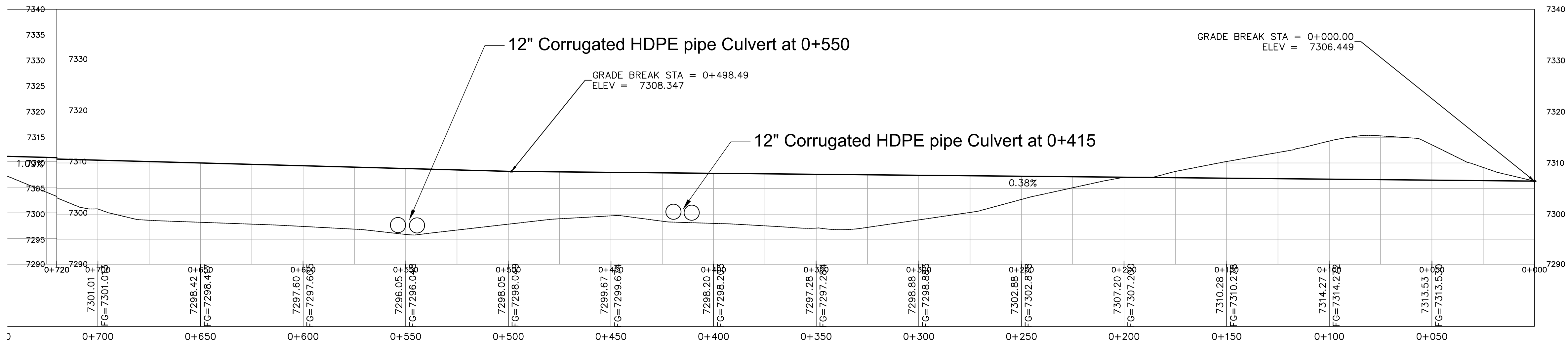


30' Drainage easement

12" Corrugated HDPE pipe Culvert

12" Corrugated HDPE pipe Culvert

30' Drainage easement



12" Corrugated HDPE pipe Culvert at 0+550

GRADE BREAK STA = 0+498.49
ELEV = 7308.347

12" Corrugated HDPE pipe Culvert at 0+415

GRADE BREAK STA = 0+000.00
ELEV = 7306.449

0.38%

NOTE:

*The quantities are estimated based on elevation provide by Total Site Services.

provide by Total Site Services.

APPROVED BY:
D. RHODES



10/31/2025

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Company:



DRAWING TITLE:

Utility Easement Grading- SHT 2 OF 3

PROJECT NAME:

Telecom Tower: Grading and sediment plan

PROJECT NUMBER:

CONTRACT NUMBER:

DRAWN BY:

R.SULAIMAN

DATE:

03 June 2024

REVIEWED BY:

Danielle Hughes

APPROVED BY:

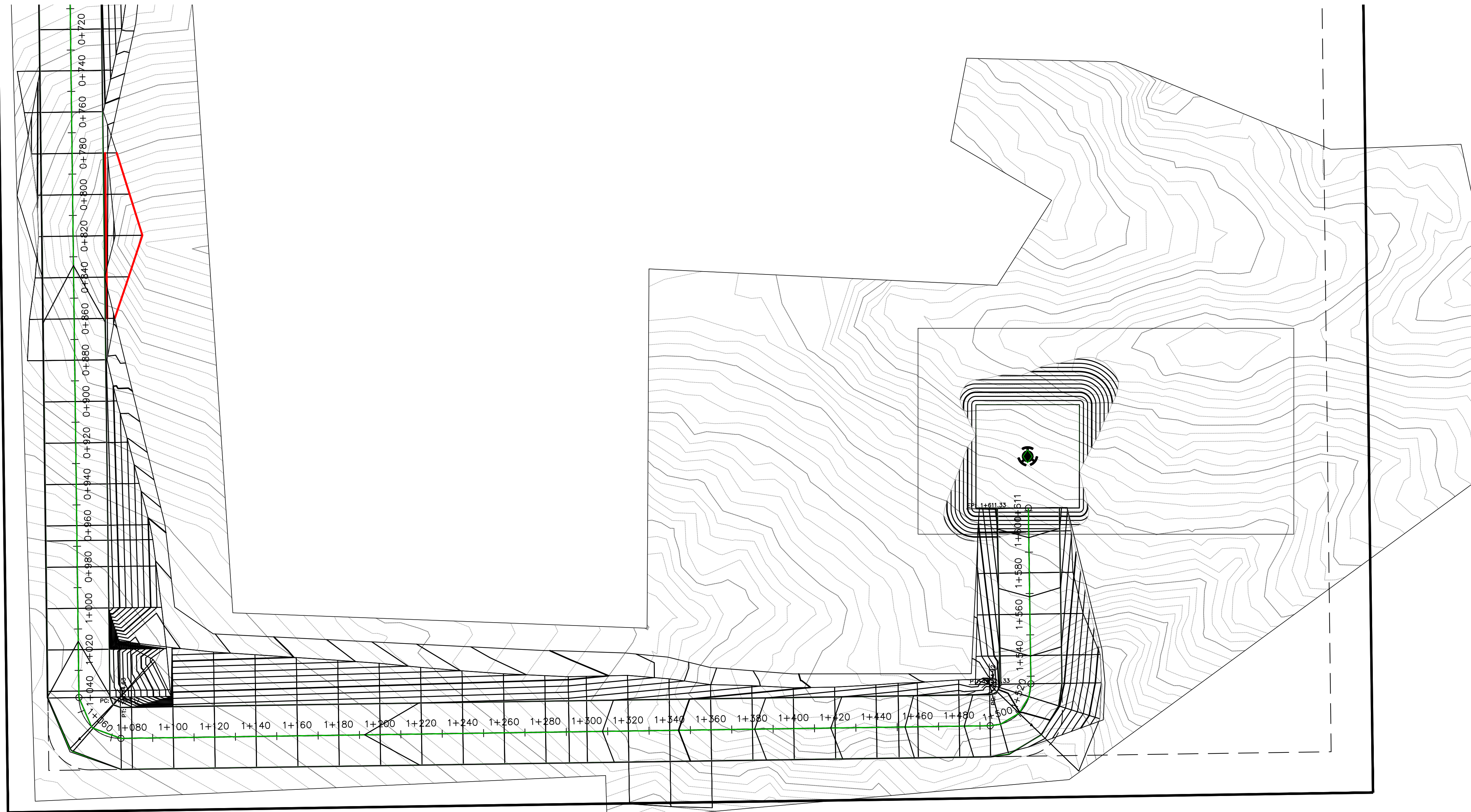
D. RHODES

DRAWING NUMBER:

REVISION:

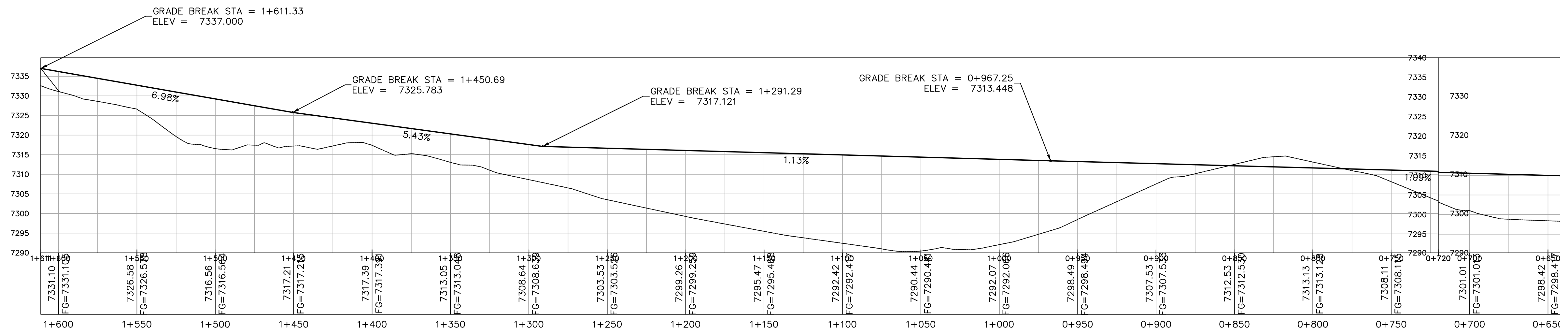
C

SCALE:



NOTE:

*The quantities are estimated based on elevation provide by Total Site Services.



APPROVED BY:
D. RHODES

10/31/2025

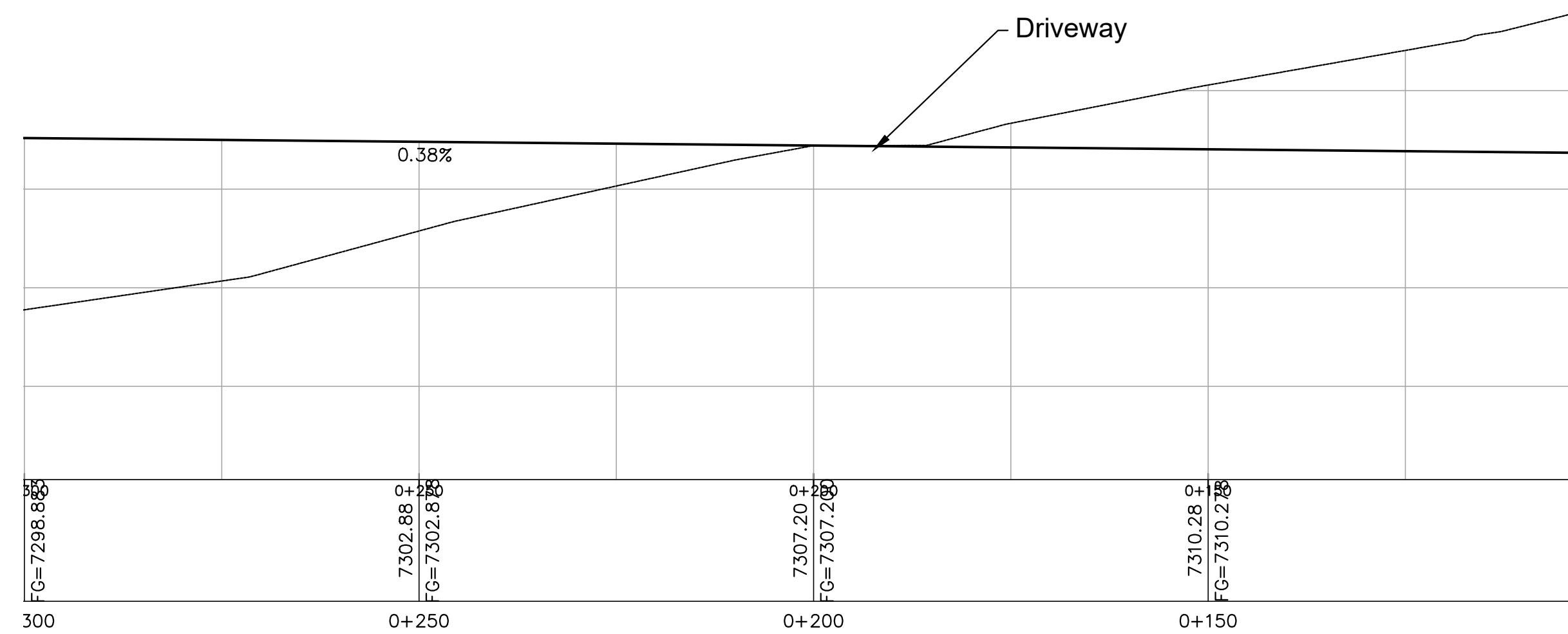
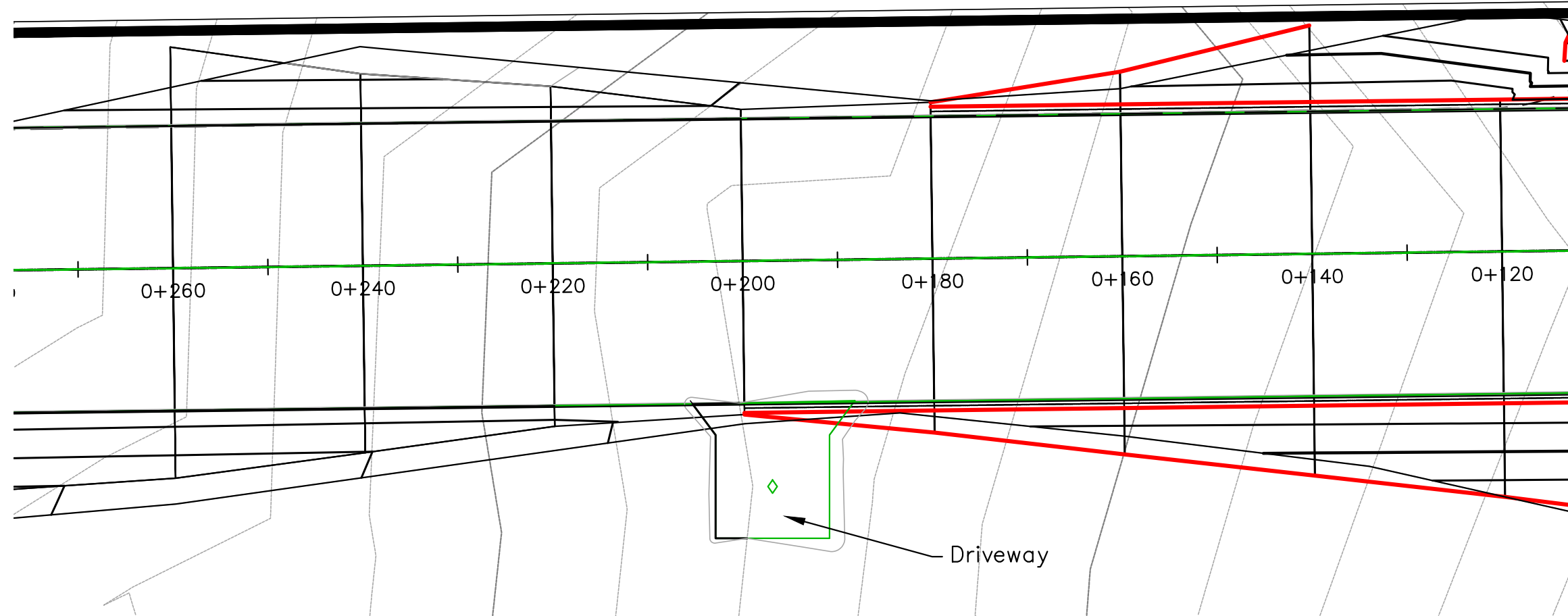
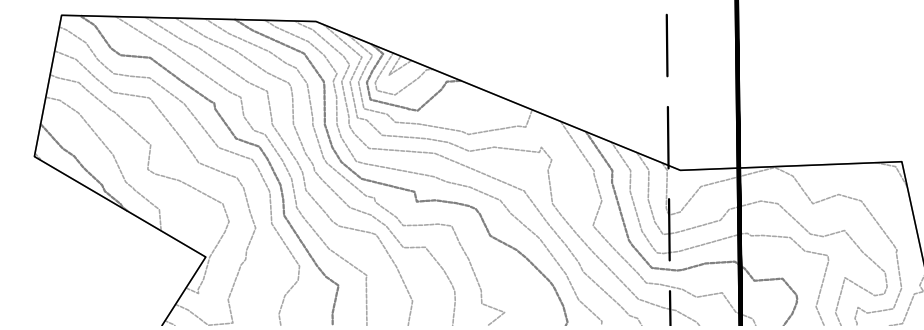
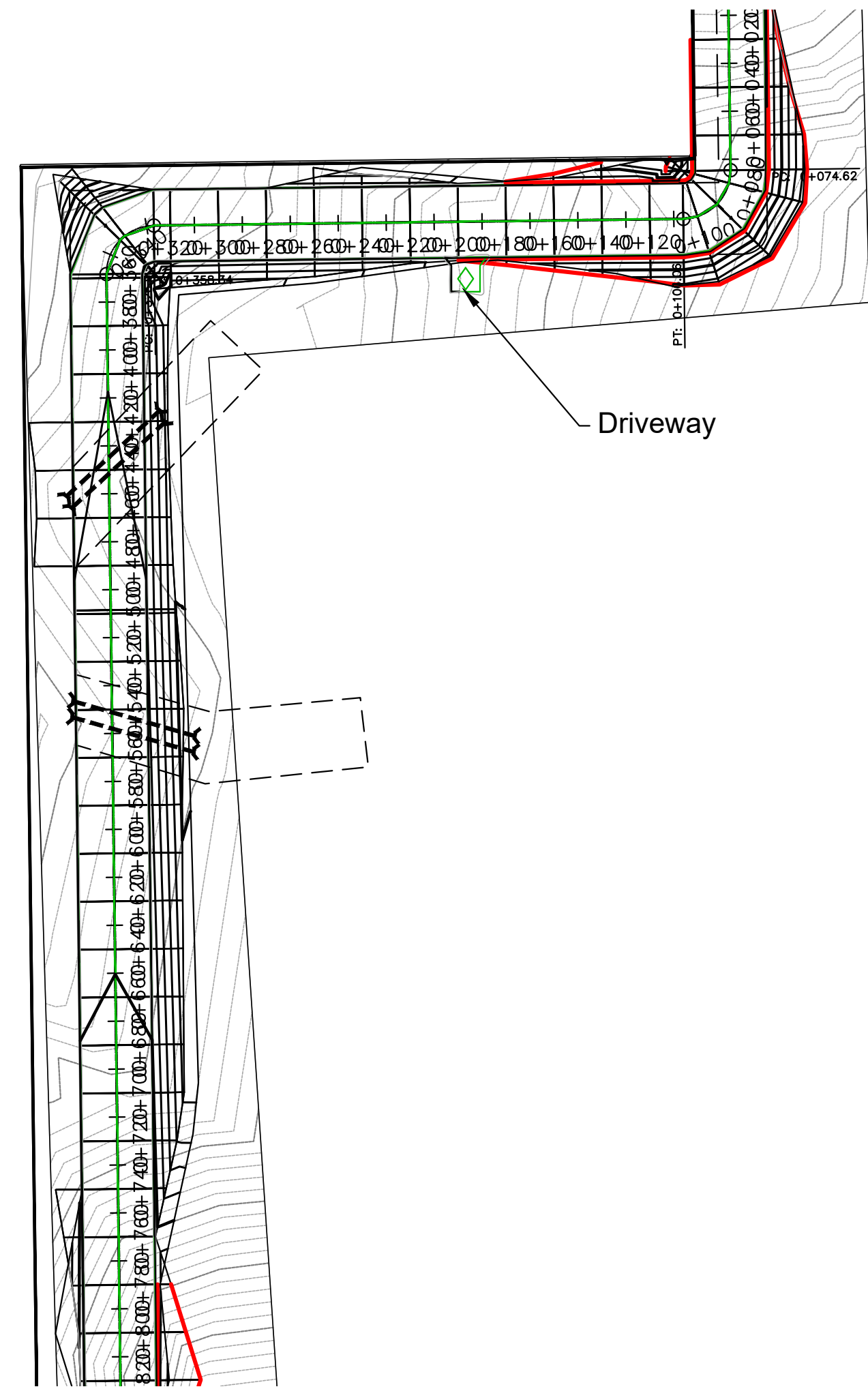
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DRAWING TITLE:
Utility Easement Grading - SHT 3 OF 3

PROJECT NAME: Telecom Tower: Grading and sediment plan	
PROJECT NUMBER:	CONTRACT NUMBER:
DRAWN BY: R.SULAIMAN	DATE: 03 June 2024
REVIEWED BY: Danielle Hughes	APPROVED BY: D. RHODES
DRAWING NUMBER:	REVISION: C

SCALE:



Driveway at station +185 to +200

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Driveway	1.000	1.000	234.04sq.f	8.84 Cu. Y.	54.42 Cu. Y.	45.57 Cu. Y.<Fill>
Totals			234.04sq.F	8.84 Cu. Y.	54.42 Cu. Y.	45.57 Cu. Y.<Fill>

NOTE:

APPROVED BY:
D. RHODES

10/31/2025

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Company:

DRAWING TITLE:
Driveway

PROJECT NAME:
Telecom Tower: Grading and sediment plan

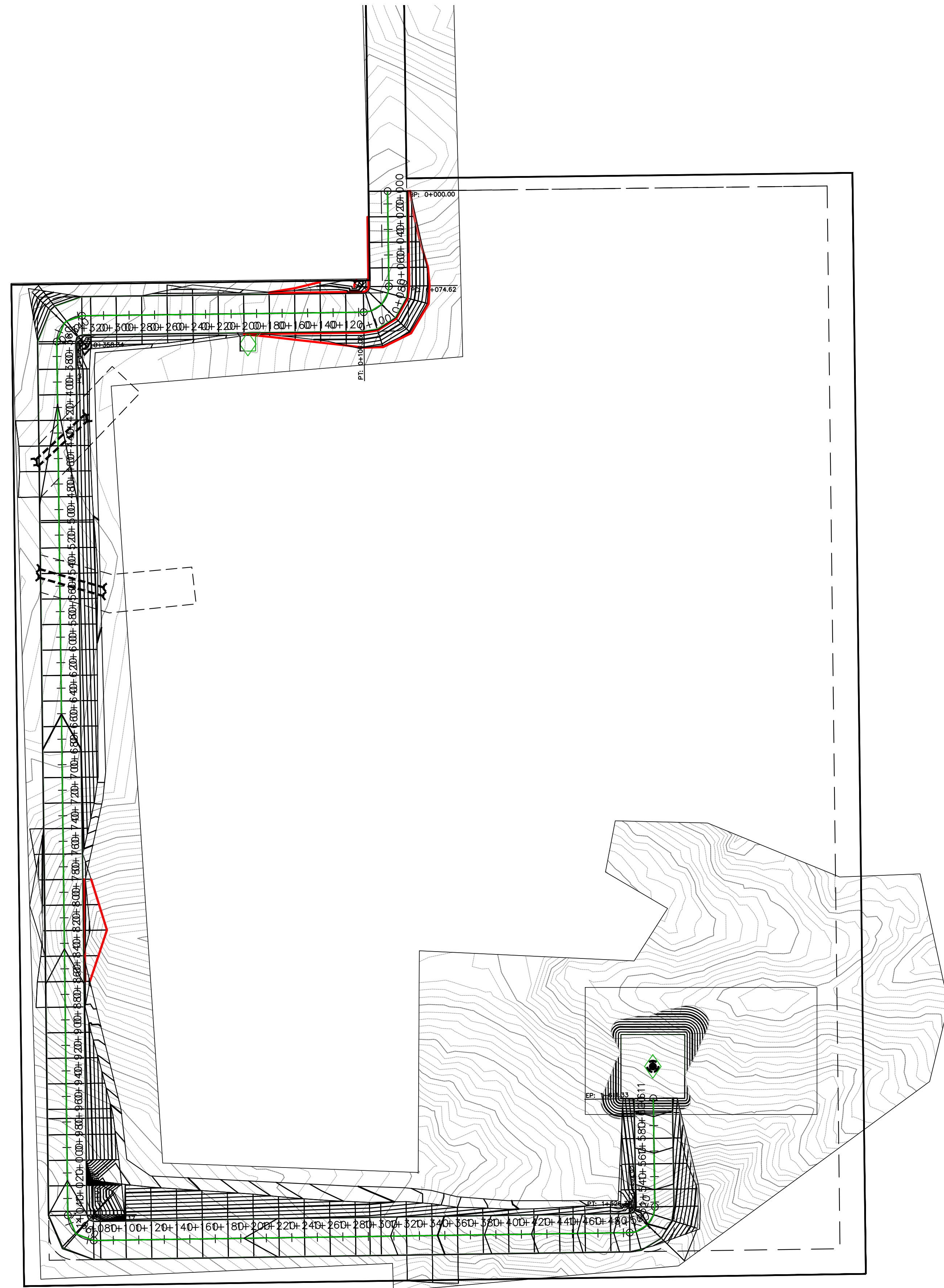
PROJECT NUMBER: _____ CONTRACT NUMBER: _____

DRAWN BY:
R.SULAIMAN DATE:
03 June 2024

REVIEWED BY:
Danielle Hughes APPROVED BY:
D. RHODES

DRAWING NUMBER: _____ REVISION:
C

SCALE: _____



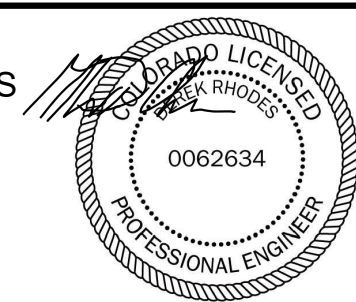
Site Inventory Table

Description	Unit/ SQ.FT	Unit/ ACRE
Total Disturbance Area	81478	1.87
Total Impervious Area	50905	1.16
Landowner's Parcel Area	561924	12.9

* Total impervious area is less than 10% of the Landowner's Parcel.

NOTE:

APPROVED BY:
D. RHODES



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Company:



DRAWING TITLE:

Calculations

PROJECT NAME:

Telecom Tower: Grading and sediment plan

PROJECT NUMBER:

CONTRACT NUMBER:

DRAWN BY:
R.SULAIMAN

DATE:
03 June 2024

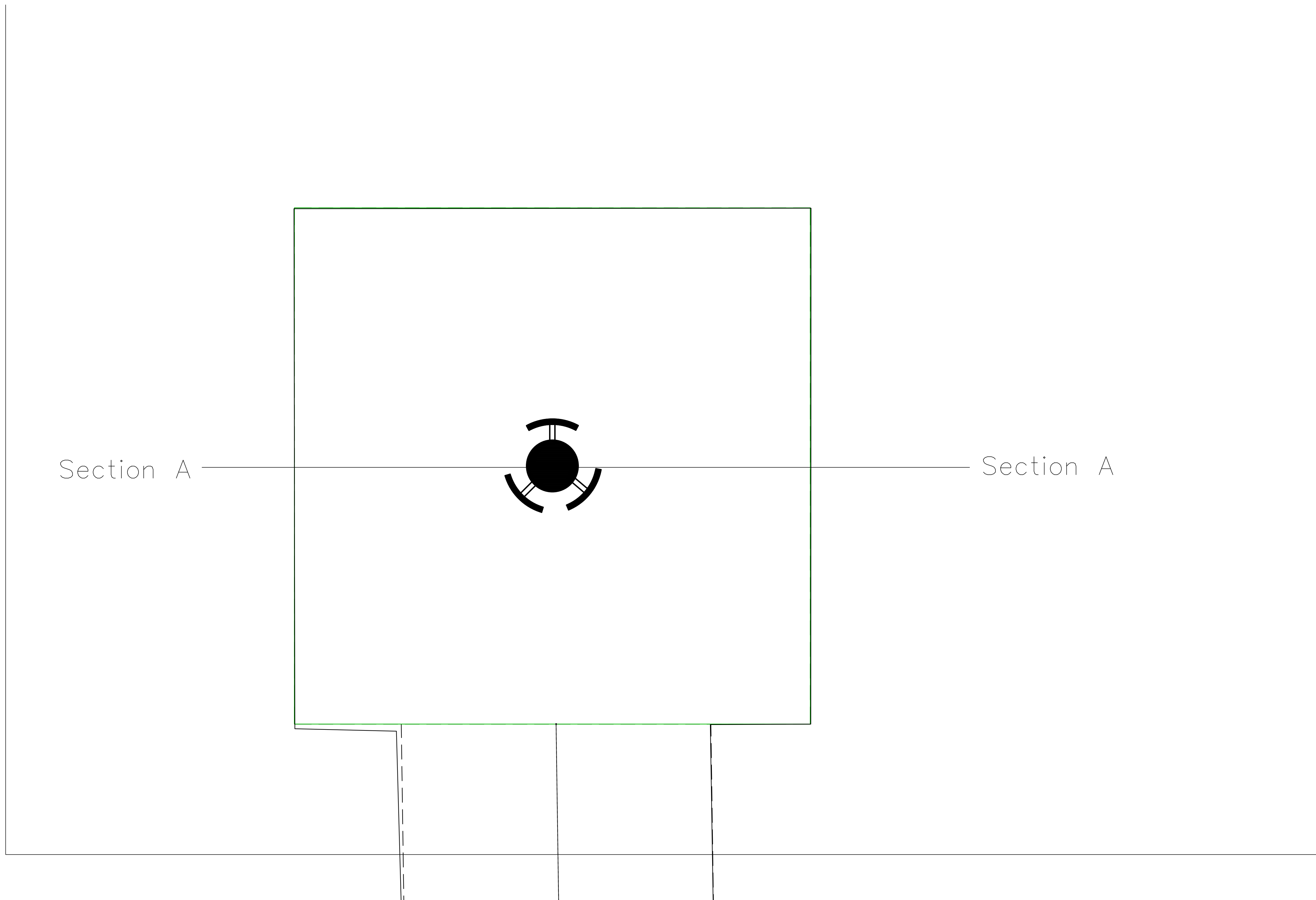
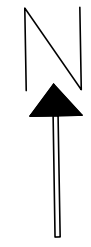
REVIEWED BY:
Danielle Hughes

APPROVED BY:
D. RHODES

DRAWING NUMBER:

REVISION:
C

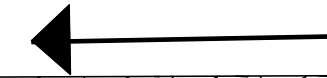
SCALE:



Section A

Section A

slope 1%

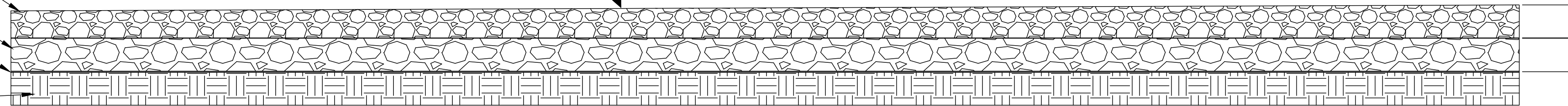


Road Based-3/4" APWA Spec

Road Based-1.5" CDOTs Spec

Geotextile Five oz WOVEN

Graded and Compacted Earth

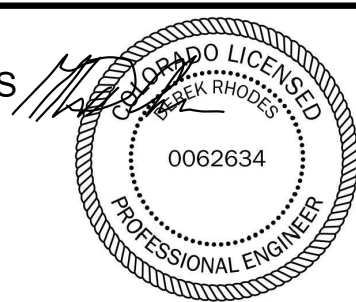


Pad Cross Section
Not To Scale
Section A-A

NOTE:

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED CIR ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- Surface Water Drainage Pipe

APPROVED BY:
D. RHODES



10/31/2025

Rev.	Purpose of Revision	Date	Drawn	Checked	Approved
C	ISSUED FOR REVIEW	03 Jun 24	R.Sulaiman	Danielle	D.Rhodes
B	ISSUED FOR REVIEW	21 Feb 24	R.Sulaiman	Danielle	D.Rhodes
A	ISSUED FOR REVIEW	09 Jan 24	R.Sulaiman	Danielle	D.Rhodes

Company:



DRAWING TITLE:

Pad Cross Section

PROJECT NAME:

Telecom Tower: Grading and sediment plan

PROJECT NUMBER:

CONTRACT NUMBER:

DRAWN BY:
R.SULAIMAN

DATE:
03 June 2024

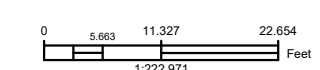
REVIEWED BY:
Danielle Hughes

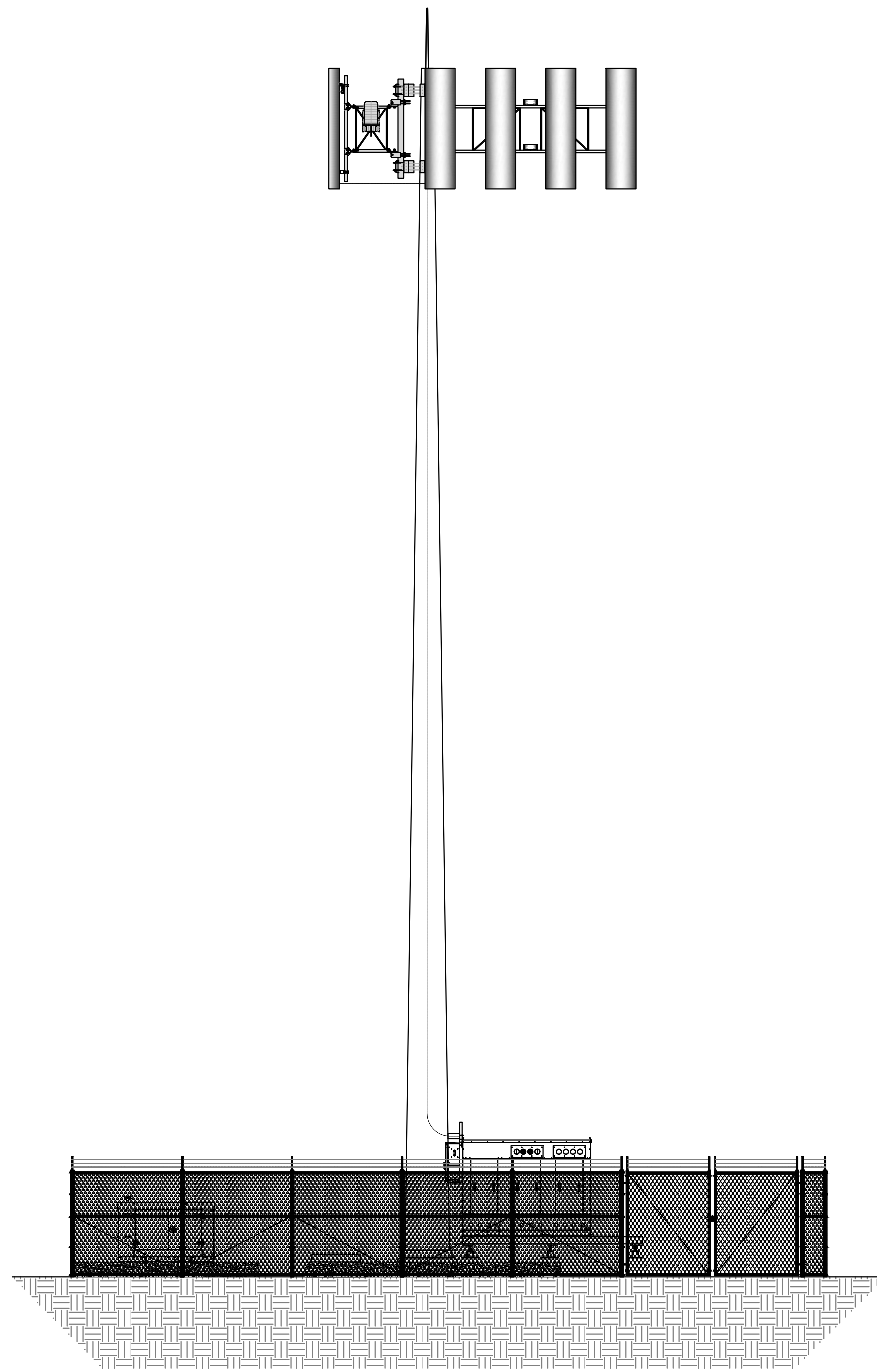
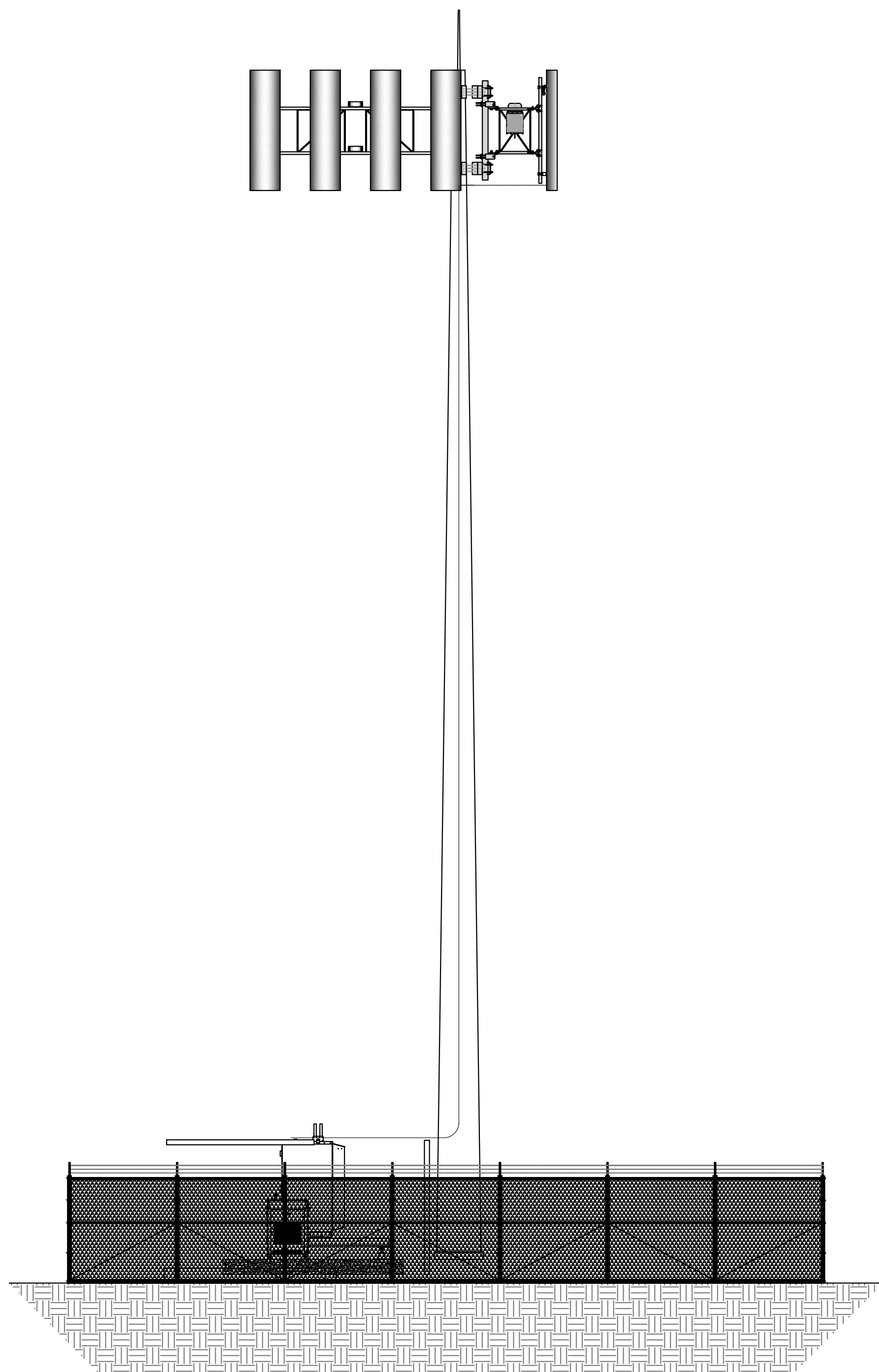
APPROVED BY:
D. RHODES

DRAWING NUMBER:

REVISION:
C

SCALE:





Tower Elevation

NOTE:

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Company:

DRAWING TITLE:
Tower Elevation

PROJECT NAME:
Telecom Tower: Grading and sediment plan

PROJECT NUMBER: _____ CONTRACT NUMBER: _____

DRAWN BY:
R.SULAIMAN

DATE:
03 June 2024

REVIEWED BY:
Danielle Hughes

APPROVED BY:
D. RHODES

DRAWING NUMBER: _____ REVISION:
C

