

REVISIONS:	DESCRIPTION	DATE	BY	REV
REVISED/ISSUED FOR ZONING		10/25/18	CKE	E
REVISED/ISSUED FOR ZONING		09/07/18	SF	D
REVISED/ISSUED FOR ZONING		05/03/18	SF	C
REVISED/ISSUED FOR ZONING		03/07/18	CKE	B
ISSUED FOR ZONING		02/06/18	CKE	A

SITE NAME:
**WAHSATCH AVE
TRANSIT MIX**

VERTICAL BRIDGE SITE NUMBER:
US-CO-5068

SITE ADDRESS:
**444 E. COSTILLA STREET
COLORADO SPRINGS, CO 80901**

ZONING CASE:
AR CM2 18-00636

LAND USE REVIEW:
FILE NUMBER:

SHEET DESCRIPTION:
**TITLE SHEET &
PROJECT DATA**

SHEET NUMBER:
1 OF 9

VERTICAL BRIDGE SITE NAME: **WAHSATCH AVE TRANSIT MIX**

VERTICAL BRIDGE SITE NUMBER: **US-CO-5068**

VERIZON SITE NAME: **CSP MADRE**

SITE ADDRESS: **444 E. COSTILLA STREET
COLORADO SPRINGS, CO 80901**

STRUCTURE TYPE: **MONOPINE TOWER**



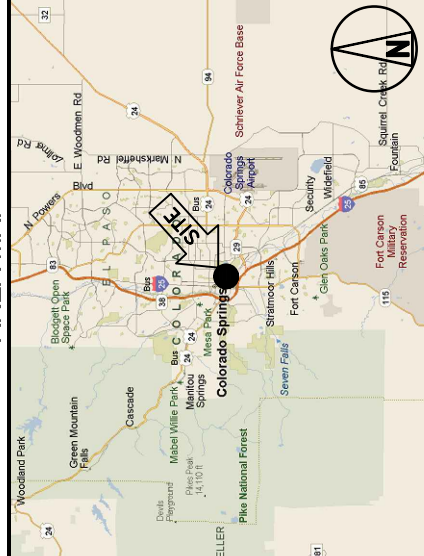
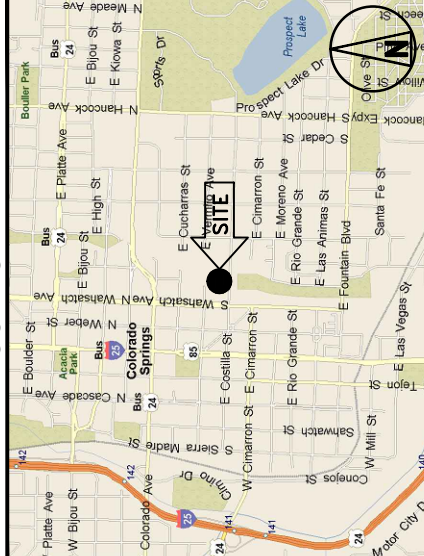
PROJECT INFORMATION	PROJECT DIRECTORY	AREA MAP	DRAWING INDEX																																																				
<p>VERTICAL BRIDGE SITE NAME: WAHSATCH AVE TRANSIT MIX</p> <p>VERTICAL BRIDGE SITE NUMBER: US-CO-5068</p> <p>SITE ADDRESS: 444 E. COSTILLA STREET COLORADO SPRINGS, CO 80901</p> <p>COUNTY: EL PASO</p> <p>ZONING JURISDICTION: CITY OF COLORADO SPRINGS</p> <p>PARCEL NUMBER: 6418407082</p> <p>ZONING DESIGNATION: M2/CR-SS (HEAVY INDUSTRIAL/CONDITION OF RECORD - STREAM SIDE</p> <p>ACREAGE: ±12.8 ACRES</p> <p>LATITUDE (NAD 2011): 38° 49' 42.21" N</p> <p>LONGITUDE (NAD 2011): -104° 48' 57.37" W</p> <p>GROUND ELEVATION (NAVD 88): ±5083.0' AMSL</p> <p>POWER COMPANY: TBD</p> <p>TELCO PROVIDER: TBD</p>	<p>PROPERTY OWNER: TRANSIT MIX CONCRETE CO. 444 E. COSTILLA STREET COLORADO SPRINGS, CO 80901</p> <p>CONTACT: RYAN ONEAL (719) 475-0700</p> <p>APPLICANT: VERTICAL BRIDGE 750 PARK OF COMMERCE DRIVE SUITE 200 BOCA RATON, FL 33487</p> <p>CONTACT: STEVEN GOSNELL 770-331-7524</p> <p>SITE DEVELOPMENT: WIN PARTNERS 821 DAWSONVILLE HWY-324 GAINESVILLE, GA 30504</p> <p>CONTACT: ANTHONY ORTOLANI (404) 909-7587</p> <p>CONSULTING ENGINEER: INFINIGY 1490 W. 121ST AVE. SUITE 101 WESTMINSTER, CO 80234</p> <p>CONTACT: PAUL FANOS (303) 219-1178</p>	<p>AREA MAP</p>  <p>LOCATION MAP</p> 	<table border="1"> <thead> <tr> <th>SHEET NO.</th> <th>TITLE</th> <th>REV.</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1 OF 9</td> <td>TITLE SHEET & PROJECT DATA</td> <td>E</td> <td>10/25/18</td> </tr> <tr> <td>LS1</td> <td>LAND SURVEY</td> <td>5</td> <td>10/24/18</td> </tr> <tr> <td>LS2</td> <td>LAND SURVEY</td> <td>5</td> <td>10/24/18</td> </tr> <tr> <td>LS3</td> <td>LAND SURVEY</td> <td>5</td> <td>10/24/18</td> </tr> <tr> <td>2 OF 9</td> <td>OVERALL SITE PLAN</td> <td>E</td> <td>10/25/18</td> </tr> <tr> <td>3 OF 9</td> <td>ENLARGED SITE PLAN</td> <td>E</td> <td>10/25/18</td> </tr> <tr> <td>4 OF 9</td> <td>COMPOUND PLAN</td> <td>E</td> <td>10/25/18</td> </tr> <tr> <td>5 OF 9</td> <td>NORTH TOWER ELEVATION</td> <td>E</td> <td>10/25/18</td> </tr> <tr> <td>6 OF 9</td> <td>WEST TOWER ELEVATION</td> <td>E</td> <td>10/25/18</td> </tr> <tr> <td>7 OF 9</td> <td>EAST TOWER ELEVATION</td> <td>E</td> <td>10/25/18</td> </tr> <tr> <td>8 OF 9</td> <td>SOUTH TOWER ELEVATION</td> <td>E</td> <td>10/25/18</td> </tr> <tr> <td>9 OF 9</td> <td>ANTENNA ORIENTATION & PANEL SCHEDULE</td> <td>E</td> <td>10/25/18</td> </tr> </tbody> </table>	SHEET NO.	TITLE	REV.	DATE	1 OF 9	TITLE SHEET & PROJECT DATA	E	10/25/18	LS1	LAND SURVEY	5	10/24/18	LS2	LAND SURVEY	5	10/24/18	LS3	LAND SURVEY	5	10/24/18	2 OF 9	OVERALL SITE PLAN	E	10/25/18	3 OF 9	ENLARGED SITE PLAN	E	10/25/18	4 OF 9	COMPOUND PLAN	E	10/25/18	5 OF 9	NORTH TOWER ELEVATION	E	10/25/18	6 OF 9	WEST TOWER ELEVATION	E	10/25/18	7 OF 9	EAST TOWER ELEVATION	E	10/25/18	8 OF 9	SOUTH TOWER ELEVATION	E	10/25/18	9 OF 9	ANTENNA ORIENTATION & PANEL SCHEDULE	E	10/25/18
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<p>PROJECT DESCRIPTION</p> <p>PROPOSED INSTALLATION OF A NEW MULTI CARRIER COMMUNICATION FACILITY, PROPOSED 80'-0" MONOPINE TOWER, GROUND SPACE AND UTILITIES CAPABLE OF SUPPORTING UP TO FOUR WIRELESS CARRIERS.</p>	<p>CODE COMPLIANCE</p> <p>ALL WORK AND MATERIALS SHALL BE PERFORMED AND 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 THE LATEST EDITIONS OF THE FOLLOWING:</p> <ol style="list-style-type: none"> INTERNATIONAL BUILDING CODE (2015 IBC) TIA-EIA-222-G OR LATEST EDITION NFPA 780 - LIGHTNING PROTECTION CODE 2017 NATIONAL ELECTRICAL CODE OR LATEST EDITION ANY OTHER NATIONAL OR LOCAL APPLICABLE CODES, MOST RECENT EDITIONS CO STATE BUILDING CODE LOCAL BUILDING CODE LIFE SAFETY CODE NFPA-101 LOCAL AMENDMENTS TO THE ABOVE, WHERE APPLICABLE 	<p>DRIVING DIRECTIONS</p> <p>DRIVING DIRECTIONS FROM DENVER INTERNATIONAL AIRPORT</p> <ol style="list-style-type: none"> HEAD NORTH ON PEÑA BLVD GET ON E-470 S. IN ADAMS COUNTY FROM E. 75TH AVENUE, JACKSON GAP ROAD, & E. 56TH AVENUE. FOLLOW E-470 S. & I-25 S. TO W. CIMARRON STREET IN COLORADO SPRINGS. TAKE THE EXIT TOWARDS MANITOU SPRINGS FROM I-25 S. TURN LEFT ONTO W. CIMARRON STREET. TURN RIGHT ONTO S. WEBER STREET. TURN RIGHT ONTO E. COSTILLA STREET. IN ±0.2 MILES, TURN RIGHT INTO BUSINESS ACCESS DRIVE. SITE IS LOCATED ON TOP OF RAISED PARKING AREA ON SOUTHWEST CORNER OF PROPERTY 																																																					



FIGURE 1

TOPOGRAPHIC SURVEY

VERTICAL BRIDGE SITE US-CO-5068 – CONCRETE TRANSIT

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

SURVEYOR'S CERTIFICATE

I hereby certify that Vertical Bridge RETI, LLC, a Delaware limited liability company, its subsidiaries, and their respective successors and/or assigns, Toronto Dominion (Texas) LLC, its Administrative Agent, for the purpose of this survey, is the owner of the land shown on this plat. This survey was conducted on or about June 17, 2016 with Vertical Bridge Holdings, LLC, as borrower, and Vertical Bridge Holdco Parent, LLC, as parent, as may be amended, restated, modified or renewed, and their successors and assigns as their interests may appear; and Fidelity National Title Insurance Company as its insurer.

I hereby certify, that on December 27, 2017, a topographic survey was conducted under my supervision using the normal standard of care of a Professional Land Surveyor and the map hereon accurately represents said survey, to the best of my knowledge.

This drawing does not represent a Land Survey, Land Survey Plat, Improvement Land Survey Plat or Improvement Location Certificate and any monuments or boundary lines shown are for information only and are not to be relied on.

This survey relied upon Fidelity National Title Insurance Company Commitment No. 26474442 for legal descriptions and easements.

This survey does not constitute a title search by this surveyor or Daley Land Surveying, Inc. of the property shown and described hereon to determine:

1. Ownership of this tract of land.
2. Rights-of-way, easements and encumbrances recorded or unrecorded affecting this tract of land.
3. Compatibility of this description with those of adjacent tracts of land.



Job No. 1606-024
For and on behalf of
Daley Land Surveying, Inc.
17011 Lincoln Ave., #361
Parker, CO, 80134
35597
303 953 9841
Robert Daley, PLS 35597

SURVEYOR'S NOTES:

BASIS OF BEARINGS:
The bearings shown on this survey are referenced to the line between the northwest corner of Block 251, Additional Note 1 to the Town of Colorado Springs and an angle point on the easterly line of the Parent Tract as described in Special Warranty Deed recorded in Book 6335 at Page 8 of the El Paso County Records, assumed to bear North 64°53'30" East, 587.82 feet. Monumented by a found railroad rail up 3' at said northwest corner of Block 251 and by a found 1/2" brass cap stamped PLS 21265 at said angle point.

COORDINATE SYSTEM AND DATUM:
Horizontal coordinates are referenced to NAD83. Vertical datum is NAVD88 and originates from the local C.O.R.S. network, utilizing the Geoid12A model.

UTILITIES:
The utilities which are readily visible upon the ground, such as manholes, power and light poles, inlets, etc. were located by field surveys and shown hereon. Sub-surface utilities, if shown, are the result of field surveys of utility location marks provided by others.

FLOOD ZONE:
Zone X Areas determined to be outside 500-year floodplain per FEMA Flood Insurance Rate Map 080641C0729F, Map Revision date of March 17, 1997.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

EXCEPTIONS LISTED IN TITLE COMMITMENT:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon, covered by this Commitment. Affects Parcel, Lease Area, Access and Utility Easement – Not survey related
2. Rights or claims of parties in possession not shown by the public records. Affects Parcel, Lease Area, Access and Utility Easement – Not survey related
3. Easements, or claims of easements, not shown by the public records. Affects Parcel, Lease Area, Access and Utility Easement – Not survey related
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. Affects Parcel, Lease Area, Access and Utility Easement – Not survey related
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. Affects Parcel, Lease Area, Access and Utility Easement – Shown hereon, if any.
6. Taxes and special assessments which are not shown as existing liens by the public records. Affects Parcel, Lease Area, Access and Utility Easement – Not survey related
7. Taxes for the year 2017 and subsequent years, a lien not yet due and payable, Affects Parcel, Lease Area, Access and Utility Easement – Not survey related
8. Plat recorded in Plat Book A, Page 7. Affects Parcel, Lease Area, Access and Utility Easement – Shown hereon

LEGAL DESCRIPTION PARENT TRACT:

Per Book 6335 at Page 8.
Fidelity National Title Insurance Company Commitment No. 26474442, effective date January 2, 2018 at 8:00 am
Plat 1, Block 1, Transmix Subdivision Filing No. 2, Plat Number 7900, Plat Book C4 Page 100, El Paso County, Colorado
Parcel 2
Commencing at the southwest corner of said Block 249,
Thence North 89°58'15" East (bearing assumed for the purpose of this description) along the southerly line of said Block 249 a distance of 474.1 feet, being the True Point of Beginning;
Thence along the boundary of that certain parcel of land described in Deed dated December 29, 1928 from Vera M. Rodger to the Atchison, Topoka and Santa Fe Railway company recorded February 4, 1929 in Book 752 at Page 485 of the records of said El Paso County the following five (5) courses:
1) North 17°10'00" East, 75.90 feet;
2) North 00°00'00" East, 29.0 feet;
3) North 36°21'00" East, 60.20 feet;
4) North 14°46'46" East, 43.50 feet;
5) North 89°58'15" East, 74.72 feet to westerly line of said Block 250;
Thence North 00°00'00" East along said westerly line, 130.0 feet to the southerly corner of said parcel described in Book 482, Page 136;
Thence North 89°58'15" East along said southerly boundary, 151.50 feet to the easterly boundary of said parcel described in Book 482, Page 326;
Thence North 00°00'00" East along said easterly boundary and its northerly prolongation, 280.0 feet to the southerly boundary of that certain parcel of land described in said Deed dated May 18, 1887;
Thence North 89°58'15" East along said southerly boundary, 32.46 feet to the easterly boundary of said Deed dated May 18, 1887;
THENCE North 01°29'36" West along said easterly boundary, 190.27 feet to the northerly line of said Block 248;

- Thence South 89°58'15" West along said northerly line, 51.05 feet to a point on a line parallel with and/or concentric with and distant easterly, 15.0 feet from the centerline of those certain railroad tracks as depicted in the title records of said Atchison, Topoka and Santa Fe Railway Company as the Colorado Springs Station Tracts Number 2 and 28;
- Thence 1) South 47°03'56" East, 75.08 feet;
2) along a curve to the left having a radius of 384.15 feet, a central angle of 06°53'57".
a arc distance of 46.33 feet;
3) South 36°09'59" West, 82.76 feet;
4) along a curve to the left having a radius of 384.75 feet a central angle of 09°40'36".
a arc distance of 64.99 feet;
5) South 26°29'23" West, 475.76 feet;

- Thence South 68°19'27" East, 47.62 feet;
Thence South 07°57'11" West, 81.74 feet;
Thence South 04°09'59" East, 38.62 feet;
Thence South 10°54'44" West, 99.20 feet;
Thence South 02°23'40" West, 69.43 feet to the southerly line of said Block 249;
Thence North 89°58'15" East along last said southerly line, 15.67 feet to the Point of Beginning.
- The above described parcel contains 3.39 acre, more or less.

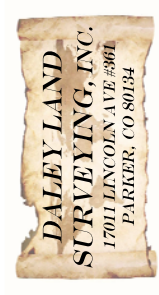
EXCEPTIONS LISTED IN TITLE COMMITMENT:

9. Plat recorded in Plat Book J, Page 53. Affects Parcel. Does not affect Lease Area, Access and Utility Easement – Shown hereon
10. Plat recorded in Plat Book M3, Page 5. Affects Parcel. Does not affect Lease Area, Access and Utility Easement – Shown hereon
11. Plat recorded in Plat Book Y3, Page 30. Affects Parcel, Lease Area, Access and Utility Easement – Shown hereon
12. Plat recorded in Plat Book C4, Page 100. Affects Parcel, Lease Area, Access and Utility Easement – Shown hereon
13. Mutual Easement from Transmix Concrete Co. to Vera M. Rodger, recorded on 07/22/1970 in Deed Book 2355, Page 84. Affects Parcel. Does not appear to affect Lease Area, Access and Utility Easement – Not plottable
14. Easement in favor of City of Colorado Springs, set forth in instrument recorded on 06/25/1971 in Deed Book 2418, Page 25. Does not affect Parcel, Lease Area, Access and Utility Easement – Not a part of Parent Tracts
15. Grant of Easement in favor of City of Colorado Springs, set forth in instrument recorded on 02/14/1965 in Deed Book 3973, Page 253. Affects Parcel. Does not affect Lease Area, Access and Utility Easement – Easement stated from document, not legible
16. Easement Agreement in favor of William D. Eskew, as Trustee under the Last Will and Testament of Roy E. Newbill, set forth in instrument recorded on 03/11/1998 in Instrument No. 098030890. Affects Parcel, Does not affect Lease Area, Access and Utility Easement – Shown hereon

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THE SOLUTIONS ARE ENDLESS

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Westminster, CO 80030
(303) 219-1178
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Rev:	Date:	Description:	By:
1	12/28/17	Survey	AV
2	5/2/18	Rev. Sur./Ease./Lease	AV
3	5/11/18	Rev. Sur./Ease./Lease	AV
4	7/20/18	Zoning Comments	AV
5	10/24/18	Zoning Comments	RD

PROJECT INFORMATION:	
SITE NAME:	CONCRETE TRANSIT
SITE ADDRESS:	444 E. COSTILLA STREET COLORADO SPRINGS, COLORADO 80903
ZONING CASE - AR CM2	18-00636
LAND USE REVIEW	
FILE NUMBER:	

LAND SURVEY

Sheet Number:
LS1
SHEET 1 OF 3

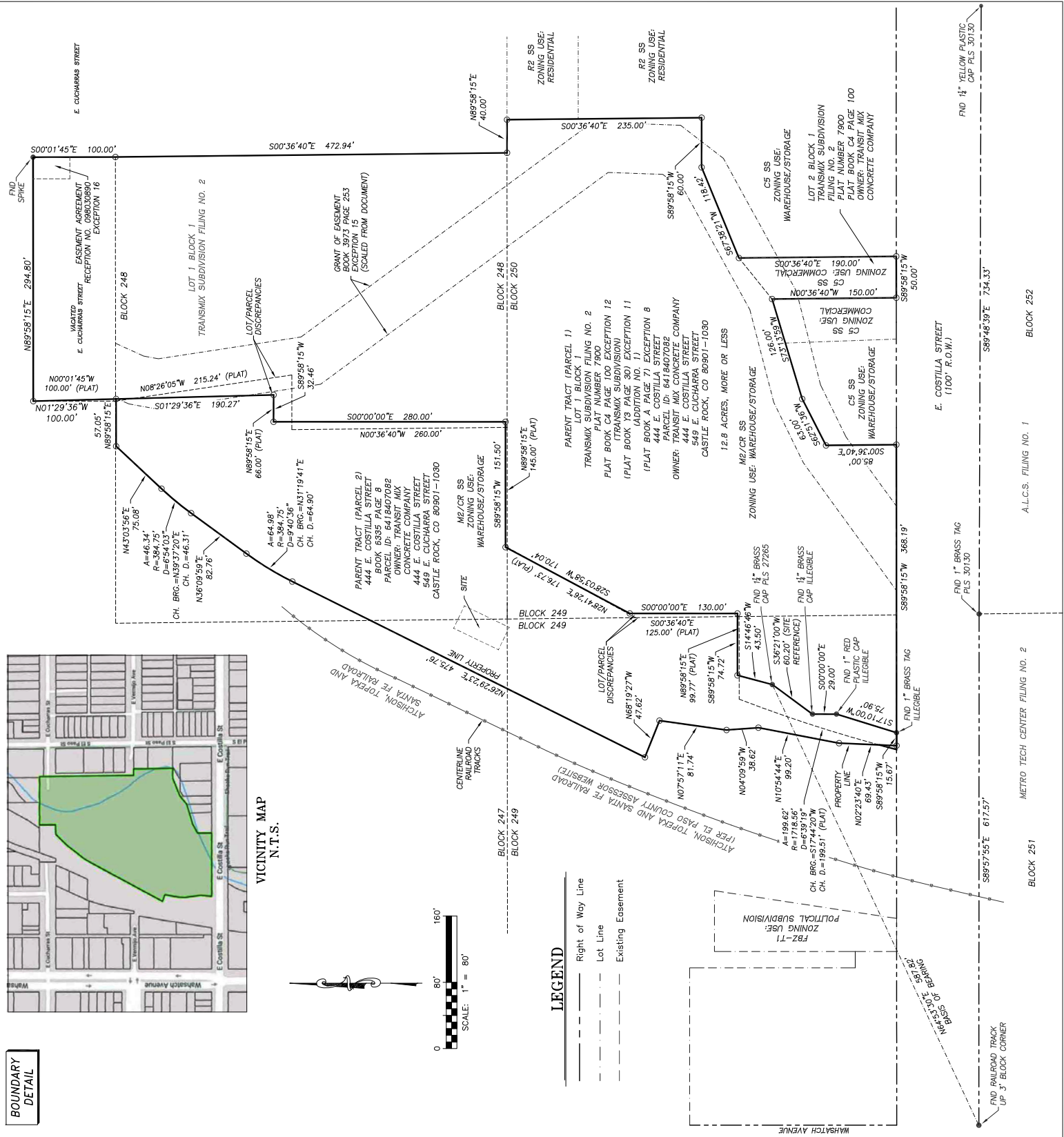
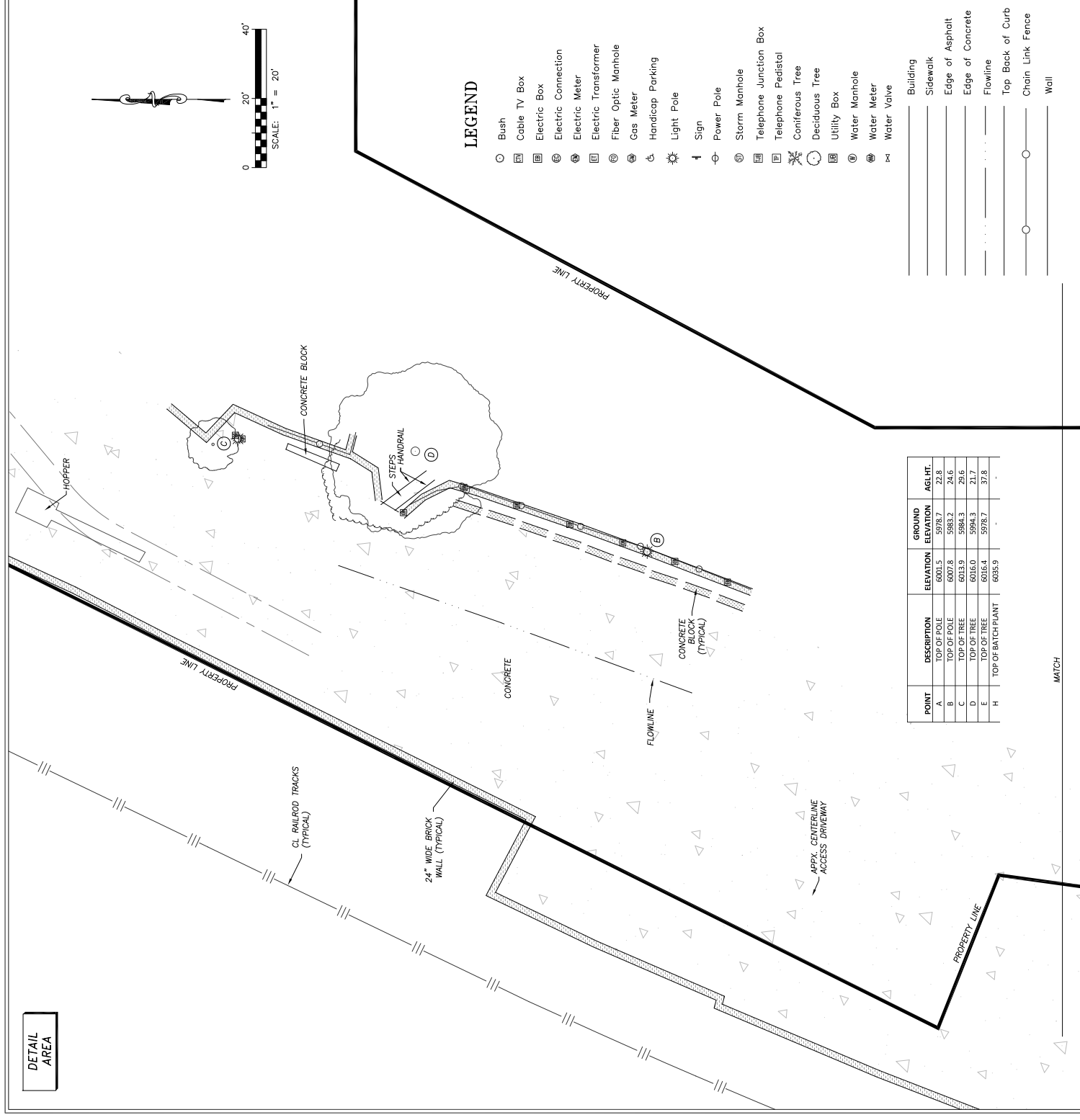


FIGURE 1

TOPOGRAPHIC SURVEY

VERTICAL BRIDGE SITE US-CO-5068 - CONCRETE TRANSIT
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 18,
 TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
 COUNTY OF EL PASO, STATE OF COLORADO



LAND SURVEY
 Sheet Number:
 SHEET 2 OF 3
LS2

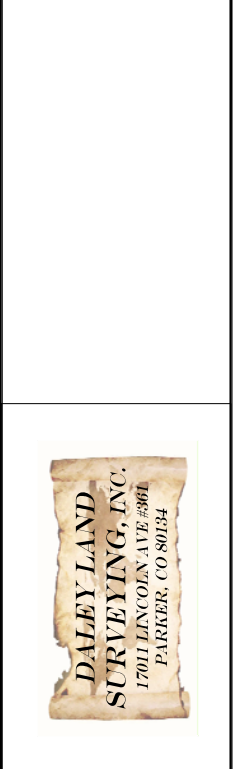
PROJECT INFORMATION:

By:	Description:	Date:	Rev:
AV	Survey	12/28/17	1
AV	Rev. Sur./Ease./Lease	5/2/18	2
AV	Rev. Sur./Ease./Lease	5/11/18	3
AV	Zoning Comments	7/20/18	4
RD	Zoning Comments	10/24/18	5

SITE NAME: CONCRETE TRANSIT
SITE ADDRESS: 444 E. COSTILLA STREET
 COLORADO SPRINGS, COLORADO 80903

VERTICAL BRIDGE SITE NUMBER: US-CO-5068
ZONING CASE - AR CM2 18-00636
LAND USE REVIEW
FILE NUMBER:

DRAWN BY: AV
CHK BY: AV
APV BY: RD



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 Westminster, CO 80030
 (303) 219-1178
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FIGURE 1

TOPOGRAPHIC SURVEY
VERTICAL BRIDGE SITE US-CO-5068 - CONCRETE TRANSIT
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

15' WIDE ACCESS AND UTILITY EASEMENT:

A 15' wide strip of land over and across that parcel of land as described at Book 6335 Page 8 and described as Lot 1 Block 1, Transmix Subdivision Filing No. 2, Plat Number 7900, Plat Book C4 Page 100 of the Public Records of El Paso County (Parent Tract), located in the Southeast Quarter of Section 18, Township 14 South, Range 66 West of the 6th Principal Meridian, County of El Paso, State of Colorado, said 15' wide strip being 7.50' on both sides of the following described centerline:

For the purpose of this description the bearings are referenced to the line between the northwest corner of Block 251, Addition No. 1 to the Town of Colorado Springs and an angle point on the easterly line the Parent Tract as described in Special Warranty Deed recorded in Book 6335 at Page 8 of the El Paso County records, assumed to bear North 64°53'30" East, 587.82 feet. Monumented by a found railroad rail up 3' at said northwest corner of Block 251 and by a found 1/4" brass cap stamped PLS 27265 at said angle point.

Beginning at a point whence the northwest corner of Block 251, Addition No. 1 to the Town of Colorado Springs, bears South 45°51'27" West, a distance of 806.59 feet and whence the southwest corner and the Point of Beginning of said hereinafter described 30'x67' Lease Area bears South 62°09'50" East, a distance of 7.50 feet;

THENCE North 27°50'10" East, a distance of 64.56 feet;
 THENCE along a curve to the right, on an arc length of 19.62 feet, said curve having a radius of 50.00 feet, a delta angle of 22°29'09" a chord bearing of North 39°04'44" East and a chord length of 19.50 feet;
 THENCE North 50°19'18" East, a distance of 76.04 feet;
 THENCE along a curve to the left, on an arc length of 29.82 feet, said curve having a radius of 100.00 feet, a delta angle of 17°05'02" a chord bearing of North 41°46'47" East and a chord length of 29.71 feet;

THENCE North 32°52'20" East, a distance of 146.40 feet;
 THENCE along a curve to the right, on an arc length of 118.61 feet, said curve having a radius of 44.00 feet, a delta angle of 154°26'48" a chord bearing of South 70°04'45" East and a chord length of 85.82 feet;

THENCE South 07°08'39" West, a distance of 98.05 feet;
 THENCE along a curve to the left, on an arc length of 36.07 feet, said curve having a radius of 200.00 feet, a delta angle of 10°19'36" a chord bearing of South 03°44'18" West and a chord length of 36.02 feet;

THENCE South 27°28'40" East, a distance of 112.47 feet to the south line of said parcel of land as described at Book 6335 Page 8 of the Public Records of El Paso County (Parent Tract), bears South 89°58'15" West, a distance of 199.97 feet.

THENCE continuing South 01°28'40" East, a distance of 136.77 feet;
 THENCE along a curve to the right, on an arc length of 104.07 feet, said curve having a radius of 125.00 feet, a delta angle of 47°42'04" a chord bearing of South 22°22'22" West and a chord length of 101.09 feet;

THENCE South 46°13'24" West, a distance of 158.75 feet;
 THENCE along a curve to the left, on an arc length of 35.43 feet, said curve having a radius of 40.00 feet, a delta angle of 50°45'00" a chord bearing of South 20°50'54" West and a chord length of 34.28 feet;

THENCE South 04°31'36" East, a distance of 100.35 feet to south line of Lot 1, Block 1, Transmix Subdivision Filing No. 2, Plat Number 7900, Plat Book C4 Page 100 of the Public Records of El Paso County (Parent Tract), the north right of way line of E. Costilla Avenue and the Point of Terminus, whence the southeast corner of said parcel of land as described at Book 6335 Page 8 of the Public Records of El Paso County (Parent Tract), bears South 89°58'15" West, a distance of 199.97 feet.

Containing 18554 Square Feet, or 0.426 Acres, more or less.
 The sidelines of said easement to be lengthened or shortened to intersect the northerly line and westerly line of the hereinafter described 30'x67' Lease Area and the south line of said Parent Tract.

30'x67' LEASE AREA - LEGAL DESCRIPTION:

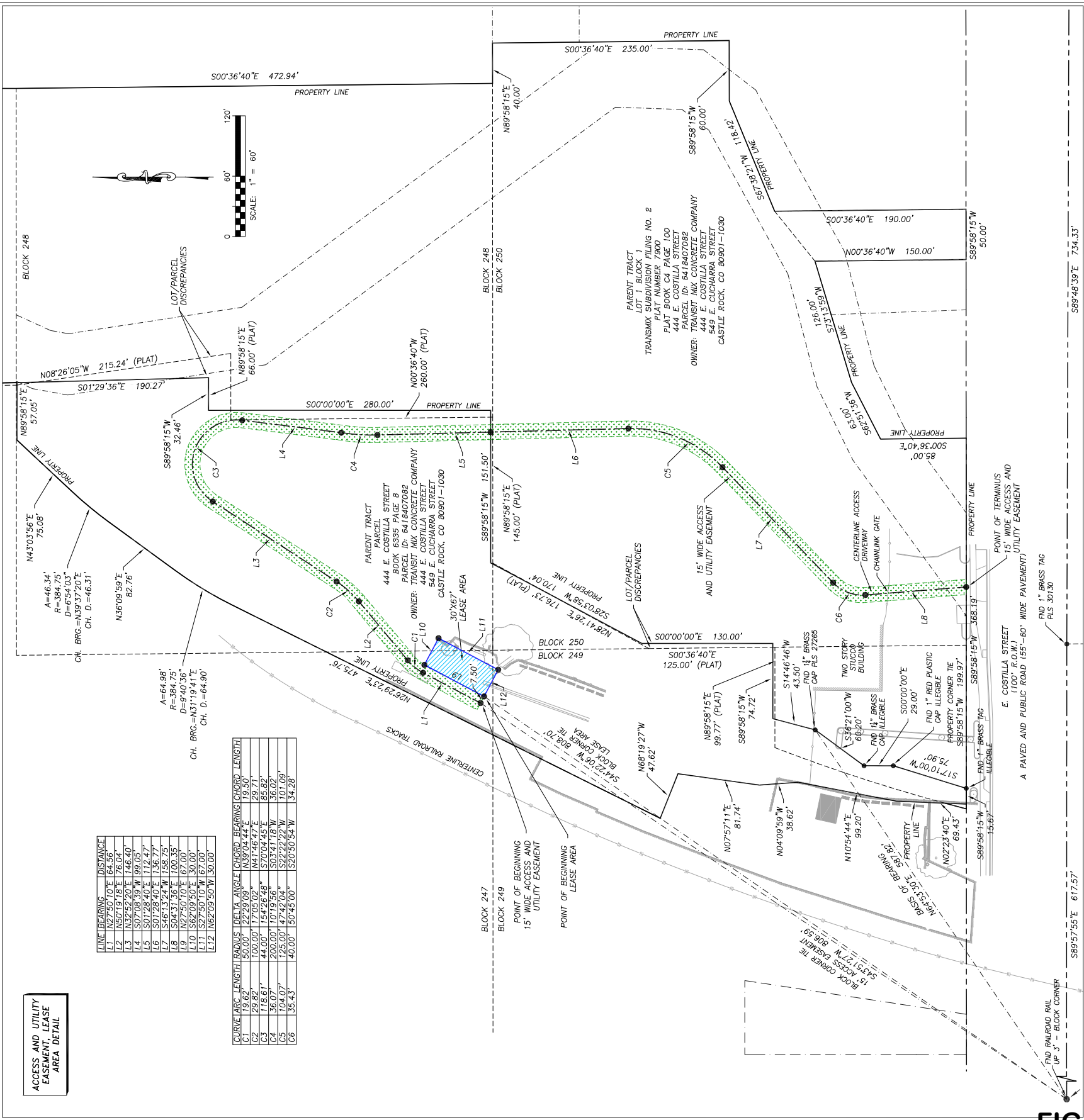
A parcel land over and across that parcel of land as described at Book 6335 Page 8 of the Public Records of El Paso County (Parent Tract), located in the Southeast Quarter of Section 18, Township 14 South, Range 66 West of the 6th Principal Meridian, County of El Paso, State of Colorado, said parcel being more particularly described as follows:

For the purpose of this description the bearings are referenced to the line between the northwest corner of Block 251, Addition No. 1 to the Town of Colorado Springs and an angle point on the easterly line the Parent Tract as described in Special Warranty Deed recorded in Book 6335 at Page 8 of the El Paso County records, assumed to bear North 64°53'30" East, 587.82 feet. Monumented by a found railroad rail up 3' at said northwest corner of Block 251 and by a found 1/4" brass cap stamped PLS 27265 at said angle point.

Beginning at the southwest corner of the 30'x67' Lease Area, whence the northwest corner of Block 251, Addition No. 1 to the Town of Colorado Springs, bears South 44°22'06" West, a distance of 808.70 feet;

THENCE North 27°50'10" East, a distance of 67.00 feet;
 THENCE South 62°09'50" West, a distance of 30.00 feet;
 THENCE South 27°50'10" West, a distance of 67.00 feet;

THENCE North 62°09'50" West, a distance of 30.00 feet to the Point of Beginning.
 Containing 2010 Square Feet, or 0.046 Acres, more or less.



LINE BEARING	DISTANCE
L1	N27°50'10"E 64.56'
L2	N50°19'18"E 76.04'
L3	N32°52'20"E 146.40'
L4	S07°08'39"W 99.05'
L5	S07°28'40"E 112.47'
L6	S07°18'40"W 158.75'
L7	S04°31'36"E 100.35'
L8	S04°31'36"E 100.35'
L9	N27°50'10"E 67.00'
L10	S62°09'50"E 30.00'
L11	S27°50'10"W 67.00'
L12	N62°09'50"W 30.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	19.62'	50.00'	22°29'09"	N39°04'44"E	19.50'
C2	29.82'	100.00'	17°05'02"	N41°46'47"E	29.71'
C3	118.61'	44.00'	154°26'48"	S70°04'45"E	85.82'
C4	36.07'	200.00'	10°19'36"	S03°44'18"W	36.02'
C5	104.07'	125.00'	47°42'04"	S22°22'22"W	101.09'
C6	35.43'	40.00'	150°45'00"	S20°50'54"W	34.28'

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 1480 W 121st Ave, Ste. 101
 Westminster, CO 80030
 (303) 219-1178
 WWW.INFINIGY.COM



LAND SURVEY
 Sheet Number:
LS3
 SHEET 3 OF 3

Rev:	Date:	Description:	By:
1	12/28/17	Survey	AV
2	5/2/18	Rev. Sur./Ease./Lease	AV
3	5/11/18	Rev. Sur./Ease./Lease	AV
4	7/20/18	Zoning Comments	AV
5	10/24/18	Zoning Comments	RD

PROJECT INFORMATION:	
SITE NAME:	CONCRETE TRANSIT
SITE ADDRESS:	444 E. COSTILLA STREET COLORADO SPRINGS, COLORADO 80903
DRAWN BY:	CHK BY: APV BY:
FILE NUMBER:	LAND USE REVIEW
	ZONING CASE - AR CM2 18-00636

PROJECT INFORMATION:
 CONCRETE TRANSIT
 444 E. COSTILLA STREET
 COLORADO SPRINGS, COLORADO 80903
 VERTICAL BRIDGE SITE NUMBER: US-CO-5068

FIGURE 1



750 Park of Commerce Drive
Suite 200
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Office # (561) 948-6367



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	REVISED/ISSUED FOR ZONING	05/03/18	SF	C
	REVISED/ISSUED FOR ZONING	03/07/18	CKE	B
	ISSUED FOR ZONING	02/06/18	CKE	A

SITE NAME:
**WAHSATCH AVE
TRANSIT MIX**

VERTICAL BRIDGE SITE NUMBER:
US-CO-5068

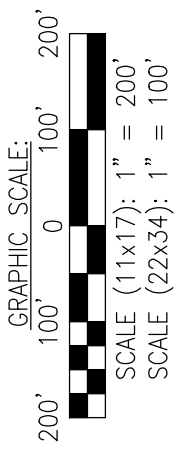
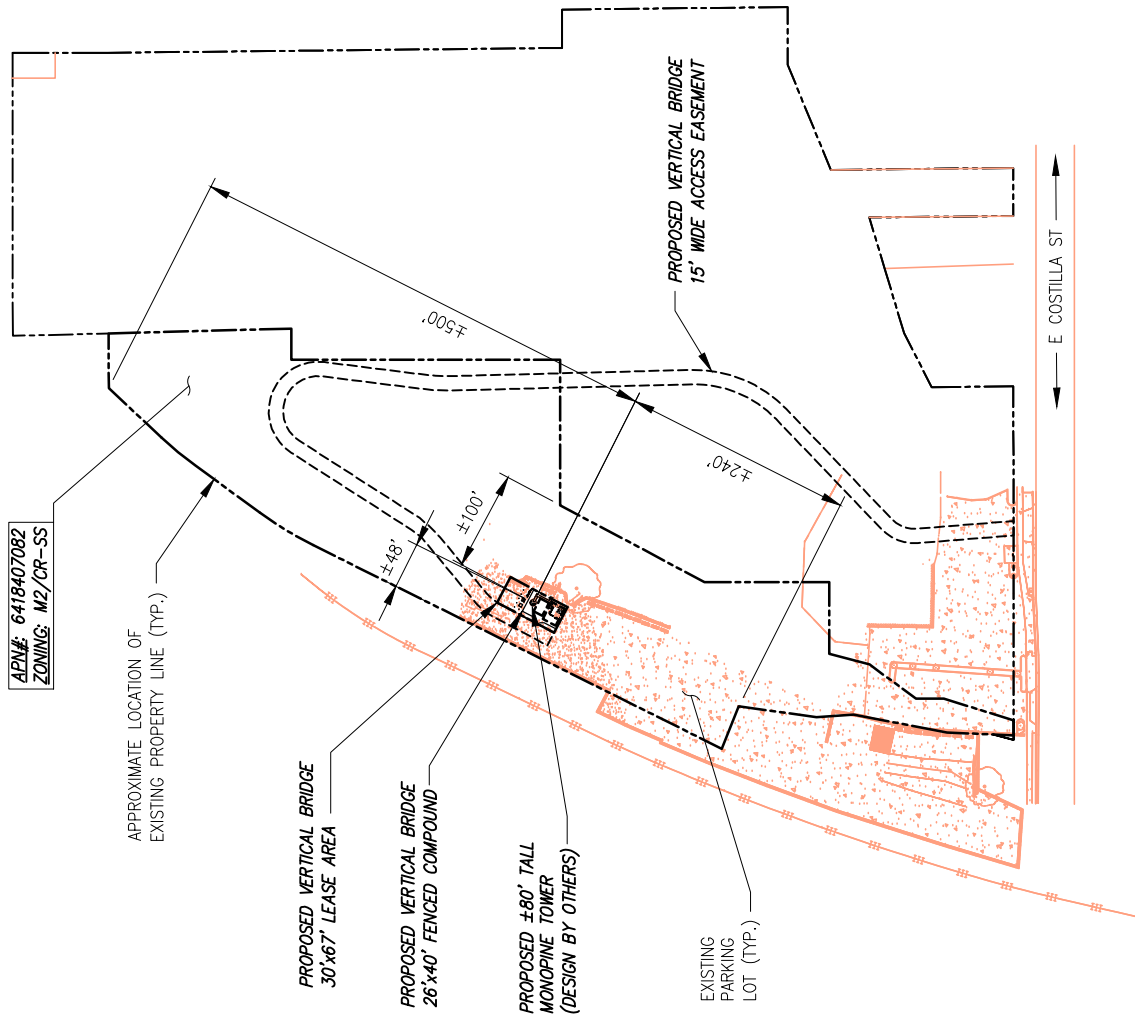
SITE ADDRESS:
**444 E. COSTILLA STREET
COLORADO SPRINGS, CO 80901**

ZONING CASE:
AR CM2 18-00636

LAND USE REVIEW:
FILE NUMBER:

SHEET DESCRIPTION:
**OVERALL
SITE PLAN**

SHEET NUMBER:
2 OF 9



BASEMAPPING INFORMATION BASED ON PROVIDED INFORMATION & A LAND SURVEY PROVIDED BY DALEY LAND SURVEYING INC., DATED 10/24/2018. CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO ANY CONSTRUCTION.

FIGURE 1

PLANS PREPARED FOR:



750 Park of Commerce Drive
Suite 200
Boca Raton, FL 33487
Office # (561) 948-6367



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Office # (303) 219-1178
Fax # (303) 242-8636
JOB NUMBER: 404-014

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	REVISED/ISSUED FOR ZONING	03/07/18	CKE	B
	ISSUED FOR ZONING	02/06/18	CKE	A

SITE NAME:
**WAHSATCH AVE
TRANSIT MIX**

VERTICAL BRIDGE SITE NUMBER:
US-CO-5068

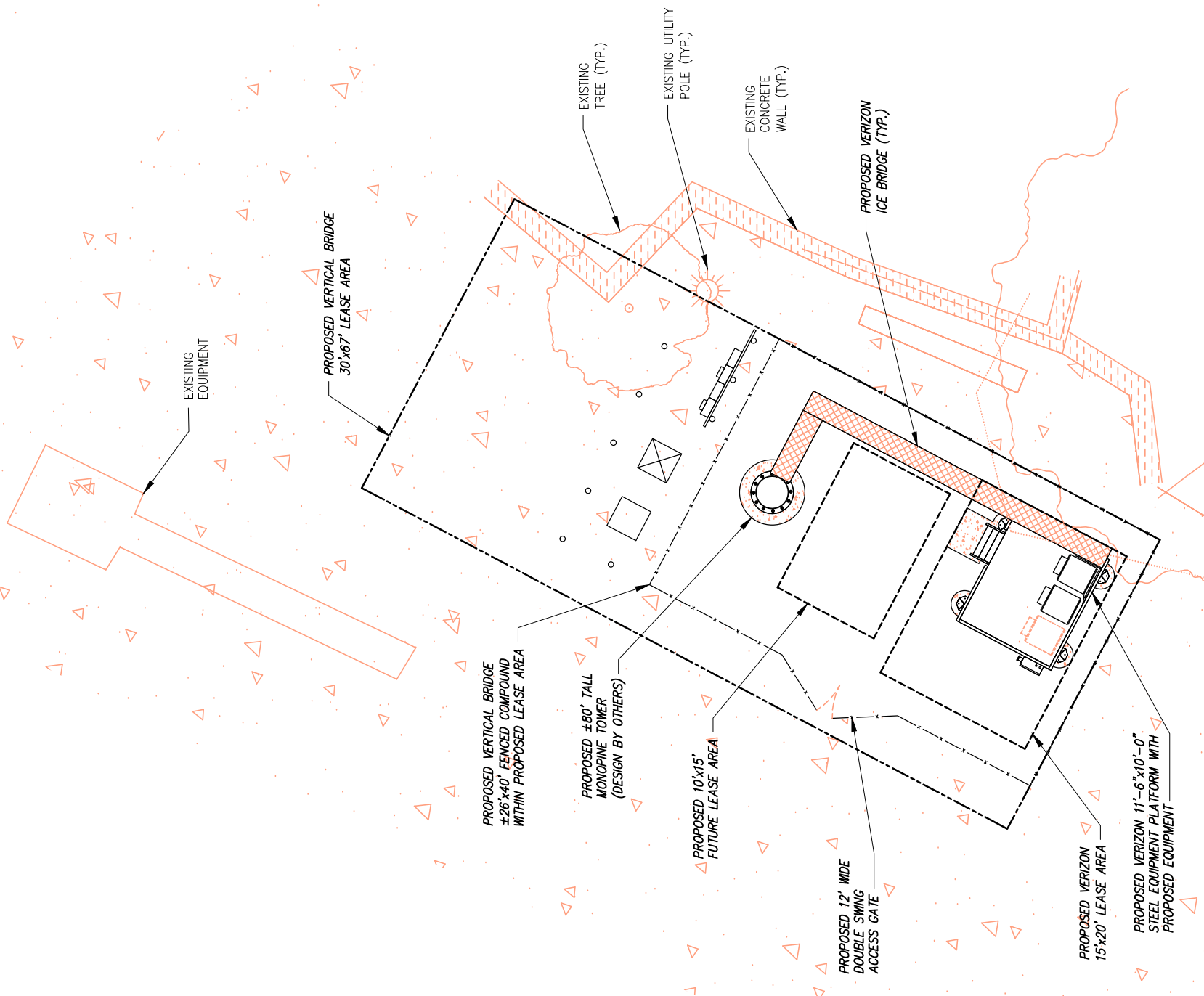
SITE ADDRESS:
**444 E. COSTILLA STREET
COLORADO SPRINGS, CO 80901**

ZONING CASE:
AR CM2 18-00636

LAND USE REVIEW:
FILE NUMBER:

SHEET DESCRIPTION:
**ENLARGED
SITE PLAN**

SHEET NUMBER:
3 OF 9



BASEMAPPING INFORMATION BASED ON PROVIDED INFORMATION & A LAND SURVEY PROVIDED BY DALEY LAND SURVEYING INC., DATED 10/24/2018. CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO ANY CONSTRUCTION.

FIGURE 1



750 Park of Commerce Drive
Suite 200
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	REVISED/ISSUED FOR ZONING	09/07/18	SF	D
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	REVISED/ISSUED FOR ZONING	03/07/18	CKE	B
	ISSUED FOR ZONING	02/06/18	CKE	A

SITE NAME:

WAHSATCH AVE
TRANSIT MIX

VERTICAL BRIDGE SITE NUMBER:

US-CO-5068

SITE ADDRESS:

444 E. COSTILLA STREET
COLORADO SPRINGS, CO 80901

ZONING CASE:

AR CM2 18-00636

LAND USE REVIEW:

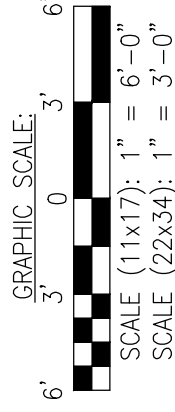
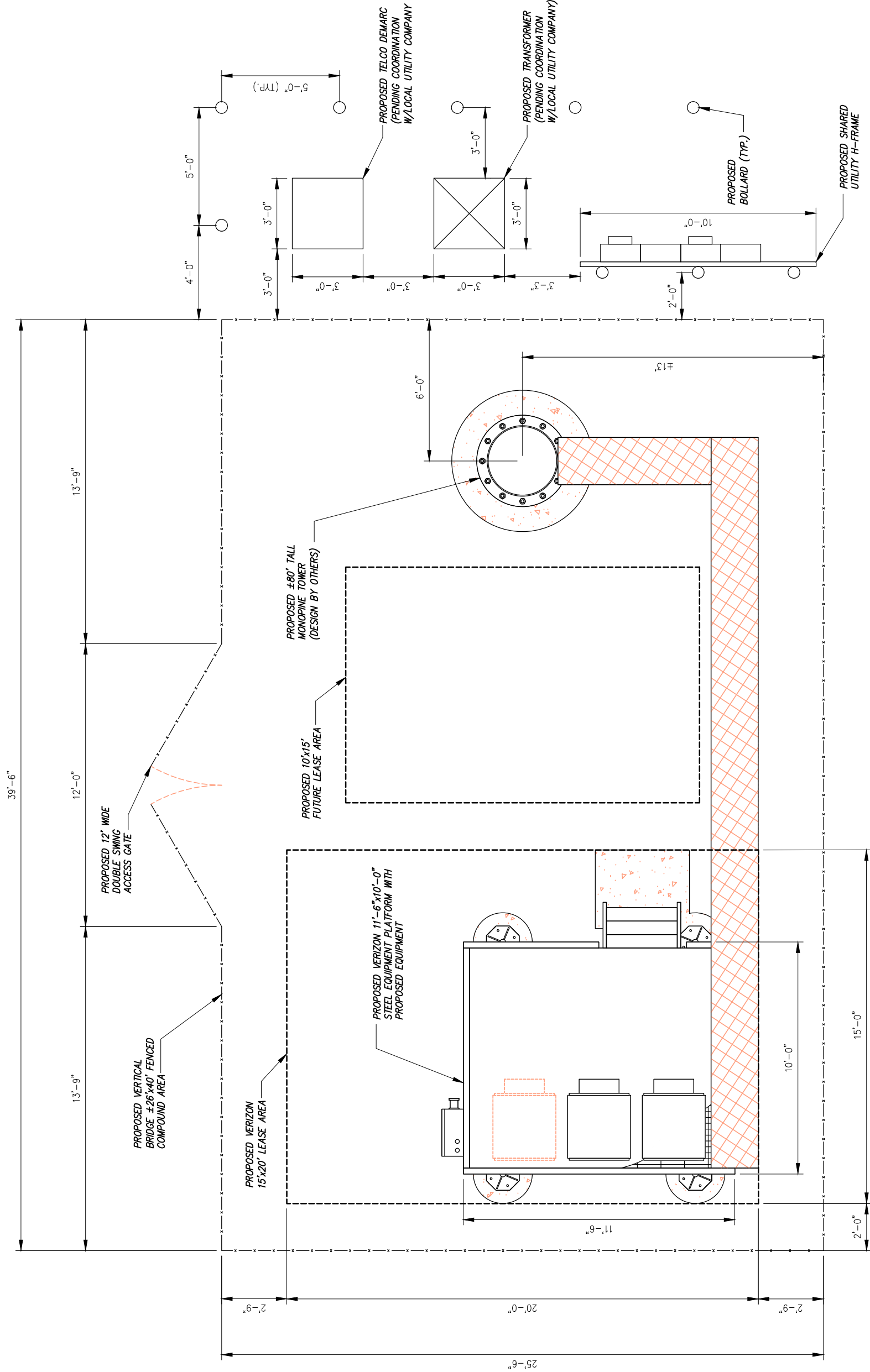
FILE NUMBER:

SHEET DESCRIPTION:

COMPOUND
PLAN

SHEET NUMBER:

4 OF 9



1 PROPOSED COMPOUND PLAN

SCALE: AS NOTED



NORTH

BASEMAPPING INFORMATION BASED ON PROVIDED INFORMATION & A LAND SURVEY PROVIDED BY DALEY LAND SURVEYING INC., DATED 10/24/2018. CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO ANY CONSTRUCTION.

FIGURE 1

REVISIONS:	DESCRIPTION	DATE	BY	REV
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	REVISED/ISSUED FOR ZONING	09/07/18	SF	D
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	REVISED/ISSUED FOR ZONING	03/07/18	CKE	B
	ISSUED FOR ZONING	02/06/18	CKE	A

SITE NAME:
**WAHSATCH AVE
TRANSIT MIX**

VERTICAL BRIDGE SITE NUMBER:
US-CO-5068

SITE ADDRESS:
**444 E. COSTILLA STREET
COLORADO SPRINGS, CO 80901**

ZONING CASE:
AR CM2 18-00636

LAND USE REVIEW:
FILE NUMBER:

SHEET DESCRIPTION:
**NORTH TOWER
ELEVATION**

SHEET NUMBER:
5 OF 9

INFINIGY ENGINEERING HAS NOT EVALUATED THE TOWER OR MOUNT FOR THIS SITE, AND ASSUMES NO RESPONSIBILITY FOR ITS STRUCTURAL INTEGRITY. REFER TO STRUCTURAL ANALYSIS BY OTHERS PRIOR TO ANY CONSTRUCTION.

NOTE:
ANTENNA CONFIGURATIONS SHOWN FOR CONCEPTUAL PURPOSES ONLY. REFER TO FINAL CARRIER RF DESIGN FOR ANTENNA & RADIO MODULE MAKE/MODEL/AZIMUTH.

TOP OF HIGHEST APPURTENANCE
ELEV. = ±80'-0" A.G.L.

TOP OF MONOPIPE TOWER
ELEV. = ±75'-0" A.G.L.

RAD CENTER OF PROPOSED VERIZON PANEL ANTENNAS
ELEV. = ±70'-0" A.G.L.

RAD CENTER OF FUTURE PANEL ANTENNAS
ELEV. = ±56'-0" A.G.L.

RAD CENTER OF FUTURE PANEL ANTENNAS
ELEV. = ±46'-0" A.G.L.

RAD CENTER OF FUTURE PANEL ANTENNAS
ELEV. = ±36'-0" A.G.L.

TOP OF PROPOSED CHAIN LINK FENCE
ELEV. = ±7'-0" A.G.L.

GROUND LEVEL

PROPOSED VERIZON OVP
(TYP. OF (1) PER SECTOR,
(3) SECTORS TOTAL)

PROPOSED VERIZON
PANEL ANTENNA (TYP.
OF (4) PER SECTOR,
(3) SECTORS TOTAL)

PROPOSED VERIZON
RADIO MODULE (TYP.
OF (4) PER SECTOR,
(3) SECTORS TOTAL)

FUTURE CARRIER
PANEL ANTENNA (TYP.)

FUTURE CARRIER
PANEL ANTENNA (TYP.)

FUTURE CARRIER
PANEL ANTENNA (TYP.)

PROPOSED TELCO DEMARC
(PENDING COORDINATION
W/LOCAL UTILITY COMPANY)

PROPOSED TRANSFORMER
(PENDING COORDINATION
W/LOCAL UTILITY COMPANY)

PROPOSED
BOLLARD (TYP.)

PROPOSED SHARED
UTILITY H-FRAME

PROPOSED 80' TALL MONOPIPE
TOWER (DESIGN BY OTHERS)

PROPOSED VERTICAL BRIDGE
±26'x40' FENCED COMPOUND
WITHIN PROPOSED LEASE AREA

1 NORTH EAST TOWER ELEVATION
NOT TO SCALE

FIGURE 1



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Fax # (303) 242-8636
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	REVISED/ISSUED FOR ZONING	03/07/18	CKE	B
	ISSUED FOR ZONING	02/06/18	CKE	A

SITE NAME:
**WAHSATCH AVE
TRANSIT MIX**

VERTICAL BRIDGE SITE NUMBER:
US-CO-5068

SITE ADDRESS:
**444 E. COSTILLA STREET
COLORADO SPRINGS, CO 80901**

ZONING CASE:
AR CM2 18-00636

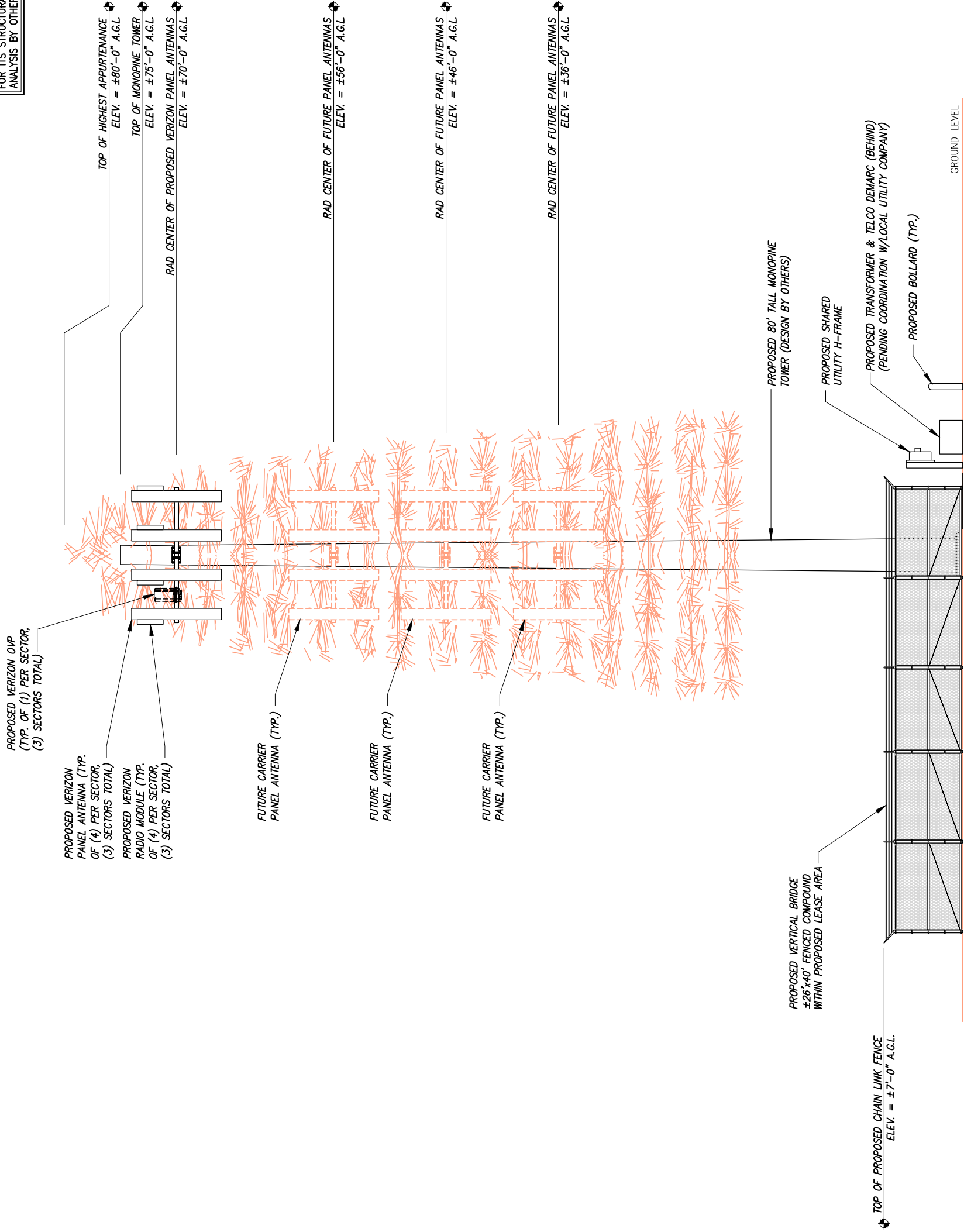
LAND USE REVIEW:
FILE NUMBER:

SHEET DESCRIPTION:
**WEST TOWER
ELEVATION**

SHEET NUMBER:
6 OF 9

INFINIGY ENGINEERING HAS NOT EVALUATED THE TOWER OR MOUNT FOR THIS SITE, AND ASSUMES NO RESPONSIBILITY FOR ITS STRUCTURAL INTEGRITY. REFER TO STRUCTURAL ANALYSIS BY OTHERS PRIOR TO ANY CONSTRUCTION.

NOTE:
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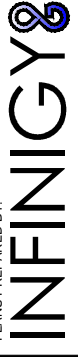


1 SOUTH EAST TOWER ELEVATION
NOT TO SCALE

FIGURE 1



750 Park of Commerce Drive
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	REVISED/ISSUED FOR ZONING	03/07/18	CKE	B
	ISSUED FOR ZONING	02/06/18	CKE	A

SITE NAME:
**WAHSATCH AVE
TRANSIT MIX**

VERTICAL BRIDGE SITE NUMBER:
US-CO-5068

SITE ADDRESS:
**444 E. COSTILLA STREET
COLORADO SPRINGS, CO 80901**

ZONING CASE:
AR CM2 18-00636

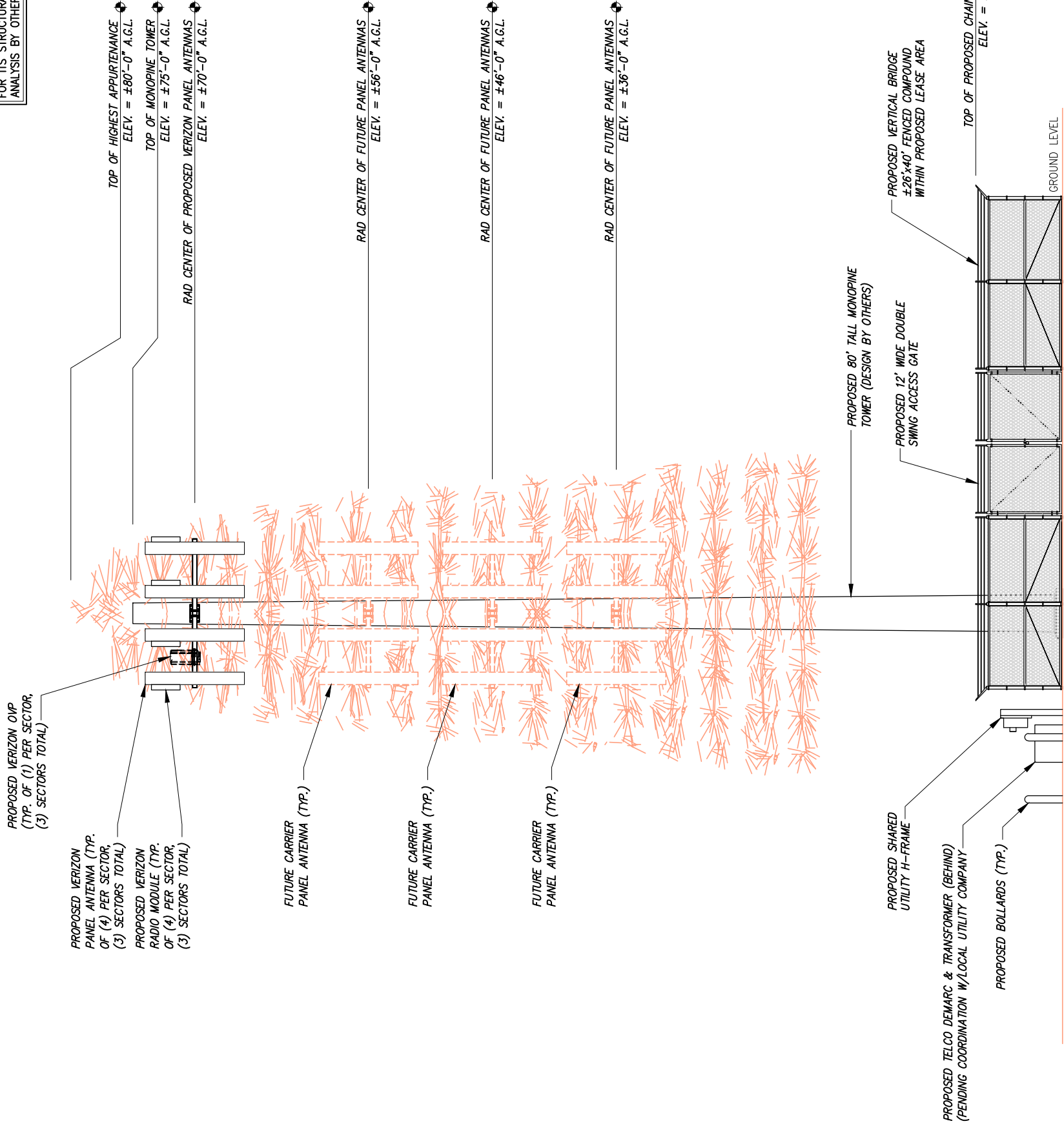
LAND USE REVIEW:
FILE NUMBER:

SHEET DESCRIPTION:
**EAST TOWER
ELEVATION**

SHEET NUMBER:
7 OF 9

INFINIGY ENGINEERING HAS NOT EVALUATED THE TOWER OR MOUNT FOR THIS SITE, AND ASSUMES NO RESPONSIBILITY FOR ITS STRUCTURAL INTEGRITY. REFER TO STRUCTURAL ANALYSIS BY OTHERS PRIOR TO ANY CONSTRUCTION.

NOTE:
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1 NORTH WEST TOWER ELEVATION
NOT TO SCALE

FIGURE 1

PLANS PREPARED FOR:



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	REVISED/ISSUED FOR ZONING	03/07/18	CKE	B
	ISSUED FOR ZONING	02/06/18	CKE	A

SITE NAME:
**WAHSATCH AVE
TRANSIT MIX**

VERTICAL BRIDGE SITE NUMBER:
US-CO-5068

SITE ADDRESS:
**444 E. COSTILLA STREET
COLORADO SPRINGS, CO 80901**

ZONING CASE:
AR CM2 18-00636

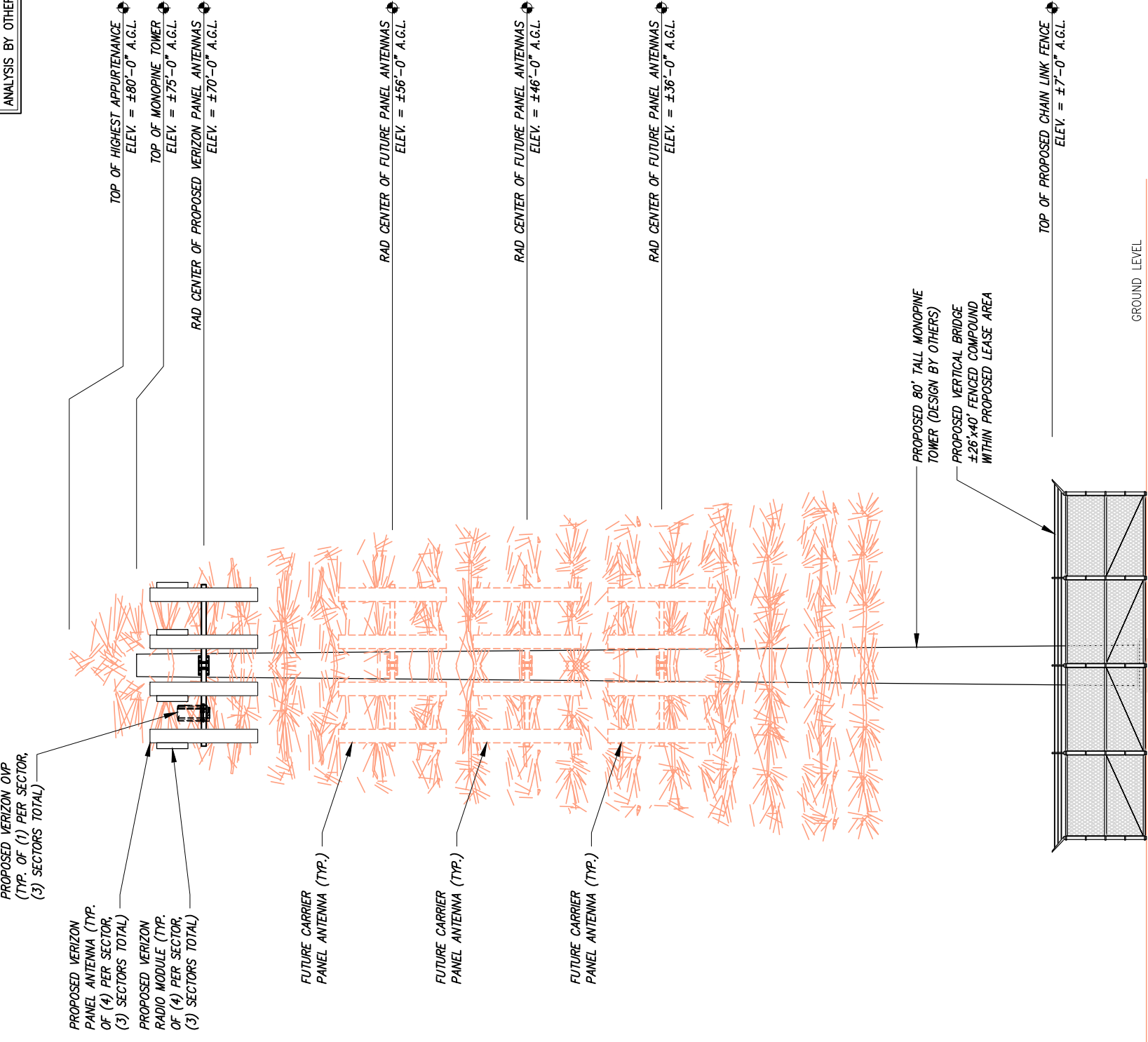
LAND USE REVIEW:
FILE NUMBER:

SHEET DESCRIPTION:
**SOUTH TOWER
ELEVATION**

SHEET NUMBER:
8 OF 9

INFINIGY ENGINEERING HAS NOT EVALUATED THE TOWER OR MOUNT FOR THIS SITE, AND ASSUMES NO RESPONSIBILITY FOR ITS STRUCTURAL INTEGRITY. REFER TO STRUCTURAL ANALYSIS BY OTHERS PRIOR TO ANY CONSTRUCTION.

NOTE:
ANTENNA CONFIGURATIONS SHOWN FOR CONCEPTUAL PURPOSES ONLY. REFER TO FINAL CARRIER RF DESIGN FOR ANTENNA & RADIO MODULE MAKE/MODEL/AZIMUTH.



1 SOUTH WEST TOWER ELEVATION
NOT TO SCALE

FIGURE 1



750 Park of Commerce Drive
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	ISSUED FOR ZONING	02/06/18	CKE	A

SITE NAME:
**WAHSATCH AVE
TRANSIT MIX**

VERTICAL BRIDGE SITE NUMBER:
US-CO-5068

SITE ADDRESS:
**444 E. COSTILLA STREET
COLORADO SPRINGS, CO 80901**

ZONING CASE:
AR CM2 18-00636

LAND USE REVIEW:
FILE NUMBER:

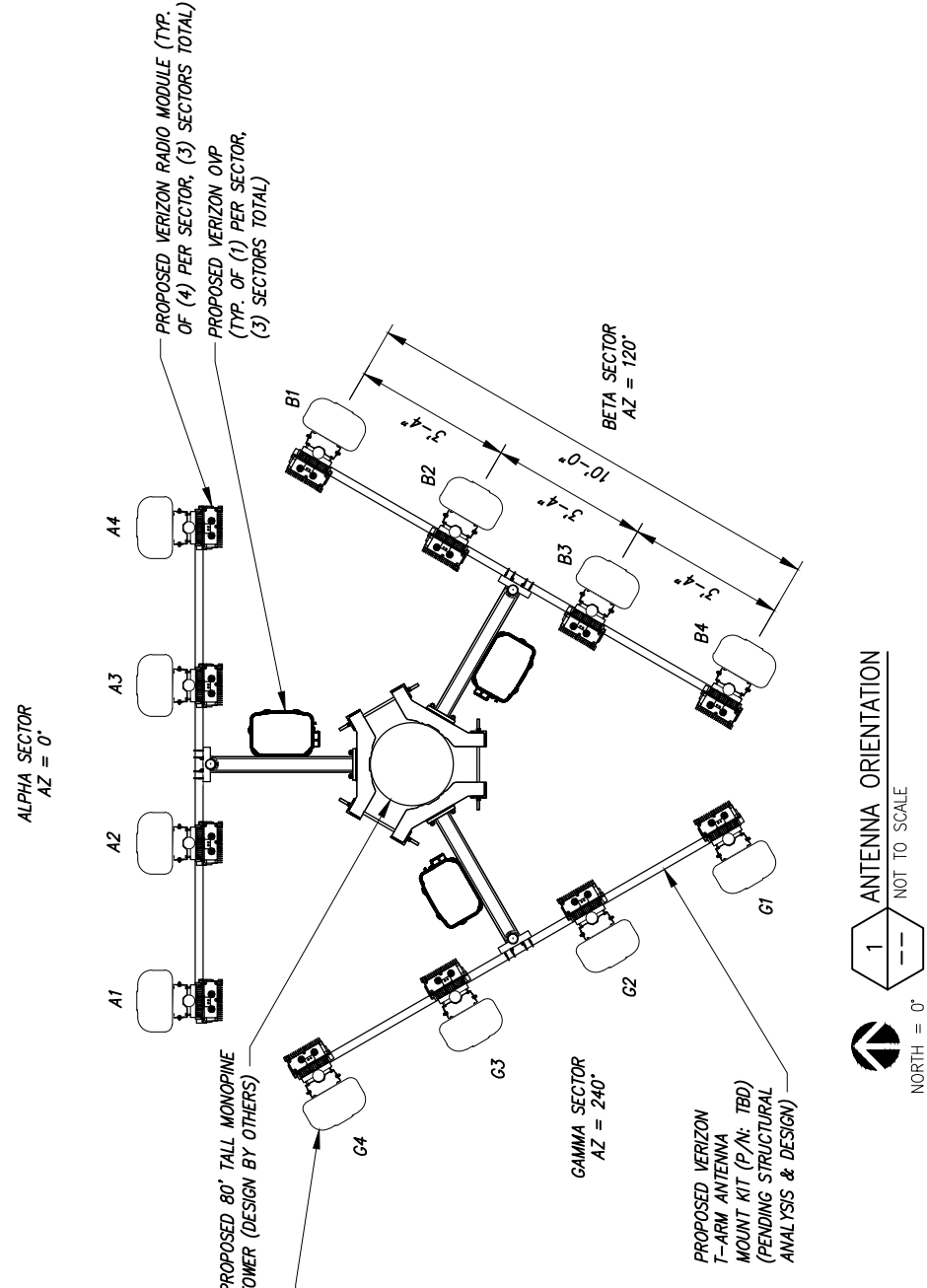
SHEET DESCRIPTION:
**ANTENNA ORIENTATION
& PANEL SCHEDULE**

SHEET NUMBER:
9 OF 9

INFINIGY ENGINEERING HAS NOT EVALUATED THE TOWER OR MOUNT FOR THIS SITE, AND ASSUMES NO RESPONSIBILITY FOR ITS STRUCTURAL INTEGRITY. REFER TO STRUCTURAL ANALYSIS BY OTHERS PRIOR TO ANY CONSTRUCTION.

NOTE:
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NOTE:
DIMENSIONS SHOWN ARE TYPICAL FOR ALL (3) SECTORS



SITE LOADING CHART

SECTOR	POSITION	SECTOR COLOR	TECHNOLOGY	ANTENNA MODEL #	VENDOR	QTY. (REMOVED)	QTY. (NEW)	RRH (QTY./MODEL)	AZIMUTH	DOWNTILT		RAD CENTER	FEED LINE (QTY./TYPE/LENGTH)
										MECHANICAL	ELECTRICAL		
ALPHA	A1	RED	N/A	8FT PANEL ANTENNAS	N/A	---	1	N/A	0°	0	0	±70' AGL	(1) PROPOSED HI-CAP HYBRID CABLE (ALPHA) LENGTH = ±110'
ALPHA	A2	RED	N/A	8FT PANEL ANTENNAS	N/A	---	1	N/A	0°	0	0	±70' AGL	PROPOSED HYBRID SHARED WITH ABOVE (ALPHA)
ALPHA	A3	RED	N/A	8FT PANEL ANTENNAS	N/A	---	1	N/A	0°	0	0	±70' AGL	PROPOSED HYBRID SHARED WITH ABOVE (ALPHA)
ALPHA	A4	RED	N/A	8FT PANEL ANTENNAS	N/A	---	1	N/A	0°	0	0	±70' AGL	PROPOSED HYBRID SHARED WITH ABOVE (ALPHA)
BETA	B1	BLUE	N/A	8FT PANEL ANTENNAS	N/A	---	1	N/A	120°	0	0	±70' AGL	(1) PROPOSED HI-CAP HYBRID CABLE (BETA) LENGTH = ±110'
BETA	B2	BLUE	N/A	8FT PANEL ANTENNAS	N/A	---	1	N/A	120°	0	0	±70' AGL	PROPOSED HYBRID SHARED WITH ABOVE (BETA)
BETA	B3	BLUE	N/A	8FT PANEL ANTENNAS	N/A	---	1	N/A	120°	0	0	±70' AGL	PROPOSED HYBRID SHARED WITH ABOVE (BETA)
BETA	B4	BLUE	N/A	8FT PANEL ANTENNAS	N/A	---	1	N/A	120°	0	0	±70' AGL	PROPOSED HYBRID SHARED WITH ABOVE (BETA)
GAMMA	G1	WHITE	N/A	8FT PANEL ANTENNAS	N/A	---	1	N/A	240°	0	0	±70' AGL	(1) PROPOSED HI-CAP HYBRID CABLE (GAMMA) LENGTH = ±110'
GAMMA	G2	WHITE	N/A	8FT PANEL ANTENNAS	N/A	---	1	N/A	240°	0	0	±70' AGL	PROPOSED HYBRID SHARED WITH ABOVE (GAMMA)
GAMMA	G3	WHITE	N/A	8FT PANEL ANTENNAS	N/A	---	1	N/A	240°	0	0	±70' AGL	PROPOSED HYBRID SHARED WITH ABOVE (GAMMA)
GAMMA	G4	WHITE	N/A	8FT PANEL ANTENNAS	N/A	---	1	N/A	240°	0	0	±70' AGL	PROPOSED HYBRID SHARED WITH ABOVE (GAMMA)

NOTE:
CABLE LENGTHS ARE BASED ON PROVIDED INFORMATION. CONTRACTOR TO VERIFY REQUIRED CABLE LENGTHS PRIOR TO CONSTRUCTION.



FIGURE 1