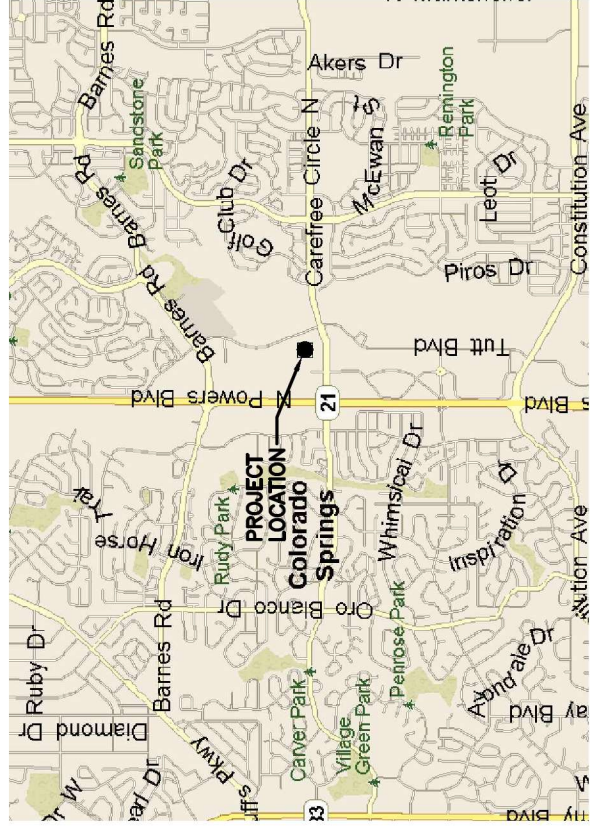


# AREA MAP



# VICINITY MAP



# DRIVING DIRECTIONS

## DRIVE TO DIRECTIONS AS FOLLOWS:

FROM INTERSECTION OF I-25 AND CO-83/N ACADEMY BLVD IN COLORADO SPRINGS, TAKE CO-83/N ACADEMY BLVD SOUTH (5.7 MI) TO CAREFREE CIRCLE N. TAKE CAREFREE CIRCLE N EAST (2.5 MI) TO TUTT BLVD. TAKE TUTT BLVD NORTH (0.3 MI) TO FOURTH LEFT INTO PARKING LOT ACCESS. TAKE PARKING LOT ACCESS WEST TO FIRST LEFT INTO PARKING LOT. SITE IS LOCATED ON SOUTH SIDE OF PARKING LOT ACCESS.

# CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2015 SERIES OF ICC CODES
- ANSI/TIA-222 REV G STRUCTURAL STANDARD
- NFPA CODE 780 - LIGHTNING PROTECTION CODE
- 2014 NATIONAL ELECTRICAL CODE

# PROJECT INFORMATION

**PROJECT ADDRESS:** 3771 BLOOMINGTON STREET  
COLORADO SPRINGS, COLORADO 80922

**LESSOR:** FIRST & MAIN NORTH NO. 1, LLC  
111 SOUTH TEJON STREET, SUITE 222  
COLORADO SPRINGS, COLORADO 80903

**STRUCTURAL INFORMATION:** LATITUDE: 38° 53' 13.468" N (NAD 83)  
LONGITUDE: 104° 42' 55.168" W (NAD 83)  
GROUND ELEV: 6526.4' AMSL  
OVERALL STRUCTURE HT: 60'-0" AGL  
TOWER HT: 60'-0" AGL  
ANTENNA CL: 55'-0" AGL

**UTILITY PROVIDERS:** POWER: COLORADO SPRINGS UTILITY (CSU)  
(719) 448-4800  
TELEPHONE: T.B.D.

**ZONING JURISDICTION:** CITY OF COLORADO SPRINGS

**LESSEE:** AT&T MOBILITY  
188 INVERNESS DRIVE, SUITE 400  
ENGLEWOOD, COLORADO 80112

# SCOPE OF WORK

NSB-INSTALLATION OF A NEW 60' CLOCK TOWER AND FOUNDATION. THE TOWER SHALL HAVE 3 WORKING CLOCK ON ALL SIDES WITH TRANSPARENT MATERIALS. ALL ANTENNAS, RRH'S AND RELATED DC POWER AND FIBER CABLING SHALL BE PER THE LATEST RFDS. GROUND EQUIPMENT SHALL CONSIST OF INSTALLATION OF AT&T'S WALL-IN CABINET AND GENERATE WITH CONCRETE FOUNDATIONS. A 7' TALL CMU BLOCK WALL WITH BRICK MASONRY 23'-8" WIDE BY 42'-0" LONG SHALL BE CONSTRUCTED WITH FOUNDATION AND (2) 6" WIDE WROUGHT IRON GATES. ASSOCIATED POWER AND FIBER SHALL BE INSTALLED TO THE SITE PER THE COORDINATION WITH THE LOCAL UTILITY PROVIDERS.

LITE 1C  LITE 2C  LITE 3C  LITE 4C  LITE 5C  LITE 6C  LITE 7C

# DRAWING INDEX

SHEET NUMBER	SHEET DESCRIPTION	RESPONSIBLE DISCIPLINE
T-1.0	TITLE SHEET	SC
	SURVEY	
A-1.0	OVERALL SITE PLAN	SC
A-1.1	ENLARGED SITE PLAN	SC
A-2.0	TOWER ELEVATION & ANTENNA LAYOUT	SC
A-2.1	NORTH AND SOUTH TOWER ELEVATIONS	SC
A-2.2	EAST AND WEST TOWER ELEVATIONS	SC



PLANS PREPARED FOR:

4155 E. Jewell Avenue, Suite 414  
Denver, Colorado 80222  
Phone: 303-593-2618  
Fax: 913-438-7777

ENGINEERING LICENSE:  
STATE OF COLORADO  
ENGINEER: KEVIN VANMAELE PE 005946 STRUCTURAL/CIVIL SC  
1142 SHRETON DRIVE, SUITE 304  
S.D. KEISLING MEISLING 4843 ELECTRICAL E

ISSUED FOR LEASE EXHIBIT	DATE	BY	REV
ISSUED FOR LEASE EXHIBIT	11/21/17	RES	A
ISSUED FOR ZONING	12/04/17	RES	B
ISSUED FOR ZONING	12/12/17	RES	C
ISSUED FOR ZONING	12/22/17	RES	D
ISSUED FOR ZONING	01/05/18	JRH	E
ISSUED FOR ZONING	07/20/18	DOS	F

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SITE NAME: N CAREFREE & TUTT  
SITE NUMBER: COU2278

SITE ADDRESS: 3771 BLOOMINGTON STREET  
COLORADO SPRINGS,  
COLORADO 80922

SHEET DESCRIPTION: TITLE SHEET  
SHEET NUMBER: T-1.0

ENGINEER: SSC, INC.  
7171 WEST 95TH STREET, SUITE 600  
OVERLAND PARK, KANSAS 66212  
PHONE: (913) 438-7700  
FAX: (913) 438-7777  
K. VANMAELE - LEAD ENGINEER  
S.D. KEISLING - LEAD ELECTRICAL  
D.C. PELLAND - LEAD DESIGNER

# CONSULTING TEAM

ENGINEER: SSC, INC.  
7171 WEST 95TH STREET, SUITE 600  
OVERLAND PARK, KANSAS 66212  
PHONE: (913) 438-7700  
FAX: (913) 438-7777  
K. VANMAELE - LEAD ENGINEER  
S.D. KEISLING - LEAD ELECTRICAL  
D.C. PELLAND - LEAD DESIGNER

FIGURE 1

PROPERTY DESCRIPTION:

Lot 1 of First and Main Town Center North Filing No. 5 recorded on September 1, 2005 as Reception No. 205136814 in the Records of El Paso County, Colorado.

LEGAL DESCRIPTION OF LEASE AREA:

A portion of Lot 1 of First and Main Town Center North Filing No. 5 recorded on September 1, 2005 as Reception No. 205136814 in the Records of El Paso County, Colorado, being more particularly described as follows: COMMENCING at the Southeast corner of said Lot 1, also being the Northeast corner of Lot 1 of Blanton Subdivision No. 3 recorded on Reception No. 98124512 in the Records of said County; thence N17°35'00"W

LEGAL DESCRIPTION OF ACCESS EASEMENT:

A portion of Lot 1 of First and Main Town Center North Filing No. 5 recorded on September 1, 2005 as Reception No. 205136814 in the Records of El Paso County, Colorado, being more particularly described as follows:

A strip of land, 12 feet in width, lying 6 feet on each side of the following described centerline: COMMENCING at the Southeast corner of said Lot 1, also being the Northeast corner of Lot 1 of Blanton Subdivision No. 3 recorded on Reception No. 98124512 in the Records of said County; thence N17°35'00"W

Said line of said strip may extend or shorten as necessary to intersect the lines that the POINT OF BEGINNING and POINT OF TERMINUS may be part of. Containing 7658 S.F. or 0.176 acres, more or less.

SCHEDULE B2 EXCEPTIONS:

- Item No. 6. Right of way for ditches and canals as constructed by the authority of the United States as reserved in United States Patent recorded January 9, 1895 in Book 143 at Page 214 and May 9, 1899 in Book 143 at Page 383. -AFFECTS SURVEY AREA, BLANKET IN NATURE. 7. Any tax, lien, fee or assessment by reason of inclusion of subject property in the Metes and Bounds Survey District, as evidenced by instrument recorded January 6, 1966 in Book 5112 at Page 285. -AFFECTS SURVEY AREA, BLANKET IN NATURE.

LEGAL DESCRIPTION OF UTILITY EASEMENT:

A portion of Lot 1 of First and Main Town Center North Filing No. 5 recorded on September 1, 2005 as Reception No. 205136814 in the Records of El Paso County, Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of said Lot 1, also being the Northeast corner of Lot 1 of Blanton Subdivision No. 3 recorded on Reception No. 98124512 in the Records of said County; thence N17°35'00"W (Bearing is relative to those shown upon said plat of First and Main Town Center North Filing No. 5, if rotated 0°35'35" clockwise), a distance of 162.18 feet to the POINT OF BEGINNING; thence N01°20'11"W, a distance of 5.00 feet, thence N88°39'49"E, a distance of 10.00 feet; thence N01°20'11"W, a distance of 2.83 feet to a point on the south line of an existing public utility easement, recorded as Reception No. 201165070

SCHEDULE B2 EXCEPTIONS:

- 14. Lease by and between First and Main North, LLC, a Colorado limited liability company, as lessor, and Officeman, Inc., an Ohio corporation, as lessee, as evidenced by Memorandum of Lease recorded November 23, 2004 at Reception No. 204192919. -IS NOT ON, NOR TOUCH, SURVEY AREA. 15. Terms, conditions, provisions, obligations, easements and agreements as set forth in the Agreement and Easement "As Built" recorded February 17, 2005 at Reception No. 205023080. -IS NOT ON, NOR TOUCH, SURVEY AREA.

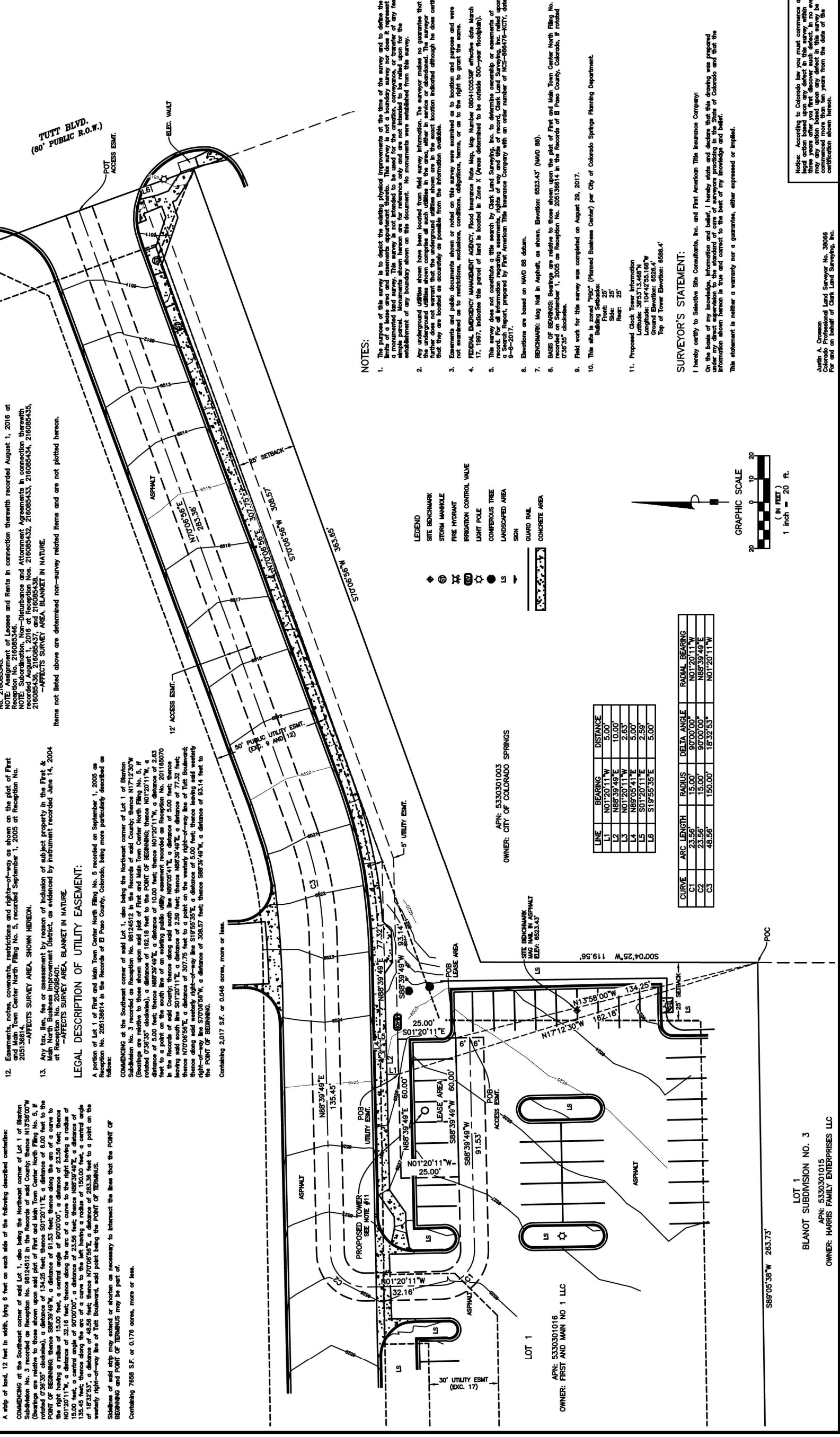
LEGAL DESCRIPTION OF UTILITY EASEMENT:

A portion of Lot 1 of First and Main Town Center North Filing No. 5 recorded on September 1, 2005 as Reception No. 205136814 in the Records of El Paso County, Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of said Lot 1, also being the Northeast corner of Lot 1 of Blanton Subdivision No. 3 recorded on Reception No. 98124512 in the Records of said County; thence N17°35'00"W (Bearing is relative to those shown upon said plat of First and Main Town Center North Filing No. 5, if rotated 0°35'35" clockwise), a distance of 162.18 feet to the POINT OF BEGINNING; thence N01°20'11"W, a distance of 5.00 feet, thence N88°39'49"E, a distance of 10.00 feet; thence N01°20'11"W, a distance of 2.83 feet to a point on the south line of an existing public utility easement, recorded as Reception No. 201165070

Project 170703, Checked By: JAC, Date: 9/1/2017, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO. SITE NAME: COU2278 N. Carefree & Tutt

Revisions table with columns: No., Description, By, Date. Includes entries for Updated tower coordinates, Revised utility easement configuration, and Revised Easements and Tower Location.



NOTES: 1. The purpose of this survey is to depict the existing physical improvements at the time of the survey and to define the limits of a lease area and easements appurtenant thereto. This survey is not a boundary survey nor does it represent a monumented land survey.

Any underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the location of such utilities is correct. The surveyor further warrants that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available.

Easements and public documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, encumbrances, conditions, obligations, terms, or as to the right to grant the same.

FEDERAL BUREAU OF INVESTIGATION, Flood Insurance Rate Map, Map Number 0804100303G effective date March 17, 1987, indicates the parcel of land is located in Zone X (Areas determined to be outside 500-year floodplain).

This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of interest in the land shown hereon. For more information, please refer to the title search report prepared by First American Title Insurance Company with an order number of NS-866476-KCTI, dated 9-8-2017.

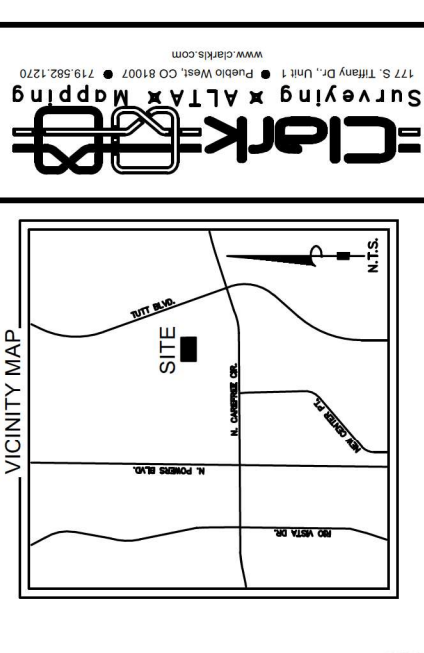
Elevations are based on NAD 83 datum. BENCHMARK: Mag Nail in Asphalt, as shown. Elevation: 6523.43' (NAD 83). BASIS OF BEARINGS: Bearings are relative to those shown upon the plat of First and Main Town Center North Filing No. 5 recorded on September 1, 2005 as Reception No. 205136814 in the Records of El Paso County, Colorado, if rotated 0°35'35" clockwise.

Field work for this survey was completed on August 28, 2017. This site is zoned "Pbc" (Planned Business Center) per City of Colorado Springs Planning Department. Building Setbacks: Front: 25', Side: 25', Rear: 25'.

Proposed Check Tower Information: Station: 104+42.35185+W, Longitude: 38°53'13.480"N, Ground Elevation: 6526.4', Top of Tower Elevation: 6596.4'.

SURVEYOR'S STATEMENT: I hereby certify to Selective Site Consultants, Inc. and First American Title Insurance Company: On the basis of my knowledge, information and belief, I hereby state and declare that this drawing was prepared under my direct supervision to the standard of care of a surveyor practicing in the State of Colorado and that the information shown hereon is true and correct to the best of my knowledge and belief.

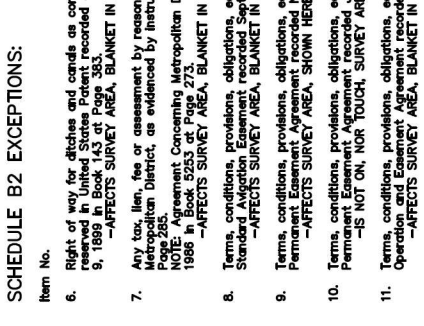
This statement is neither a warranty nor a guarantee, either expressed or implied. Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after your first discovery of the defect. If no event occurs within three years after your first discovery of the defect, the statute of limitations in this case shall be deemed to have commenced more than ten years from the date of the certification shown hereon.



LEGEND table with symbols for Site Benchmark, Storm Manhole, Fire Hydrant, Irrigation Control Valve, Light Pole, Coniferous Tree, Landscaped Area, Guard Rail, and Concrete Area.

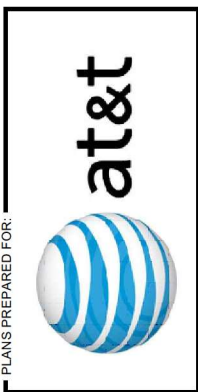
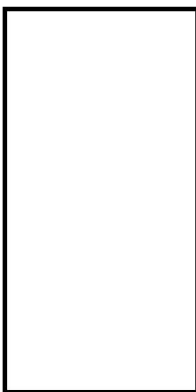
CURVE table with columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, BEARING. Includes curves C1, C2, and C3.

LINE BEARING DISTANCE table with columns: LINE, BEARING, DISTANCE. Includes lines L1 through L6.



OWNER: FIRST AND MAIN NO 1 LLC, APN: 533031016. OWNER: HARRIS FAMILY ENTERPRISES LLC, APN: 533031015. BLANOT SUBDIVISION NO. 3, LOT 1.

FIGURE 1



PLANS PREPARED FOR:  
 4155 E. Jewell Avenue, Suite 414  
 Denver, Colorado 80222  
 Phone: 303-593-2618  
 Fax: 913-438-7777



ENGINEERING LICENSE:  
 STATE OF COLORADO  
 ENGINEER: KEVIN VANMAELE PE 0053946 STRUCTURAL/CIVIL SC  
 N/A SHELTON MEISING 48843 ELECTRICAL E

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ISSUED FOR LEASE EXHIBIT	DATE	BY	REV
ISSUED FOR LEASE EXHIBIT	11/21/17	RES	A
ISSUED FOR LEASE EXHIBIT	12/04/17	RES	B
ISSUED FOR ZONING	12/12/17	RES	C
ISSUED FOR ZONING	12/22/17	RES	D
ISSUED FOR ZONING	01/05/18	JRH	E
ISSUED FOR ZONING	07/20/18	DCS	F

SITE NAME:  
**N CAREFREE & TUTT**

SITE NUMBER:  
**COU2278**

SITE ADDRESS:  
 3771 BLOOMINGTON STREET  
 COLORADO SPRINGS,  
 COLORADO 80922

SHEET DESCRIPTION:  
**OVERALL SITE PLAN**

SSC #:  
 SHEET NUMBER:  
**A-1.0**

CPC CM1 18-00081

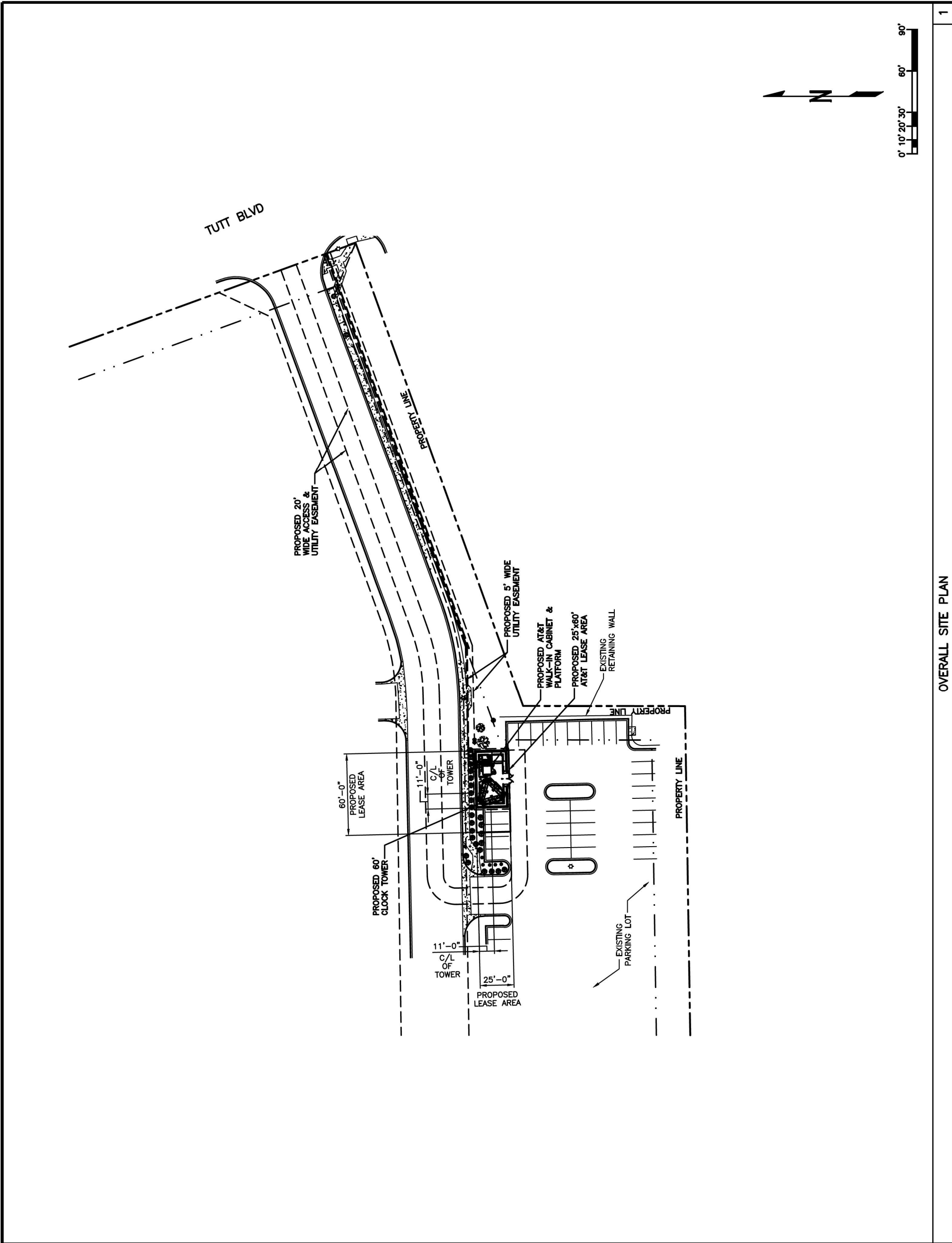
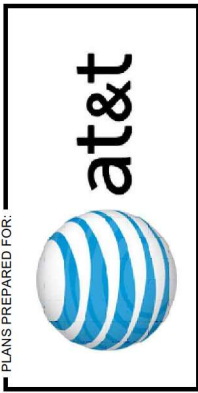
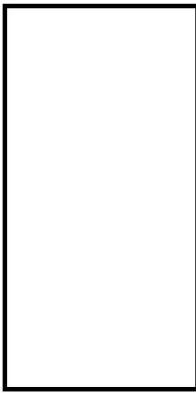


FIGURE 1



PLANS PREPARED FOR:

4155 E. Jewell Avenue, Suite 414  
Denver, Colorado 80222  
Phone: 303-593-2618  
Fax: 913-438-7777



ENGINEERING LICENSE:  
STATE OF COLORADO  
ENGINEER: KEVIN VANMAELE PE 005946 STRUCTURAL/CIVIL SC  
N/S KEVIN VANMAELE PE 005946 STRUCTURAL/CIVIL SC  
S/D/S SHELTON MEISING 48843 ELECTRICAL E

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ISSUED FOR ZONING	12/22/17	RES	D
ISSUED FOR ZONING	01/05/18	JRH	E
ISSUED FOR ZONING	07/20/18	DCS	F

SITE NAME:  
**N CAREFREE & TUTT**

SITE NUMBER:  
**COU2278**

SITE ADDRESS:  
**3771 BLOOMINGTON STREET  
COLORADO SPRINGS,  
COLORADO 80922**

SHEET DESCRIPTION:  
**ENLARGED SITE PLAN**

SSC #:  
**A-1.1**

CPC CM1 18-00081

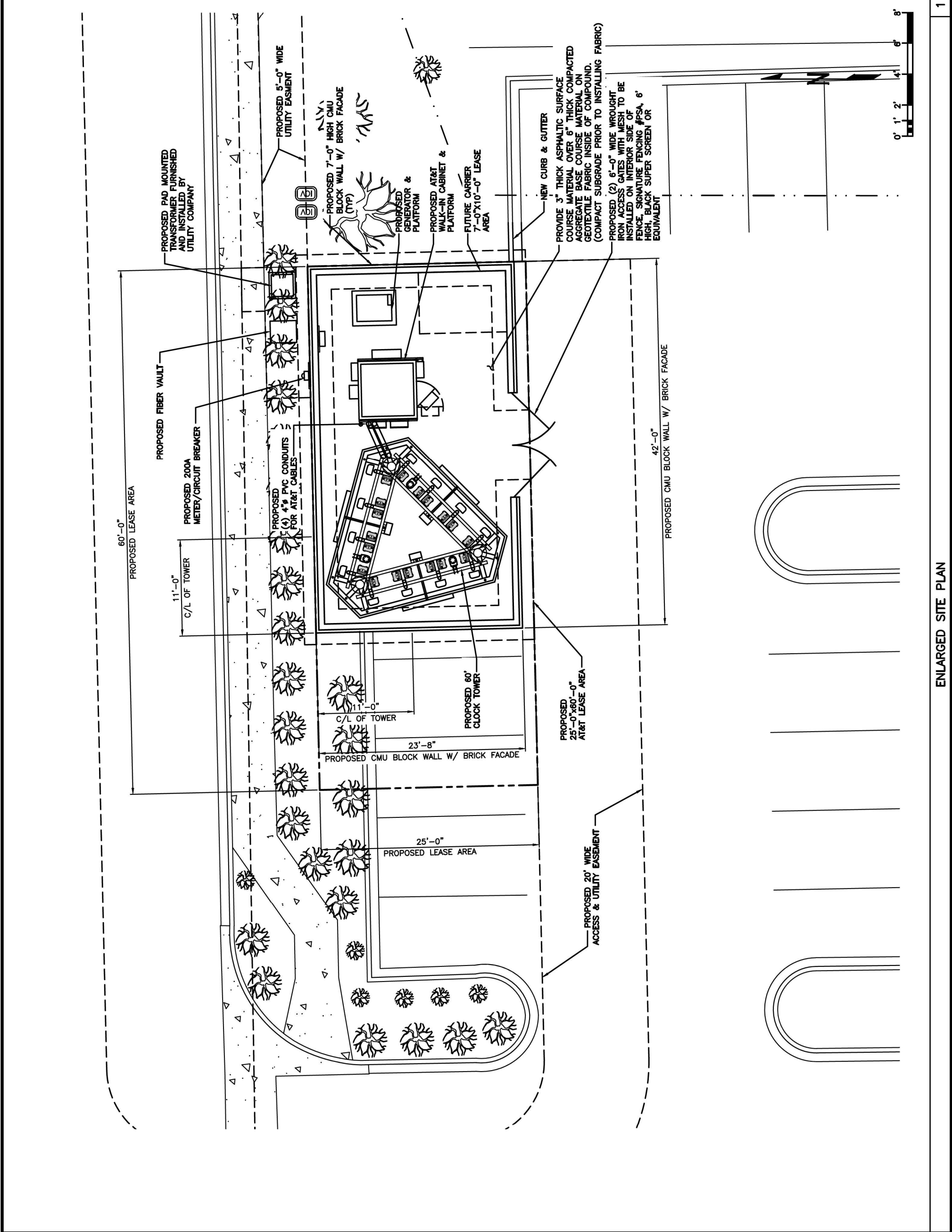



FIGURE 1


ENLARGED SITE PLAN

1

PLANS PREPARED FOR:



PLANS PREPARED BY:



4155 E. Jewell Avenue, Suite 414  
Denver, Colorado 80222  
Phone: 303-593-2618  
Fax: 913-438-7777

ENGINEERING LICENSE:

STATE OF COLORADO  
ENGINEER: KEVIN VANMAELE PE 0053946 STRUCTURAL/CIVIL SC  
IN CHARGE: M. S. SHELTON PE 0053946 ELECTRICAL  
SDA: SHELTON MEISING 48843

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REVISED FOR LEASE EXHIBIT	12/04/17	RES	B
ISSUED FOR ZONING	12/12/17	RES	C
REVISED FOR ZONING	12/22/17	RES	D
REVISED FOR ZONING	01/05/18	JRH	E
REVISED FOR ZONING	07/20/18	DCS	F

SITE NAME: N CAREFREE & TUTT

SITE NUMBER: COU2278

SITE ADDRESS: 3771 BLOOMINGTON STREET, COLORADO SPRINGS, COLORADO 80922

SHEET DESCRIPTION: TOWER ELEVATION & ANTENNA LAYOUT

SSC #: \_\_\_\_\_ SHEET NUMBER: A-2.0

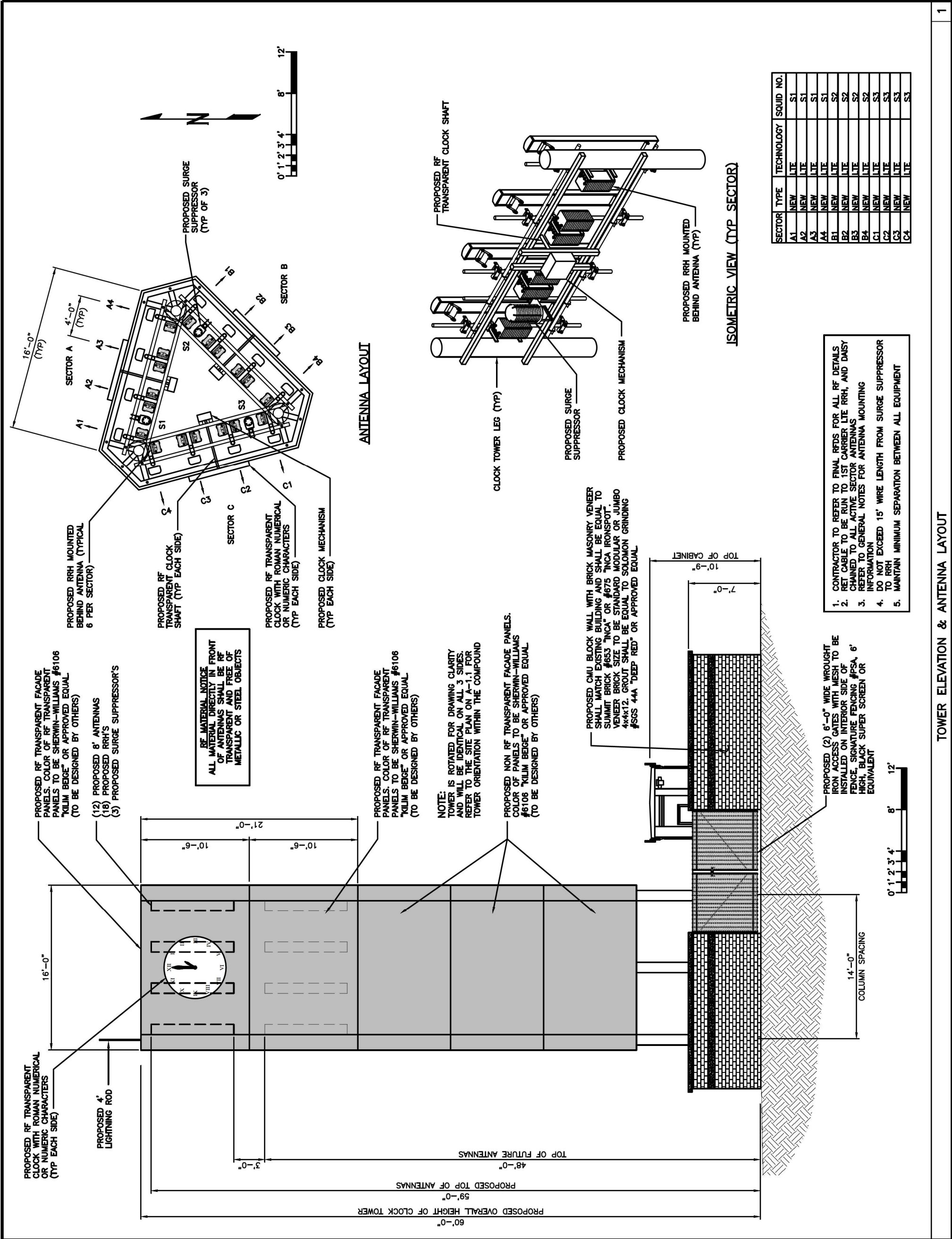
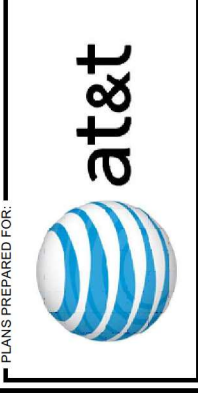
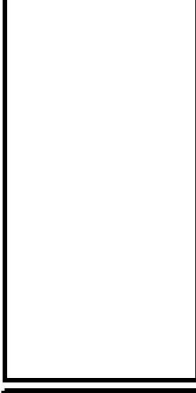
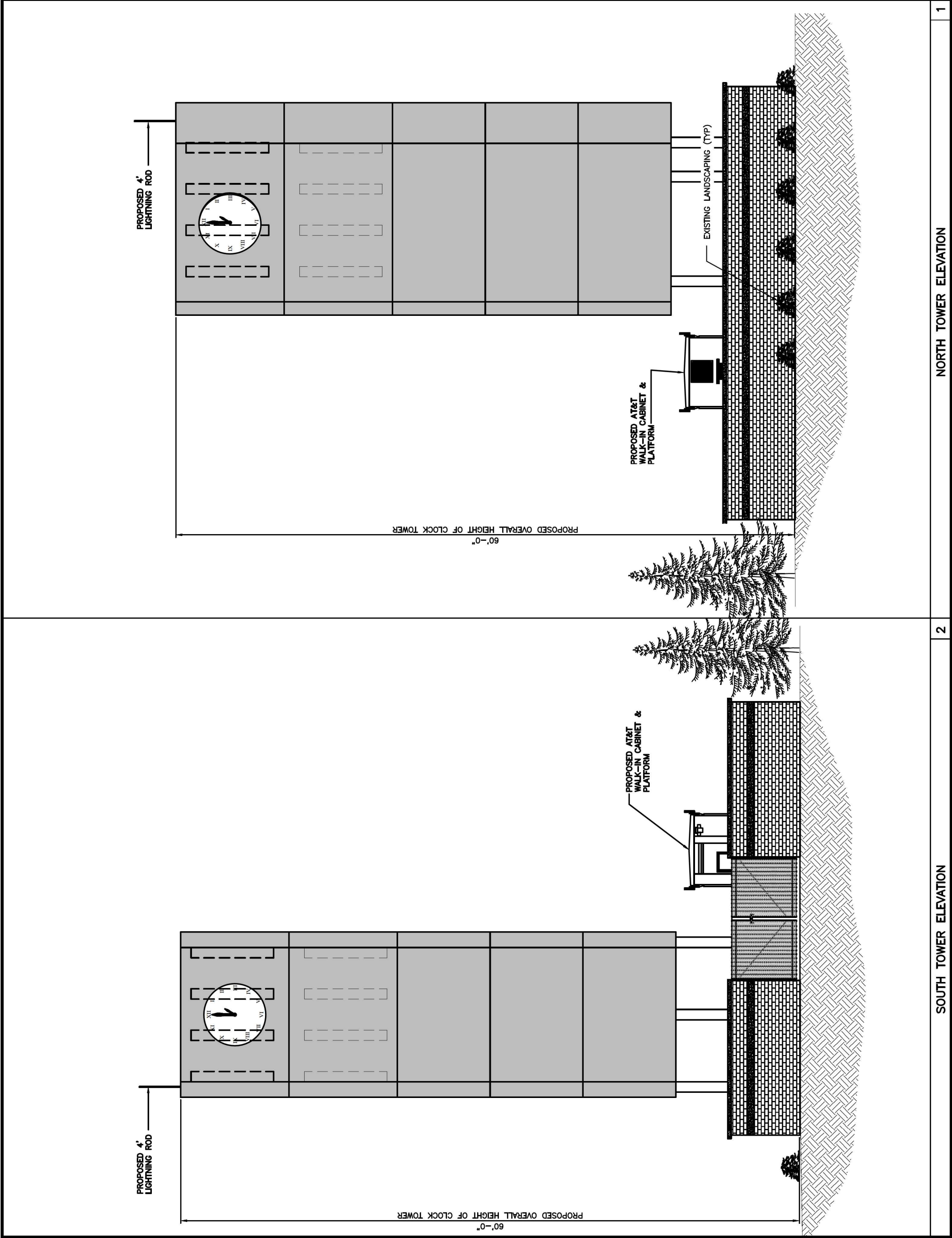


FIGURE 1



PLANS PREPARED BY:

4155 E. Jewell Avenue, Suite 414  
 Denver, Colorado 80222  
 Phone: 303-593-2618  
 Fax: 913-438-7777

ENGINEERING LICENSE:  
 STATE OF COLORADO  
 ENGINEER: KEVIN VANMAELE PE 0053946 STRUCTURAL/CIVIL SC  
 N/A SHARON M. STEINBERG 3849 ELECTRICAL  
 SDA SHELTON D. WEISLING 48843 ELECTRICAL E

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SITE NAME:  
**N CAREFREE & TUTT**

SITE NUMBER:  
**COU2278**

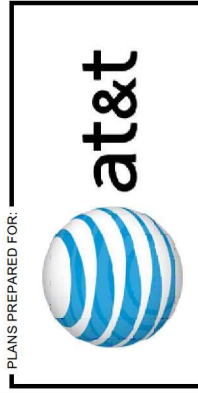
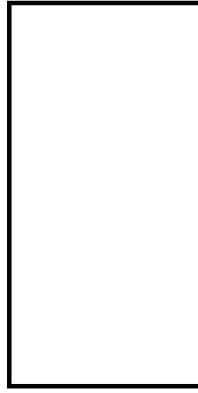
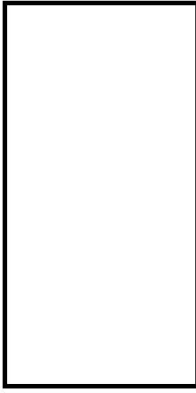
SITE ADDRESS:  
**3771 BLOOMINGTON STREET  
 COLORADO SPRINGS,  
 COLORADO 80922**

SHEET DESCRIPTION:  
**NORTH AND SOUTH  
 TOWER ELEVATIONS**

SSC #:  
**A-2.1**

CPC CM1 18-00081

FIGURE 1



PLANS PREPARED BY:

4155 E. Jewell Avenue, Suite 414  
Denver, Colorado 80222  
Phone: 303-593-2618  
Fax: 913-438-7777

ENGINEERING LICENSE:

STATE OF COLORADO  
ENGINEER: KEVIN VANMAELE PE 0053946 DISCIPLINE: STRUCTURAL/CIVIL SC  
NYS SHARON M. SHERES 3849 ELECTRICAL  
SDA SHELTON D. MEISLING 48843 ELECTRICAL E

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ISSUED FOR ZONING	12/22/17	RES	D
ISSUED FOR ZONING	01/05/18	JRH	E
ISSUED FOR ZONING	07/20/18	DCS	F

SITE NAME: N CAREFREE & TUTT

SITE NUMBER: COU2278

SITE ADDRESS: 3771 BLOOMINGTON STREET  
COLORADO SPRINGS,  
COLORADO 80922

SHEET DESCRIPTION: EAST AND WEST TOWER ELEVATIONS

SSC #: A-2.2

CPC CM1 18-00081

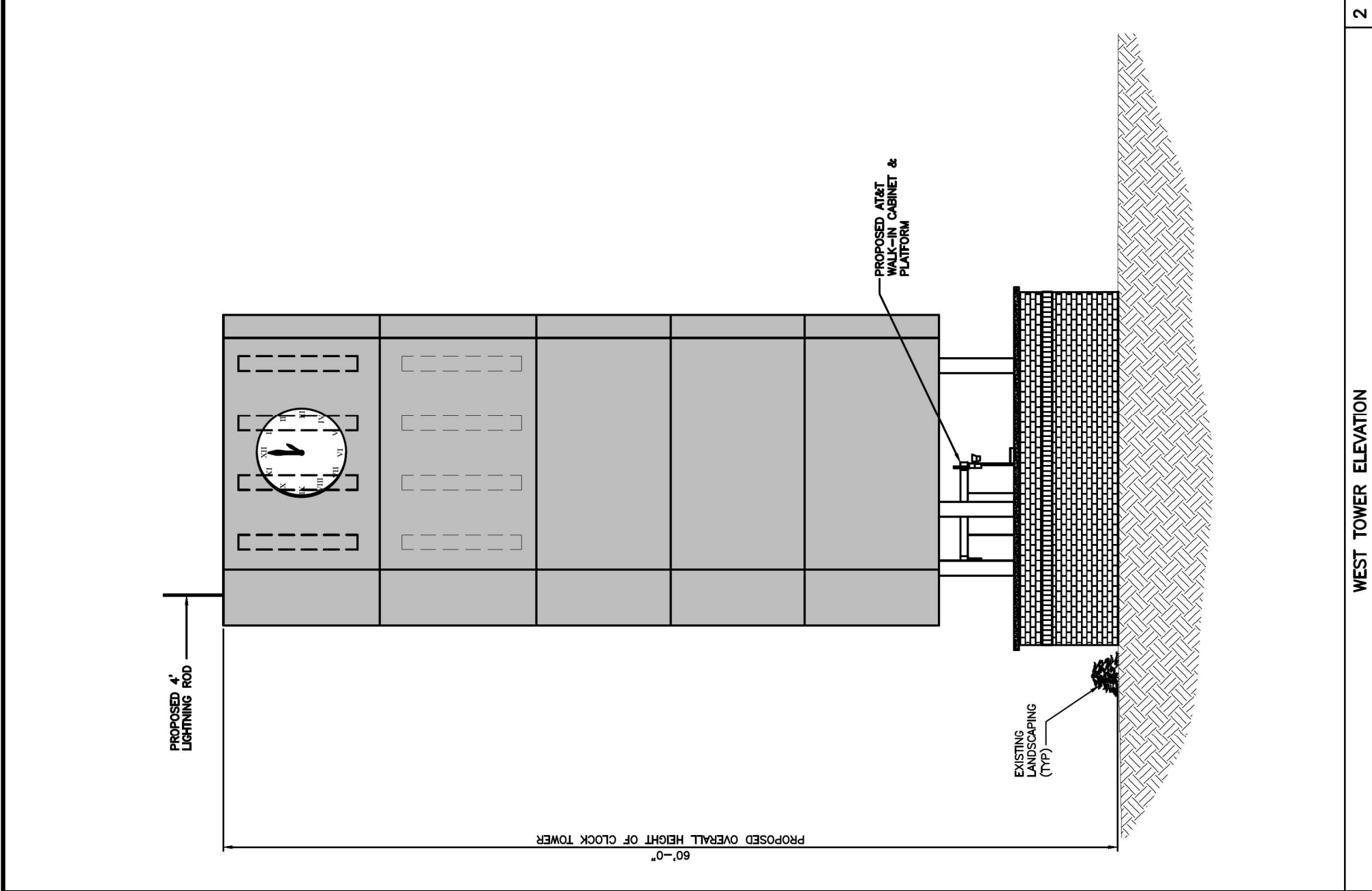
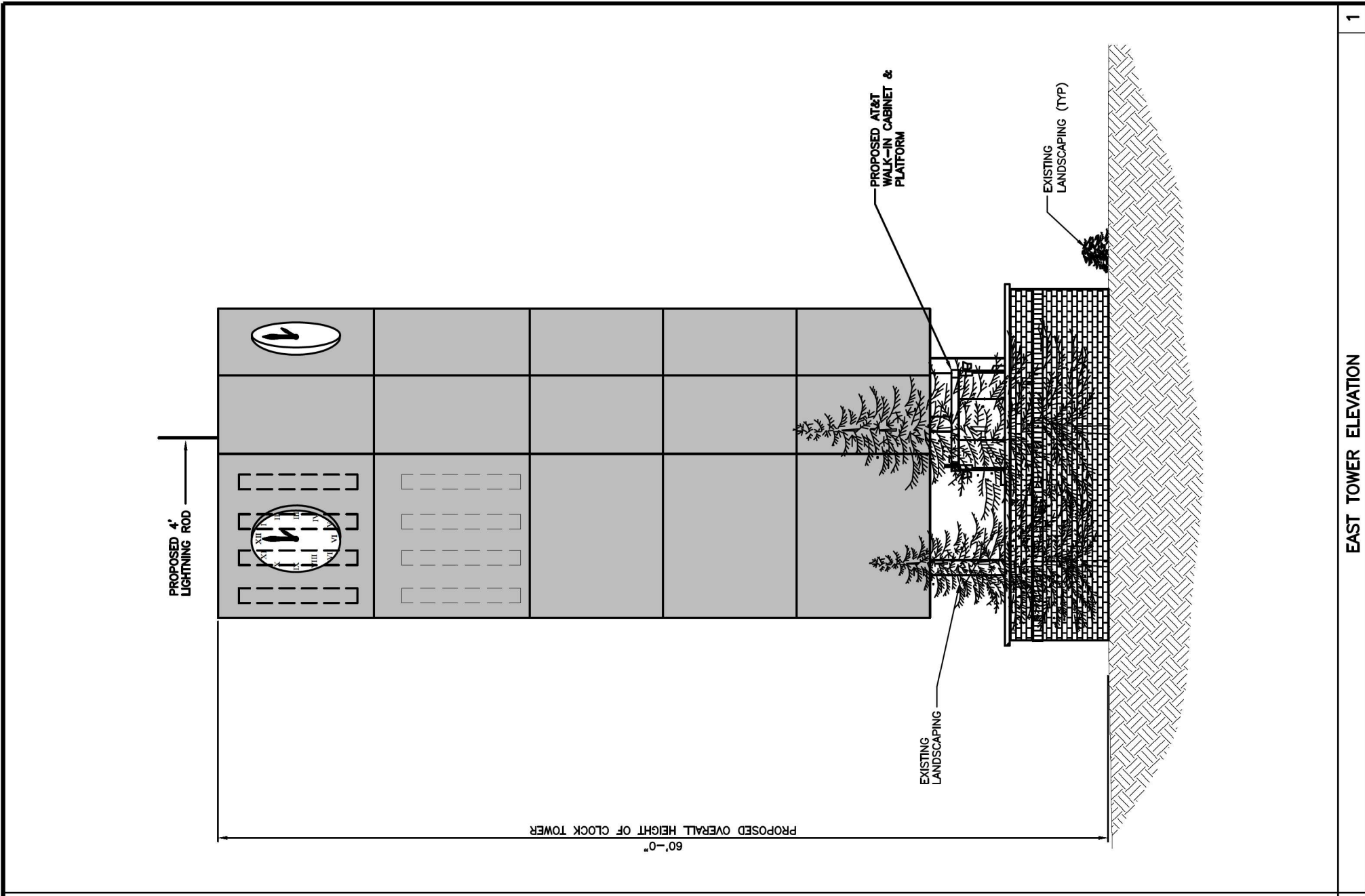


FIGURE 1