



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930

Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

MEMO TO: Referral Agencies
FROM: Jean (Raini) Ott, CFM, AICP, Planner II
DATE: January 15, 2020
RE: Docket SU-20-0001

Docket SU-20-0001: Atlas Tower Telecommunications Facility

Request: Special Use Review for an 85-foot mono-pine telecommunications tower for up to four wireless providers to increase coverage west of the City of Boulder.

Location: 250 Bristlecone Way, located at the terminus of Bristlecone Way approximately 1,250 feet from its intersection with Alpine Way, in Section 22, Township 1N, Range 71W.

Zoning: Forestry (F)

Applicant: Atlas Tower 1, LLC

Property Owner: Gail J. Loveman Trust

Special Use Review / Site Specific Development Plan is required of uses which may have greater impacts on services, neighborhoods, or environment than those allowed with only Building Permit Review. This process will review compatibility, services, environmental impacts, and proposed site plan.

This process includes public hearings before the Boulder County Planning Commission and the Board of County Commissioners. Adjacent property owners and holders of liens, mortgages, easements or other rights in the subject property are notified of these hearings.

The Community Planning & Permitting staff, Planning Commission, and County Commissioners value comments from individuals and referral agencies. Please check the appropriate response below or send a letter. Late responses will be reviewed as the process permits; all comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to review the entire file at the Community Planning & Permitting Department, 2045 13th Street, Boulder, CO. If you have any questions regarding this application, please contact the Community Planning & Permitting Department office at 720-564-2271 or via email at jott@bouldercounty.org.

Please return responses to the above address by **February 19, 2020.**

_____ We have reviewed the proposal and have no conflicts.

_____ Letter is enclosed.

Signed _____ PRINTED

Name _____

Agency or Address _____

Please note that all Community Planning & Permitting Department property owner's mailing lists and parcel maps are generated from the records maintained by the County Assessor and Treasurer Office. We are required to use this list to send notices to the "property owner" of land in Boulder County. If you feel that you should not be considered a "property owner," or if the mailing address used is incorrect, please contact the County Assessor's Office at (303) 441-3530.



Boulder County Land Use Department

Courthouse Annex Building
2045 13th Street • PO Box 471 • Boulder, Colorado 80302
Phone: 303-441-3930
Email: planner@bouldercounty.org
Web: www.bouldercounty.org/lu
Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.
Tuesday 10 a.m. to 4:30 p.m.

CHECK # 1293
REDEIPT # 933245
#1475

Shaded Areas for Staff Use Only

Intake Stamp

PAID

JAN 06 2020

**BOULDER COUNTY
LAND USE**

Planning Application Form

The Land Use Department maintains a submittal schedule for accepting applications. Planning applications are accepted on Mondays, by appointment only. Please call 303-441-3930 to schedule a submittal appointment.

PLANNER: JEAN "KAINI" OTT

Project Number SU-20-0001		Project Name ATLAS TOWER 1 TELECOMMUNICATIONS FACILITY TOWER	
<input type="checkbox"/> Appeal <input type="checkbox"/> Correction Plat <input type="checkbox"/> Exemption Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input type="checkbox"/> Location and Extent		<input type="checkbox"/> Modification of Site Plan Review <input type="checkbox"/> Modification of Special Use <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Rezoning <input type="checkbox"/> Road Name Change <input type="checkbox"/> Road/Easement Vacation <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Sketch Plan <input checked="" type="checkbox"/> Special Use/SSDP	
<input type="checkbox"/> Special Use (Oil & Gas development) <input type="checkbox"/> State Interest Review (1041) <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Variance <input type="checkbox"/> Other:			
Location(s)/Street Address(es) 250 Bristlecone Way, Boulder, CO 80304			
Subdivision Name Sunshine Canyon Area			
Lot(s) —	Block(s) —	Section(s) 22	Township(s) 1N
Area in Acres .06	Existing Zoning F	Existing Use of Property	Range(s) 71
Proposed Water Supply n/a		Proposed Sewage Disposal Method n/a	

Applicants:

Applicant/Property Owner Gail J. Loveman Trust			Email
Mailing Address 250 Bristlecone Way			
City Boulder	State CO	Zip Code 80304	Phone
Applicant/Property Owner/Agent/Consultant Atlas Tower 1, LLC.			Email kogle@atlastowers.com
Mailing Address 3002 Bluff Street, Suite 300			
City Boulder	State CO	Zip Code 80301	Phone 208.771.0266
Agent/Consultant Katie Ogle			Email kogle@atlastowers.com
Mailing Address 3002 Bluff Street, Suite 300			
City Boulder	State CO	Zip Code 80301	Phone 208.771.0266

Certification (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval. I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed, attach additional sheet signed and dated.

Signature of Property Owner <i>[Signature]</i>	Printed Name Gail J. Loveman, Trustee	Date 1/3/20
Signature of Property Owner	Printed Name	Date

The Land Use Director may waive the landowner signature requirement for good cause, under the applicable provisions of the Land Use Code.

Boulder County Land Use Department

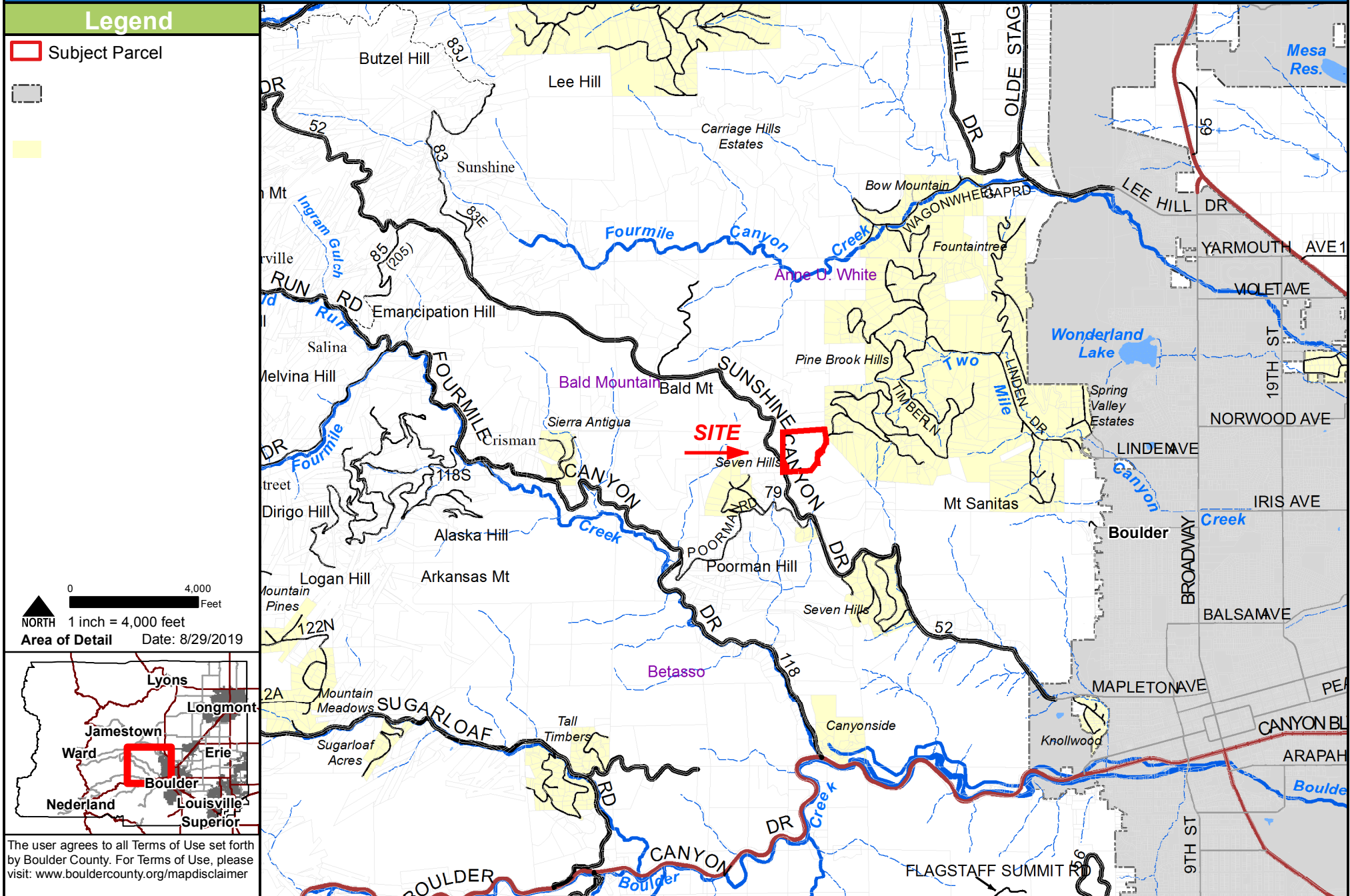
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org/lu

Vicinity

250 BRISTLECONE WAY

Legend

 Subject Parcel



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer

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Location

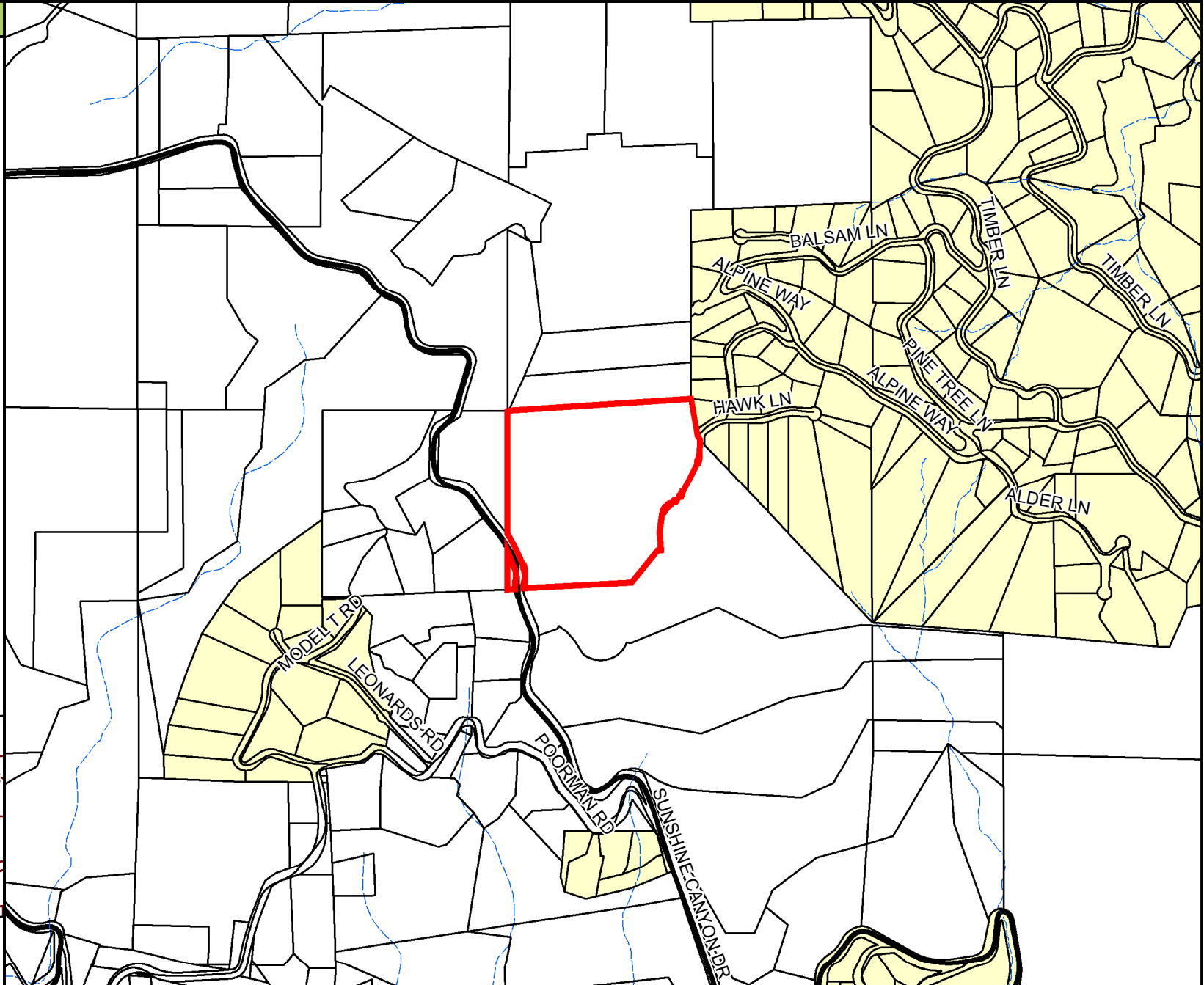
250 BRISTLECONE WAY

Legend

 Subject Parcel

Subdivisions

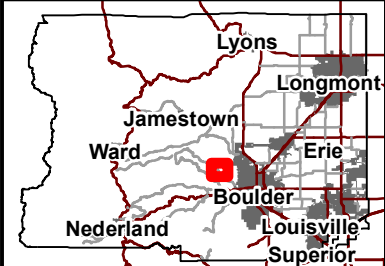
 Subdivisions



0 1,000
Feet

NORTH 1 inch = 1,000 feet

Area of Detail Date: 8/29/2019



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Boulder County Land Use Department

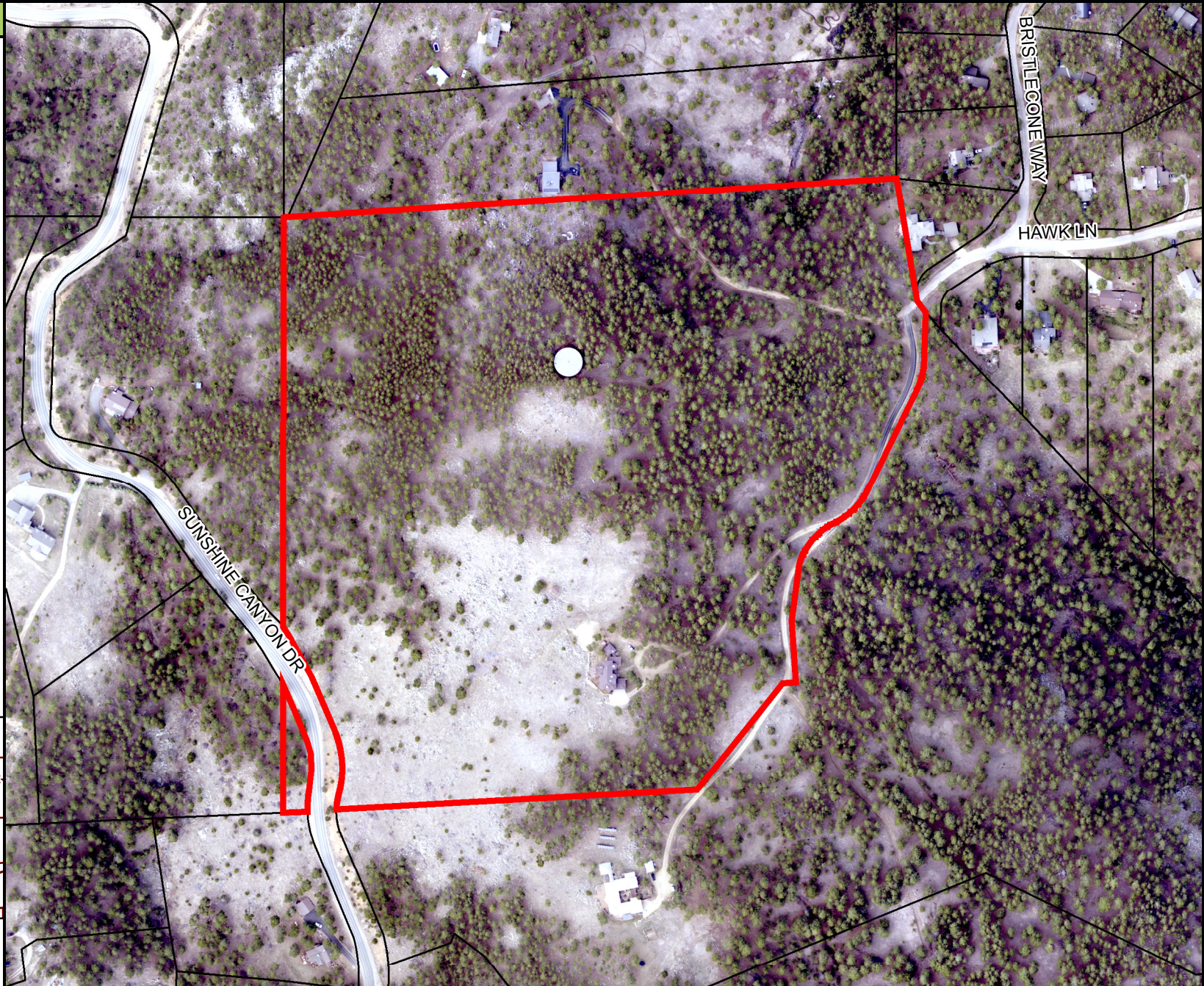
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org/lu

Aerial

250 BRISTLECONE WAY

Legend

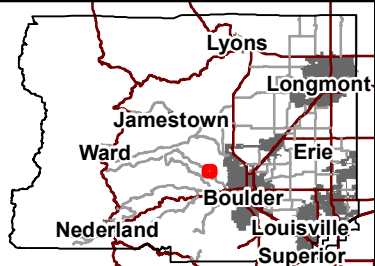
 Subject Parcel



0 300
Feet

NORTH 1 inch = 300 feet

Area of Detail Date: 8/29/2019



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Comprehensive Plan

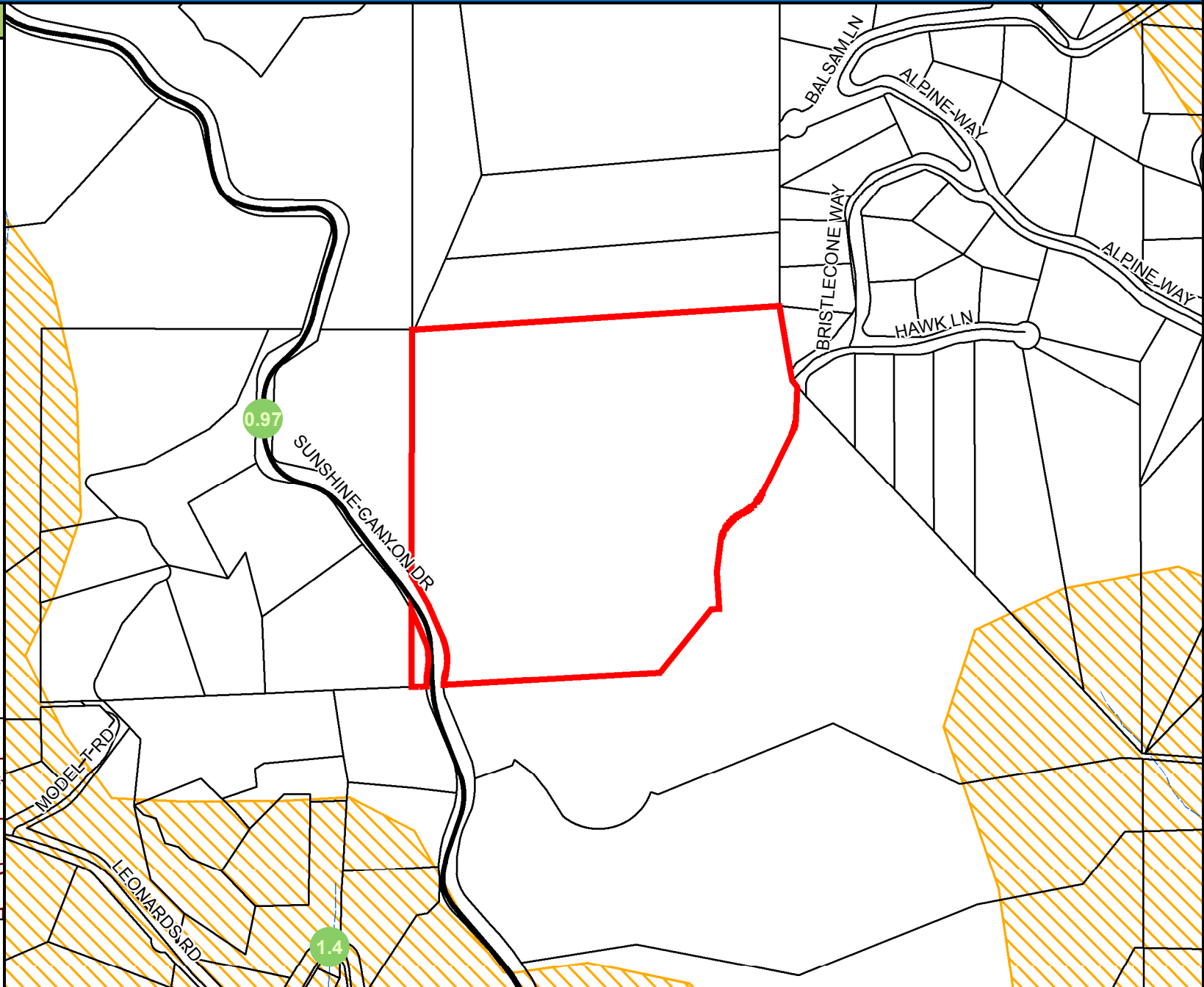
250 BRISTLECONE WAY

Legend

 Subject Parcel

Archaeologically Sensitive Areas

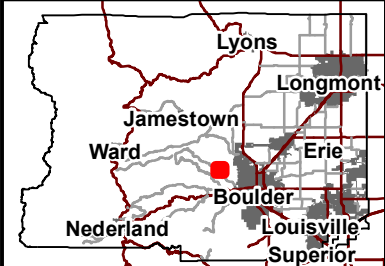
 Archeologically Sensitive Areas



0 500 Feet

NORTH 1 inch = 500 feet

Area of Detail Date: 8/29/2019



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Boulder County Land Use Department

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Public Lands & CE's


250 BRISTLECONE WAY

Legend

 Subject Parcel

Boulder County Open Space

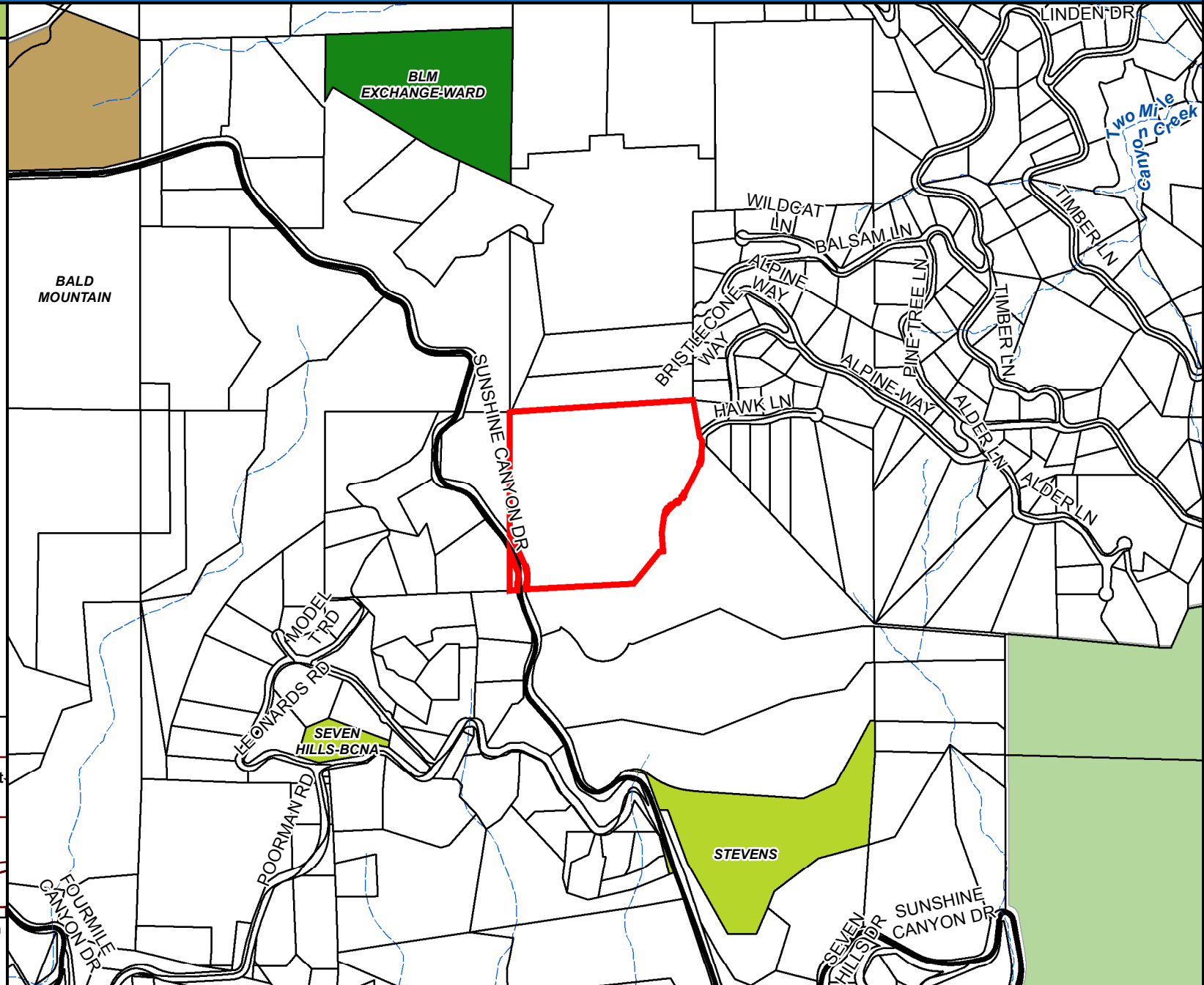
 County Open Space

 County Conservation Easement

 OSMP Properties

Colorado State Open Space

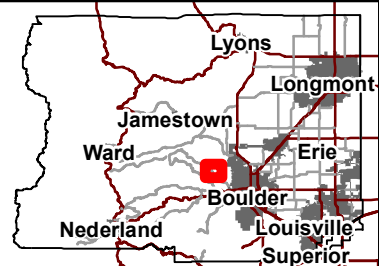
 State Land Board



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Feet

NORTH 1 inch = 1,000 feet

Area of Detail Date: 8/29/2019



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Boulder County Land Use Department

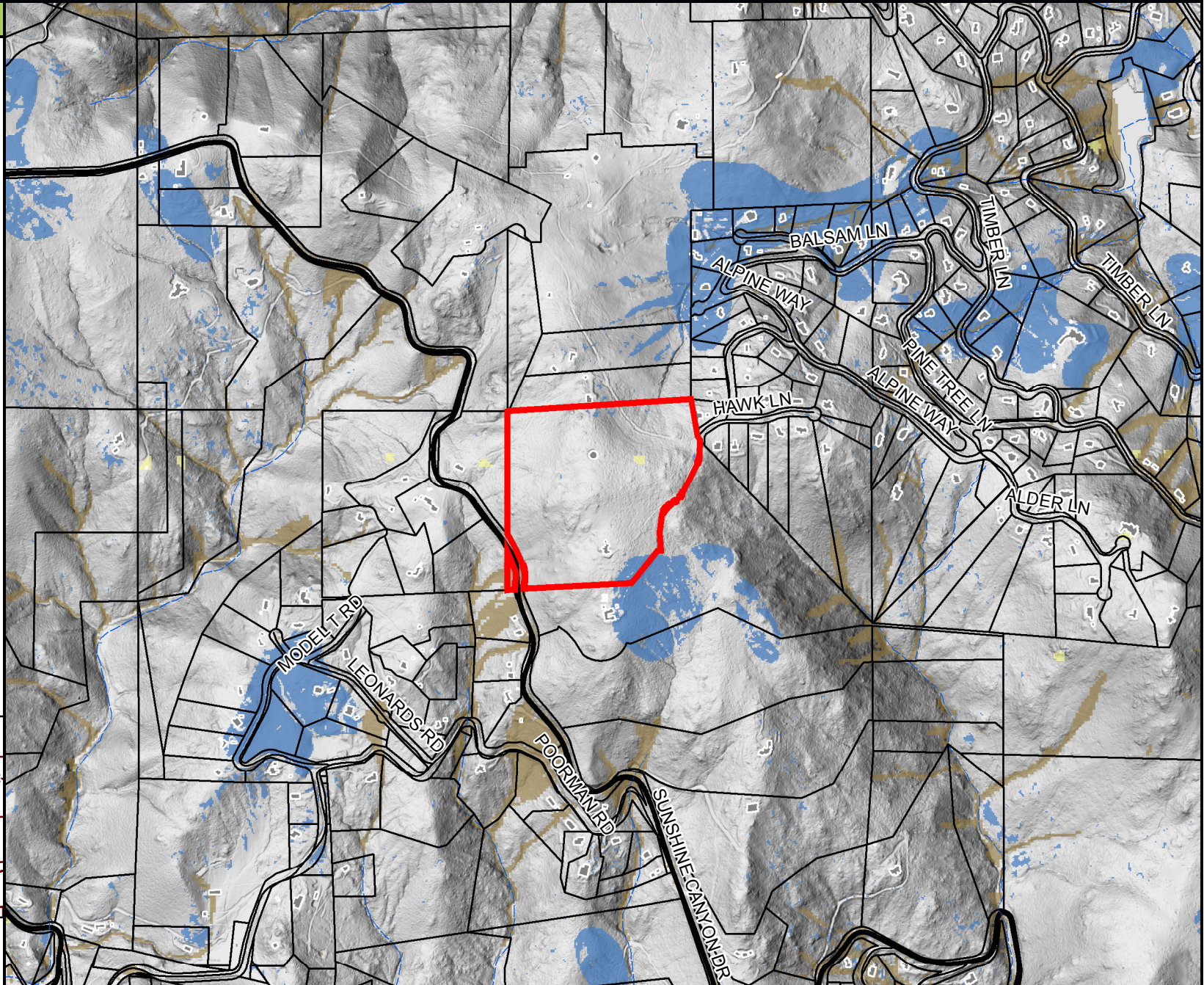
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org/lu

Geologic Hazards

250 BRISTLECONE WAY

Legend

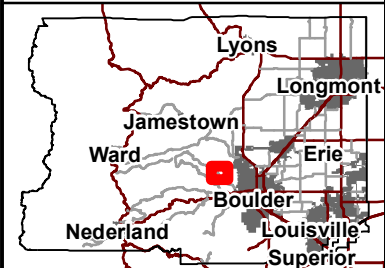
-  Subject Parcel
-  Debris flow susceptibility area
-  Rockfall susceptibility area
-  Landslide high susceptibility area



0 1,000
Feet

NORTH 1 inch = 1,000 feet

Area of Detail Date: 8/29/2019



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ATLAS TOWER

Supplementary Narrative – “Linden”

January 6, 2020

Boulder County Land Use Department
2045 13th Street
Boulder, CO 80302

To Whom It May Concern:

Atlas Tower 1, LLC is submitting a Special Use Application for a proposed telecommunications facility build on the property of 250 Bristlecone Way Boulder, CO 80304. This facility will be 2,500 square feet and house an 85' mono-pine telecommunications tower that can accommodate up to four wireless carriers. This request is made in an effort to bring quality voice and data services to an area lacking reliable coverage.

SITE DETAILS

Land Owner:

Gail J. Loveman Trust
250 Bristlecone Way
Boulder, CO 80304

Site Address:

250 Bristlecone Way
Boulder, CO 80304

Applicant:

Atlas Tower 1, LLC
3002 Bluff St., Suite 300
Boulder, CO 80301

Coordinates:

40° 02' 31.638" N
105° 19' 35.108" W

Zoning:

Forestry Land (F)

Lease Area:

50' x 50'
2,500 Sq. ft.

PROPOSAL SUMMARY

The purpose of this request is to build an 85' mono-pine telecommunications tower within a 2,500 sq. ft. wireless facility at an elevation of approximately 7004'. This facility will provide critical wireless coverage to the surrounding area. The proposed site is a forestry area where there is severely spotty coverage and the capacity of the closest infrastructure is reaching its limit. Current emergency and fire telecommunications are extremely difficult in this area both above and west of the City of Boulder. This tower and facility will be used for structural support of up to four wireless providers. Each provider will install antennas and on-the-ground base-station equipment.

WIRELESS TELECOMMUNICATION FACILITY CHARACTERISTICS

Visual Effect

We strive to design our facilities and locate parcels that create the least amount of community disturbance. The surrounding area is mostly forestry land with sparsely located residential homes. The proposed site is currently on un-used area of the Gail J. Loveman Trust property. The tower will be surrounded by mature evergreen trees and tucked next to a large water storage tank.

Frequency Of Maintenance Work On The Proposed Facility

On average, after initial installation, a carrier or its contractors would likely visit the facility about one to four times a year for maintenance, though this number could vary depending on the specific circumstances of the facility.

The Average Number Of Vehicles Visiting The Facility

The average maintenance visit by a carrier or its contractors would likely involve one pickup truck. With an average of one to four visits a year and one truck a visit, there would likely be about one pickup truck visiting the site a month, per carrier, if at full capacity.

The Average Duration Work Visits On The Facility

For typical maintenance visits, a carrier or its contractors would only be at the site a few hours, but this number could increase depending on the work that needed to be completed at the site.

Expected Noise Levels

Telecommunications facilities are essentially silent. This would be true whether there were one or four carriers. A generator can be operated on site in the rare instance that power goes out. The decibel level is similar to a noisy dishwasher and will be undetectable a few hundred feet from the facility parcel. Similar to how an air conditioning unit cycles, the tower generator will only cycle weekly for a short period of time.

4-601 Review Criteria

A. A use will be permitted by Special Review or Limited Impact Special Review only if the Board finds that the proposed use meets the following criteria as applicable:

1. Except as otherwise noted, the use will comply with the minimum zoning requirements of the zoning district in which the use is to be established, and will also comply with all other applicable requirements;

Response: Applicant acknowledges and accepts this requirement. The proposed telecommunications facility will comply with all minimum zoning requirements set forth in the Forestry Zoning. Please see attached survey of the 35 acre lot with the 2500 sq ft parcel on it.

2. The use will be compatible with the surrounding area. In determining compatibility, the Board should consider the location of structures and other improvements on the site; the size, height and massing of the structures; the number and arrangement of structures; the design of structures and other site features; the proposed removal or addition of vegetation; the extent of site disturbance, including, but not limited to, any grading and changes to natural topography; and the nature and intensity of the activities that will take place on the site .

In determining the surrounding area, the Board should consider the unique location and environment of the proposed use; assess the relevant area that the use is expected to impact; and take note of important features in the area including, but not limited to, scenic vistas, historic townsites and rural communities, mountainous terrain, agricultural lands

and activities, sensitive environmental areas, and the characteristics of nearby development and neighborhoods;

Response: This proposal will be compatible with the surrounding forestry zoned and mountainous terrain as the facility shall be disguised as a fake pine tree or "mono-pine" in order to greatly mitigate any visual impacts that the project may cause. This is not a unique location as there is already an easement road leading to an existing commercial community water storage tank on the property. This tank aids in hiding the tower facility from any neighbors. There will be no need to add another access road. There are no historical cultural or sensitive environmental concerns identified pursuant to the results of the NEPA & Phase 1 Reports. Generally, the parcel itself is extensively developed with a residential home and substantial infrastructure including natural gas and public sewer.

3. The use will be in accordance with the Comprehensive Plan; (See Boulder County Comprehensive Plan excerpt response below:

TE 1.01 The Boulder County Land Use Code shall regulate Telecommunications Facilities, as defined in the textual statement of this element, either as a Use By Right or as a Use By Special Review so as to assure compatibility with surrounding land uses and safety from hazards.

Response: Applicant acknowledges and accepts this requirement.

TE 1.02 Consideration of applications for Special Review shall normally include alternative siting and design studies for the purpose of providing information that can assist in the review of the proposal and a consideration of alternate sites and alternate designs that may be more acceptable to Boulder County.

Response: After reviewing multiple options, all but one was denied. Majority of the residential parcels are too small, do not provide adequate line of site and will not provide adequate coverage. Of the top three potential sites, neither of the two denied locations helped minimize the need for additional towers in a close proximity. Please see attached "Alternative Site Analysis Report" for details.

TE 1.03 The county should accommodate adequate regional and community telecommunications facilities to serve the needs of governments, businesses, and citizens of Boulder County while avoiding, where possible, or minimizing any negative impacts associated with telecommunications facilities.

Response: Applicant acknowledges and accepts this requirement. Atlas Tower is a user neutral communications facility provider and welcomes all users on its facility. Atlas Tower encourages uses that assist governments, businesses and citizens of Boulder County. This facility would be able to serve the needs of governments, businesses, and citizens of Boulder County while minimizing any visual impacts with a mono-pine tower design. The tower will be constructed in a manner to accommodate all carriers, public safety and emergency response usage. Applicant already has support from the local fire districts, water district and HOA community.

TE 1.04 The county should accommodate the use of current and evolving new telecommunications technologies.

Response: Applicant acknowledges and accepts this requirement. The facility is designed to be compatible with all known future telecommunication technologies.

TE 1.05 The aesthetic and environmental quality of the county shall be given full consideration when locating, designing, or upgrading any telecommunications facility so as to avoid any significant adverse impacts.

Response: The facility location, adjacent to an existing water storage tank, is ideal for several reasons. It is the highest point on a ridge (approximate elevation of 7004'), surrounded by mature trees and buffered by a large water storage tank. The chosen design of a mono-pine aids in the camouflaging by blending in the tower with the surrounding evergreen trees.

TE 1.06 Consolidation of multiple telecommunications facilities onto common towers, when feasible and not otherwise detrimental, shall be strongly encouraged by Boulder County.

Response: Applicant acknowledges, accepts this requirement, and will make all effort to encourage colocation on this telecommunications facility. The telecommunication tower will be built with the intention that 4 carriers will eventually be on the tower. Coverage from this proposed site will be able to reach out towards Boulder Mountain FPD Station 2, Gold Hill FPD, Sunshine FPD Sugarloaf FPD, Fourmile FPD, Sunshine Canyon Area, Boulder FPD and to the most immediate fire station, Boulder Mountain FPD Station 1.

TE 1.07 When feasible, telecommunications facilities shall be located adjacent to, on or incorporated into existing or proposed buildings or other structures.

Response: Applicant acknowledges this requirement. There are currently no existing buildings on the property that are tall enough to provide the coverage needed to the nearby community and forested area, thus locating the facility on existing building is not feasible. As well, there are no proposed buildings for this parcel.

TE 1.08 Where a telecommunications system utilizes a network of facilities, a comprehensive approach shall be taken for evaluating potential sites in Boulder County with a view to minimizing the number of sites required and any adverse impact.

Response: Applicant acknowledges and accepts this requirement. Applicant has made all efforts to make sure any visual impact of the proposed facility is greatly mitigated to the nearby community through the site location and tower design.

4. The use will not result in an over-intensive use of land or excessive depletion of natural resources. In evaluating the intensity of the use, the Board should consider the extent of the proposed development in relation to parcel size and the natural landscape/topography; the area of impermeable surface; the amount of blasting, grading, or other alteration of the natural topography; the elimination or disruption of agricultural lands; the effect on significant natural areas and environmental resources; the disturbance of plant and animal habitat, and wildlife migration corridors; the relationship of the proposed development to natural hazards; and available mitigation measures such as the preservation of open lands, the addition or restoration of natural features and screening, the reduction or rearrangement of structures and land disturbance, and the use of sustainable construction techniques, resource use, and transportation management;

Response: The proposed site location will not result in an over-intensive use of land or excessive depletion of the natural resources. The location is nearby an existing water storage tank on the property. There is already a road to an existing easement for the water storage tank that will be used for the telecommunication tower to lessen any disturbance on the property. The project shall not require additional public or private roads, gas delivery, garbage pickup or bring in additional students to local school system.

The use will not have a material adverse effect on community capital improvement programs;

Response: Applicant acknowledges and accepts this requirement. To applicant's knowledge, there will be no material adverse effect on community capital improvement programs.

5. The use will not require a level of community facilities and services greater than that which is available;

Response: Applicant acknowledges and accepts this requirement. This facility will not require any additional level of community facilities or services in order to function as needed.

6. The use will support a multimodal transportation system and not result in significant negative impacts to the transportation system or traffic hazards;

Response: This site is designed to be visited one to four times per year and this will neither result in any significant impacts to the transportation system nor cause any know traffic hazards.

7. The use will not cause significant air, odor, water, or noise pollution;

Response: Applicant acknowledges and accepts this requirement. There will not be air, odor or water pollution. In regard to the noise pollution, telecommunications facilities are essentially silent. This would be true whether there were one or four carriers. A generator can be operated on site in the rare instance that power goes out. The decibel level is similar to a noisy dishwasher and will be undetectable a few hundred feet from the facility parcel. Similar to how an air conditioning unit cycles, the tower generator will only cycle weekly for a short period of time.

8. The use will be adequately buffered or screened to mitigate any undue visual impacts of the use;

Response: This proposed facility will be located next to an existing water storage tank. The tower will be designed as a mono-pine to resemble a pine tree in order to blend in with the surrounding mature evergreen trees thus mitigating any undue visual impacts of the facility.

9. The use will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of Boulder County; and

Response: There are no real safety or health concerns associated with the tower, as all materials are designed to meet all required safety, impact, and engineering standards.

10. The use will establish an appropriate balance between current and future economic, environmental, and societal needs by minimizing the consumption and inefficient use of energy, materials, minerals, water, land, and other finite resources.

Response: This proposed facility will be able to provide much needed service to the current nearby community as well as have the ability to account for any growth in the area. The tower will improve communications in this area , will reduce inefficient use of energy by providing faster emergency response time, better communication between family members and aid in facilitating remote working thereby reducing unnecessary car travel.

12. The use will not result in unreasonable risk of harm to people or property – both onsite and in the surrounding area – from natural hazards. Development or activity associated with the use must avoid natural hazards, including those on the subject property and those originating off-site with a reasonable likelihood of affecting the subject property. Natural hazards include, without limitation, expansive soils or claystone, subsiding soils, soil creep areas, or questionable soils where the safe-sustaining power of the soils is in doubt; landslides, mudslides, mud falls, debris fans, unstable slopes, and rockfalls; flash flooding corridors, alluvial fans, floodways, floodplains, and flood-prone areas; and avalanche corridors; all as identified in the Comprehensive Plan Geologic Hazard and Constraint Areas Map or through the Special Review or Limited Impact Special Review process using the best available information. Best available information includes, without limitation, updated topographic or geologic data, Colorado Geologic Survey landslide or earth/debris flow data, interim floodplain mapping data, and creek planning studies.

Response: This facility will not result in unreasonable risk of harm to people or property as there are no real safety or health concerns associated with the tower. All materials are designed to meet all required safety, impact, and engineering standards.

13. The proposed use shall not alter historic drainage patterns and/or flow rates unless the associated development includes acceptable mitigation measures to compensate for anticipated drainage impacts. The best available information should be used to evaluate these impacts, including without limitation the Boulder County Storm Drainage Criteria Manual, hydrologic evaluations to determine peak flows, floodplain mapping studies, updated topographic data, Colorado Geologic Survey landslide, earth/debris flow data, and creek planning studies, all as applicable given the context of the subject property and the application.

Response: This facility shall not alter any historic drainage patterns and/or flow rates. Atlas Tower is using a professional civil engineer company to design this site. All drainage, floodplains, topography, geological studies and more are taken into account when the site is being designed.

4-602 Special Provisions

D. Special Review for a Telecommunication Facility

1. In addition to the listing of adjacent owners required as part of the title report submitted with the Special Review application, the Land Use Staff may prepare a similar listing of all owners and their addresses of real property within one-half mile of the location of the proposed facility. This listing may be used in addition to the adjacent owner list for all referral and notice requirements of Article 3.

Response: Applicant acknowledges and accepts this requirement. Atlas Tower is working with the landlords who are actively involved in the HOA, Water District Board and Boulder Mountain Fire District to make sure the local community is aware of the proposed project.

2. In addition to compliance with those conditions required within or imposed by the Board of County Commissioners pursuant to Paragraph 4-601(A), an applicant seeking Special Review approval for a telecommunication facility shall comply with the following conditions and requirements:

- a. Alternative site and/or design studies provided by the applicant shall show that reasonable consideration has been given to such alternative sites and/or designs and the proposal is the most acceptable alternative to Boulder County.

Response: Applicant acknowledges and accepts this requirement. Please see attachment titled, "Alternative Site Analysis Report."

- b. The alternative of consolidation of multiple telecommunication facilities onto a single tower, either by use of an existing tower or moving existing facilities to the proposed tower, shall be studied by the applicant and, when feasible and not otherwise detrimental, shall be considered the preferred alternative. Colocation may not be required when, in the opinion of the Director or the Board of County Commissioners, as appropriate, the consolidation of facilities will create an over-intensive use of the existing site, or will create a significant negative visual impact on surrounding private or public lands.

Response: Applicant acknowledges and accepts this requirement. This tower is proposed in a location that is severely lacking in coverage. There is not an existing tower in the area that covers the desired terrain. Applicant is encouraging collocation by multiple carriers on this tower.

- c. When feasible, telecommunication facilities shall be located adjacent to, on, or incorporated into existing or proposed buildings or other structures

Response: Applicant acknowledges this requirement. There are currently no existing or proposed buildings on the property that would be tall enough provide the coverage needed to the nearby community, thus locating the facility on existing buildings is not feasible.

- d. Where a telecommunication system uses a network of facilities, the applicant shall demonstrate that a comprehensive approach for evaluating potential sites in Boulder County with a view to minimizing the number of sites required and any adverse impact has been taken.

Response: Applicant acknowledges this requirement. This has been noted in the "Alternative Site Analysis Report."

- e. Proposed landscaping and/or screening shall be in harmony with the character of the neighborhood and compatible with the surrounding area.

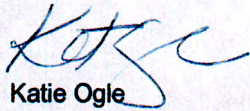
Response: Proposed landscaping and screening will not be necessary due disguise of the tower as a fake pine tree or "mono-pine". And the water storage tank further shields the tower from possibly being seen from the neighbors' driveway. The tower will be set back from the main road and not visible.

CONCLUSION

This narrative represents required and supplementary information to document the technological, economic, and social necessity and benefits of a new 85' mono-pine telecommunications tower at 250 Bristlecone Way Boulder, CO 80304. The information provided highlights the advantages associated with a telecommunications facility at our proposed site.

Atlas Tower 1, LLC respectfully requests the approval of our Special Use Application for an 85' telecommunications tower facility.

Best Regards,

A handwritten signature in blue ink, appearing to read 'Katie Ogle', with a stylized flourish at the end.

Katie Ogle
Project Manager
Atlas Tower 1, LLC
3002 Bluff St., Suite 300
Boulder, CO 80301
Cell (208) 771-0266
Office (303) 448-8896

Alternative Site Analysis Report

We strive to design and to locate our telecommunication tower facilities on parcels that will provide the widest coverage with the least amount of community disturbance. The goal for this project is to determine which location fulfills our need to provide the most expansive coverage to the Pine Brook Hills Subdivision while adding coverage to other nearby areas thus eliminating the need for another telecommunication tower in the immediate area. We studied multiple prospective locations for this site. Majority of the sites did not provide anywhere near the coverage desired. The mountainous terrain is an obstacle and finding a location as high an elevation as possible is a requirement. Most of the studied parcels were too small and would not even accommodate a tower build. The parcel presented in the Special Use Application is the top choice for several reasons including best concealment and greatest coverage reach. Please see the other two options below that were considered but deemed not qualified for this project:

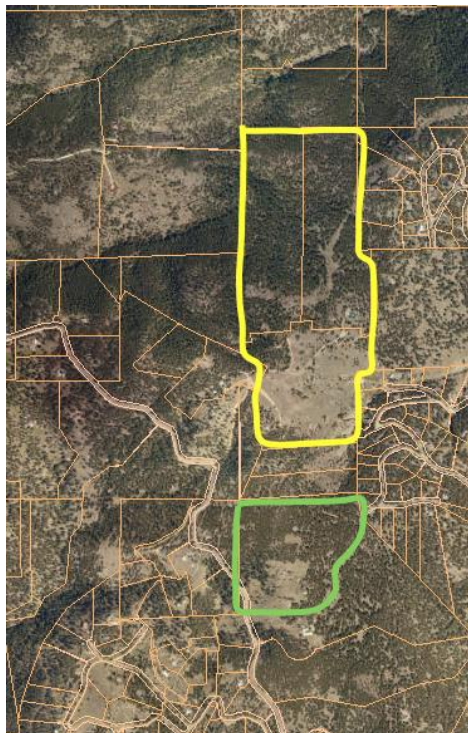
Site #1

“Little Dolphin”

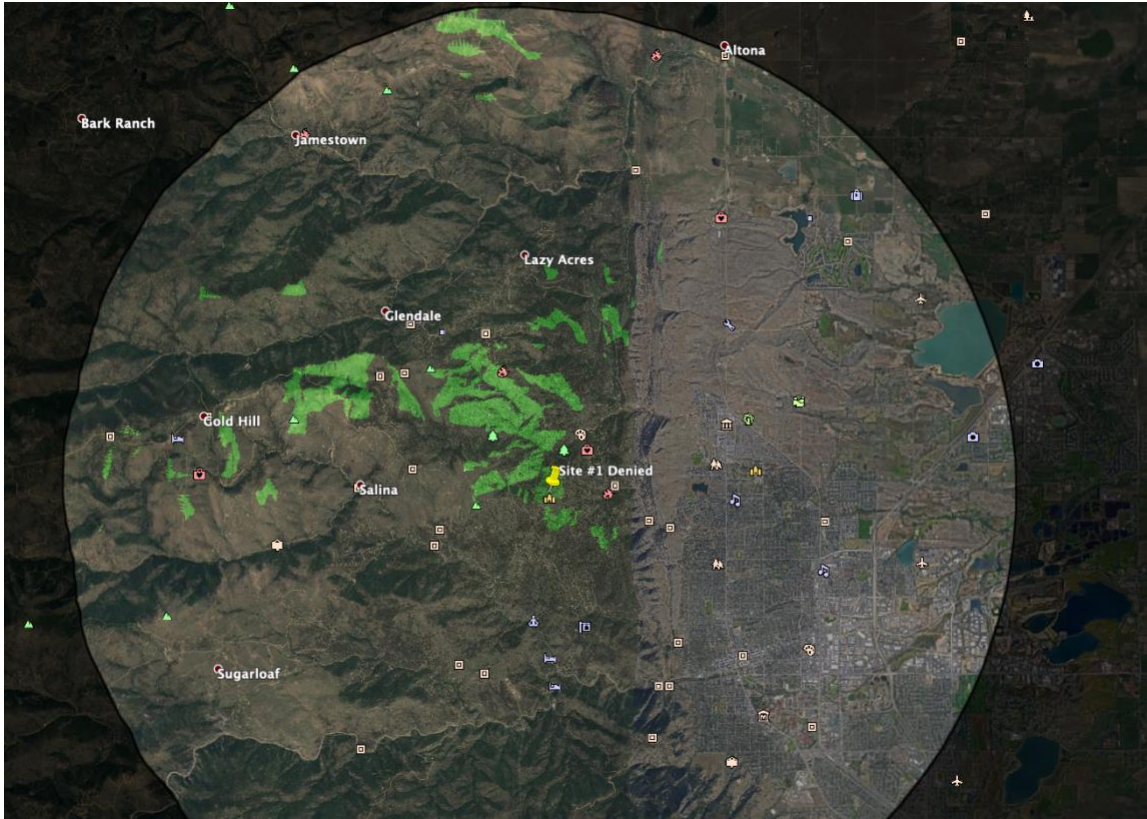
Lat/Long: 40.049274° -105.326218°

Elevation: 6716’

Site #1 depicted in yellow
(proposed site in green)



View of Site #1 potential coverage



This site is a fail:

1. Does not provide coverage to the desired Pine Brook Hill Subdivision and immediate surrounding areas. The coverage, instead, only goes west.
2. Elevation is not as high as chosen site; thus, the potential coverage is blocked by the encircling mountain ridges.
3. Location does not provide ideal concealment desired by both the Boulder Special Use Application and Atlas Tower 1, LLC.

Site #2

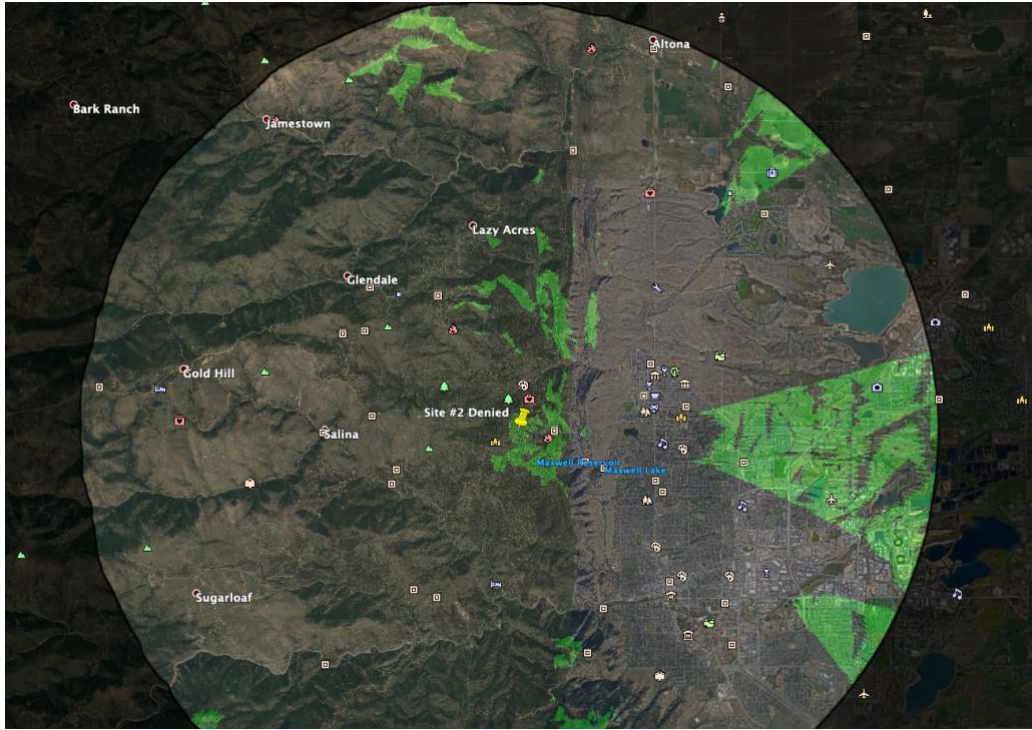
“Hirsh”

Lat/ Long: 40.050280° -105.320026°
Elevation: 6720’

Site #2 depicted in yellow and red
(proposed site in green)



View Site #2 potential coverage



This site is a fail:

1. Elevation is not as high as chosen site; thus, the potential coverage is severely limited to the Pine Brook Hill Subdivision only, does not cover immediate surrounding areas.
2. Location does not provide ideal concealment desired by the Boulder Special Use Application and Atlas Tower 1, LLC.

GENERAL NOTES:

1. ALL REFERENCES TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED ATLAS 1, LLC OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT THEY DO HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT THEY ARE KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT THEY ARE PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF COLORADO.
3. STRUCTURE IS DESIGNED IN ACCORDANCE WITH ANSI/TIA/EIA-222-G, 2005, FOR A 90 MPH 3-SECOND GUST WIND LOAD. THIS CONFORMS TO THE REQUIREMENTS FOR THE INTERNATIONAL BUILDING CODE, 2015 EDITION. APPLICANT SHALL ALSO COMPLY WITH BOULDER COUNTY WIND SPEED MAP WITH ULTIMATE VELOCITY WIND LOAD OF 165MPH (RESOLUTION 2015-104 & 2016-96).
4. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2015 EDITION, AND MOST RECENT BOULDER BUILDING CODE AMENDMENTS.
5. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
6. ALL HARDWARE ASSEMBLY MANUFACTURER’S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
7. IT IS THE CONTRACTOR’S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE STRUCTURE AND IT’S COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
8. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER’S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
9. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
12. BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR. CONTRACTOR SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
13. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
14. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
15. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFTER MATERIAL SHALL BE REWORKED OR REPLACED.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
17. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
18. THE TOWER OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE RESPONSIBLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

STRUCTURAL STEEL NOTES:

1. THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC SPECIFICATIONS AND MANUAL OF STEEL CONSTRUCTION, 14TH EDITION.
2. UNLESS OTHERWISE NOTED, ALL STRUCTURAL ELEMENTS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

A. STRUCTURAL STEEL, ASTM DESIGNATION A36 OR A992 GR50.

B. ALL BOLTS, ASTM A325 TYPE I GALVANIZED HIGH STRENGTH BOLTS.

C. ALL NUTS, ASTM A563 CARBON AND ALLOY STEEL NUTS.

D. ALL WASHERS, ASTM F436 HARDENED STEEL WASHERS.
3. ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH AISC SPECIFICATIONS AND MANUAL OF STEEL CONSTRUCTION, 14TH EDITION.
4. HOLES SHALL NOT BE FLAME CUT THRU STEEL UNLESS APPROVED BY THE ENGINEER.
5. HOT-DIP GALVANIZE ALL ITEMS UNLESS OTHERWISE NOTED, AFTER FABRICATION WHERE PRACTICABLE. GALVANIZING: ASTM A123, ASTM A153/A153M OR ASTM A653/A653M, G90, AS APPLICABLE.
6. REPAIR DAMAGED SURFACES WITH GALVANIZING REPAIR METHOD AND PAINT CONFORMING TO ASTM A780 OR BY APPLICATION OF STICK OR THICK PASTE MATERIAL SPECIFICALLY DESIGNED FOR REPAIR OF GALVANIZING. CLEAN AREAS TO BE REPAIRED AND REMOVE SLAG FROM WELDS. HEAT SURFACES TO WHICH STICK OR PASTE MATERIAL IS APPLIED, WITH A TORCH TO A TEMPERATURE SUFFICIENT TO MELT THE METALLICS IN STICK OR PASTED; SPREAD MOLTEN MATERIAL UNIFORMLY OVER SURFACES TO BE COATED AND WIPE OFF EXCESS MATERIAL.
7. A NUT LOCKING DEVICE SHALL BE INSTALLED ON ALL PROPOSED AND/OR REPLACED BOLTS.
8. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH TO EXCLUDE THE THREADS FROM THE SHEAR PLANE.
9. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH SUCH THAT THE END OF THE BOLT BE AT LEAST FLUSH WITH THE FACE OF THE NUT. IT IS NOT PERMITTED FOR THE BOLT END TO BE BELOW THE FACE OF THE NUT AFTER TIGHTENING IS COMPLETED.
10. ALL ASSEMBLY BOLTS ARE TO BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED IN SECTION 8.1 OF THE AISC, "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", DATED JUNE 30, 2004.
11. FLAT WASHERS ARE TO BE INSTALLED WITH BOLTS OVER SLOTTED HOLES.
12. DO NOT OVER TORQUE ASSEMBLY BOLTS. GALVANIZING ON BOLTS, NUTS, AND STEEL PARTS ;MAY ACT AS A LUBRICANT, THUS OVER TIGHTENING MAY OCCUR AND MAY CAUSE BOLTS TO CRACK AND SNAP OFF.
13. PAL NUTS ARE TO BE INSTALLED AFTER NUTS ARE TIGHT AND WITH EDGE LIP OUT. PAL NUTS ARE NOT REQUIRED WHEN SELF-LOCKING NUTS ARE PROVIDED.
14. GALVANIZED ASTM A325 BOLTS SHALL NOT BE REUSED.
15. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AMERICAN WELDING SOCIETY (AWS) D1.1-2010 STRUCTURAL WELDING CODE – STEEL.

NOXIOUS WEED PLAN:

THE FOLLOWING ACTIONS WILL BE TAKEN BY THE APPLICANT TO COMPLY WITH THE COLORADO NOXIOUS WEED ACT 935-5.5-101-119 C.R.S.

- ALL HEAVY EQUIPMENT USED DURING CONSTRUCTION WILL BE WASHED BEFORE DEPARTURE FROM THE EQUIPMENT STORAGE FACILITY TO ENSURE THAT WEED SEED FROM DIFFERENT REGIONS ARE NOT TRANSFERRED ONTO THE HOST PROPERTY.
- APPROXIMATELY 6,400 SQUARE FEET OF GROUND WILL BE DISTURBED FOR THE CONSTRUCTION OF THIS PROJECT. WITHIN THE ATLAS TOWER 1, LLC FENCED COMPOUND, GEOTEXTILE FABRIC WILL BE LAID UNDER A 4" LAYER OF GRAVEL TO PREVENT WEED GROWTH WITHIN THE COMPOUND. IF WEEDS GROW INSIDE THE COMPOUND, ATLAS TOWER 1, LLC WILL NOTIFY THE CONSTRUCTION MANAGER TO GET A CONTRACTOR OUT TO THE AREA TO ASSESS AND CORRECT THE SITUATION. WEEDS OUTSIDE IF THE COMPOUND WILL BE WORKED OUT BETWEEN THE LANDOWNER AND ATLAS TOWER 1, LLC.
- IF CONSTRUCTION OF THE SITE RESULTS IN THE PROPAGATION OF NOXIOUS WEEDS, THE APPLICANT WILL TREAT NOXIOUS WEEDS USING METHODS APPROVED BY THE COUNTY WEED COORDINATOR.

DUST SUPPRESSION PLAN DURING CONSTRUCTION:

APPROXIMATELY 6,400 SQUARE FEET OF LAND WILL BE DISTURBED IN ADDITION TO THE ACCESS ROAD LOCATION. GRADING WILL BE MINIMAL AND TOTAL CONSTRUCTION TIME SHOULD BE 3-4 WEEKS. DUE TO THE SHORT CONSTRUCTION TIME AND MINIMAL CONSTRUCTION TRAFFIC, DUST SUPPRESSION IS GENERALLY NOT NEEDED FOR CONSTRUCTION OF TELECOMMUNICATION FACILITIES AND SHOULD NOT BE A FACTOR. IF REQUIRED, SHORT TERM DUST CONTROL WILL BE PROVIDED BY UTILIZING A WATER TRUCK AND WETTING THE AFFECTED SOILS WITH NON-POTABLE WATER.

PROJECT INFORMATION:

LINDEN

250 BRISTLECONE WAY
BOULDER, CO 80304
(BOULDER COUNTY)

PLANS PREPARED FOR:

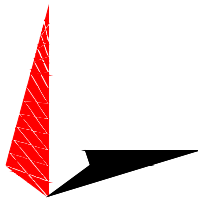


OFFICE: (303) 448-8896

PLANS PREPARED FOR:

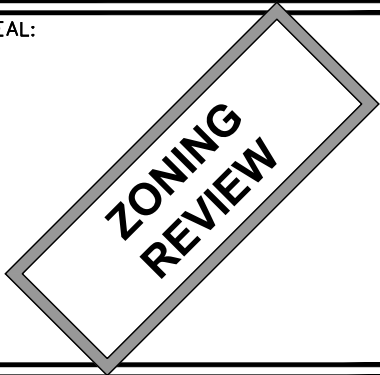


3002 BLUFF STREET, SUITE 300
BOULDER, CO 80301
OFFICE: (303) 448-8896



TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:



2	01-02-20	ZONING
1	12-27-19	ZONING
0	05-22-18	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: KES

CHECKED BY: ARB

SHEET TITLE:

GENERAL
NOTES

SHEET NUMBER:

N-1

REVISION:

2

TEP#:134065.111779

LEGEND

- EXIST. PROPERTY LINE
- ADJACENT PROP. LINE
- PROPOSED LEASE LINE
- 6930--- EXIST. CONTOUR LINE
- PROPERTY CORNER
- LEASE CORNER
- UTILITY POLE
- EDGE OF PAVEMENT
- OHW--- OVERHEAD WIRE
- X--- EXISTING FENCE
- W WATER MANHOLE
- FO FIBER OPTIC PEDESTAL
- W WATER METER
- W WATER VALVE
- W WELL HEAD
- EXISTING TREE LINE

TOWER COORDINATES

LATITUDE: N 40° 02' 31.638" (NAD 83)
LONGITUDE: W 105° 19' 35.108" (NAD 83)
GROUND ELEVATION: 6995.12' (NAVD 88)

EXISTING 100'x100' WATER
EASEMENT AREA

PROPOSED 50'x50' FENCED
COMPOUND BY ATLAS TOWER.
SEE DETAILS ON SHEET Z-2

PROPOSED 50'x50' LEASE
AREA BY ATLAS TOWER

PROPOSED 85' MONOPINE
BY ATLAS TOWER. SEE
ELEVATION ON SHEET Z-3

NOTES:

- THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAT IS THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (COSPCS NAD 83).
- VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) IN FEET.
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
- THE TOWER IS LOCATED IN "ZONE X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA FLOOD MAP 08013C0390J, DATED DECEMBER 18, 2012.

N/F
LONDON J. FULLER &
TERRI P. KRAMER
PARCEL #146115000017
APN: R0067725

N/F
WILLIAM & EVA GREEN
PARCEL #146115008002
APN: R0068056

N/F
MATTHEW & MEGAN BOLITHO
PARCEL #146122007001
APN: R0034901

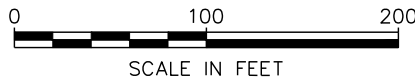
N/F
GREGORY & DONNA JOHNSON
PARCEL #146122006012
R0034914

N/F
GAIL J. LOVEMAN TRUST
34.51 ACRES
PARCEL # 146122000033
APN: R0069366
(REC. NO. 2688516)

N/F
KENNETH GOLDMAN
PARCEL # 146122000034
APN: R0024967

SITE PLAN

SCALE: 1" = 100'



PROJECT INFORMATION:

LINDEN

250 BRISTLECONE WAY
BOULDER, CO 80304
(BOULDER COUNTY)

PLANS PREPARED FOR:

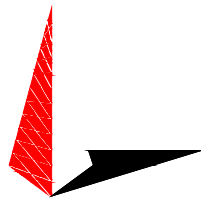


OFFICE: (303) 448-8896

PLANS PREPARED FOR:



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BOULDER, CO 80301
OFFICE: (303) 448-8896



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500 E. 84TH AVE, SUITE C10
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ZONING
REVIEW

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0	05-22-18	ZONING
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DRAWN BY: KES CHECKED BY: ARB

SHEET TITLE:

SITE PLAN

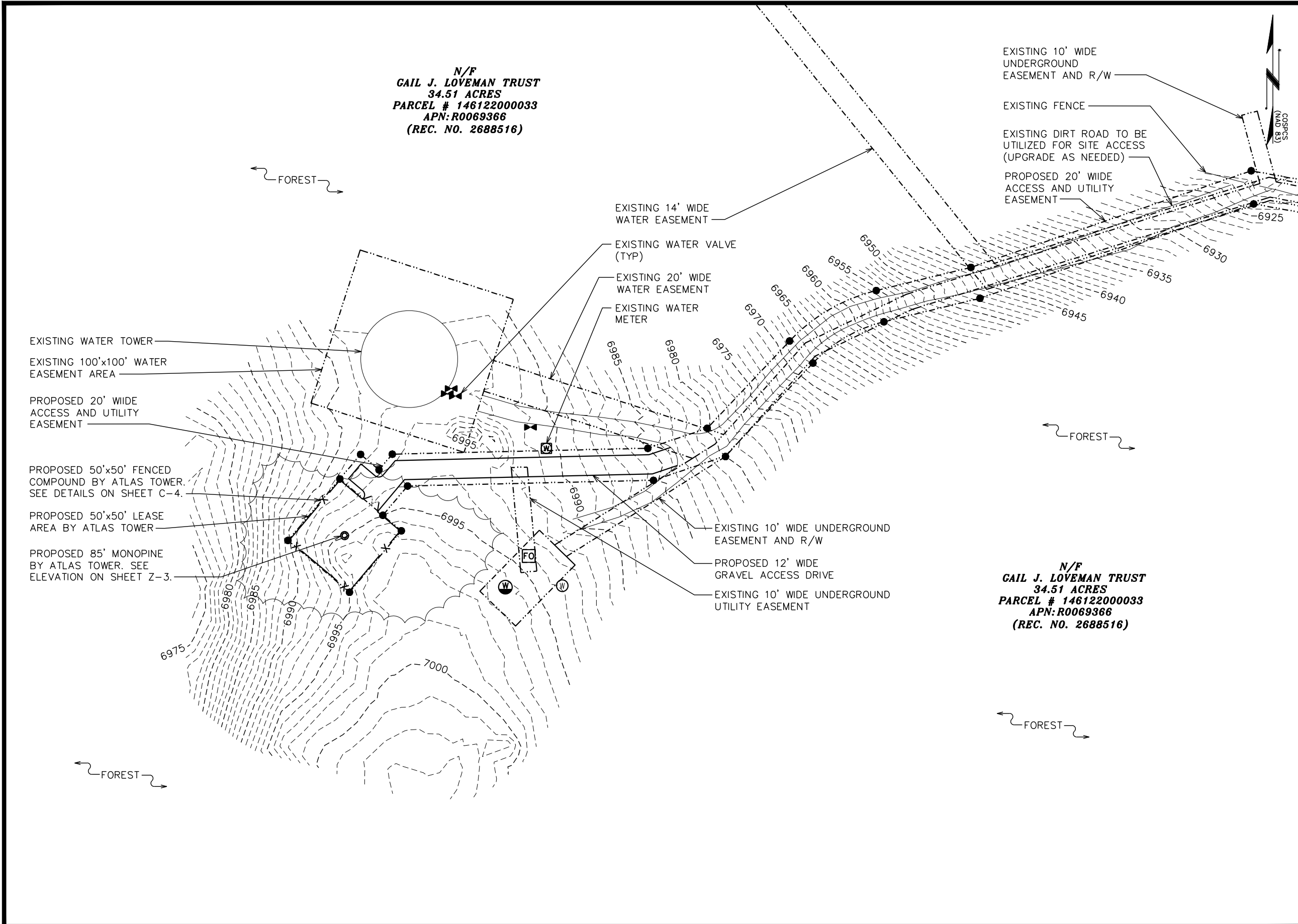
SHEET NUMBER:

Z-1

REVISION:

2

TEP#: 134065.111779



PROJECT INFORMATION:

LINDEN

250 BRISTLECONE WAY
BOULDER, CO 80304
(BOULDER COUNTY)

PLANS PREPARED FOR:

WiBlue Inc.

OFFICE: (303) 448-8896

PLANS PREPARED FOR:

ATLAS TOWER
USA • INTERNATIONAL

3002 BLUFF STREET, SUITE 300
BOULDER, CO 80301
OFFICE: (303) 448-8896

TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE, SUITE C10
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SEAL:

ZONING REVIEW

2	01-02-20	ZONING
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REV	DATE	ISSUED FOR:

DRAWN BY: KES

CHECKED BY: ARB

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

Z-2

REVISION:

2

TEP#: 134065.111779

SITE PLAN

SCALE: 1" = 60'



SCALE IN FEET

TOWER NOTES:

- 1. TOWER TO REMAIN A GALVANIZED COLOR.
- 2. TOWER SHALL NOT BE LIT UNLESS REQUIRED BY THE FCC OR THE FAA.
- 3. PROPOSED COAX ROUTED INSIDE TOWER WITH HOISTING GRIPS.
- 4. TOWER TO INCLUDE SAFETY CABLE. DO NOT INCLUDE SAFETY CLIMB MECHANISM.

89'-0"
T/ LIGHTNING ROD

85'-0"
T/ TOWER

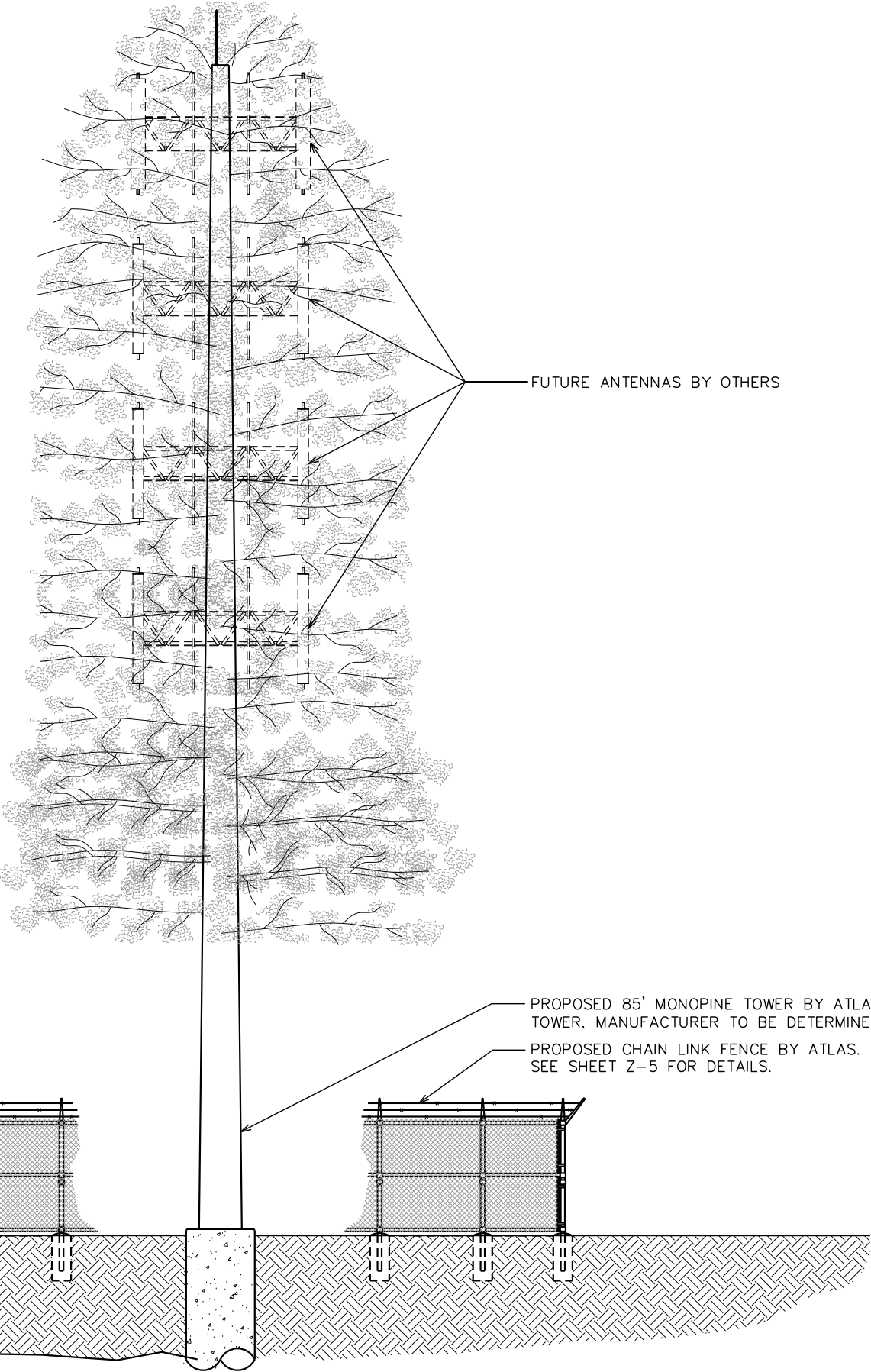
80'-0"
CL/ FUTURE ANTENNAS

68'-0"
CL/ FUTURE ANTENNAS

56'-0"
CL/ FUTURE ANTENNAS

44'-0"
CL/ FUTURE ANTENNAS

0'-0" (REFERENCE)
T/ CONCRETE



TOWER ELEVATION

SCALE: 3/32" = 1'-0"



PROJECT INFORMATION:

LINDEN

250 BRISTLECONE WAY
BOULDER, CO 80304
(BOULDER COUNTY)

PLANS PREPARED FOR:

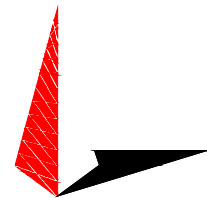


OFFICE: (303) 448-8896

PLANS PREPARED FOR:

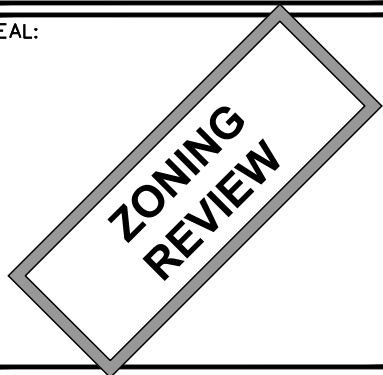


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BOULDER, CO 80301
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SEAL:



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0	05-22-18	ZONING

DRAWN BY: KES CHECKED BY: ARB

SHEET TITLE:

TOWER ELEVATION

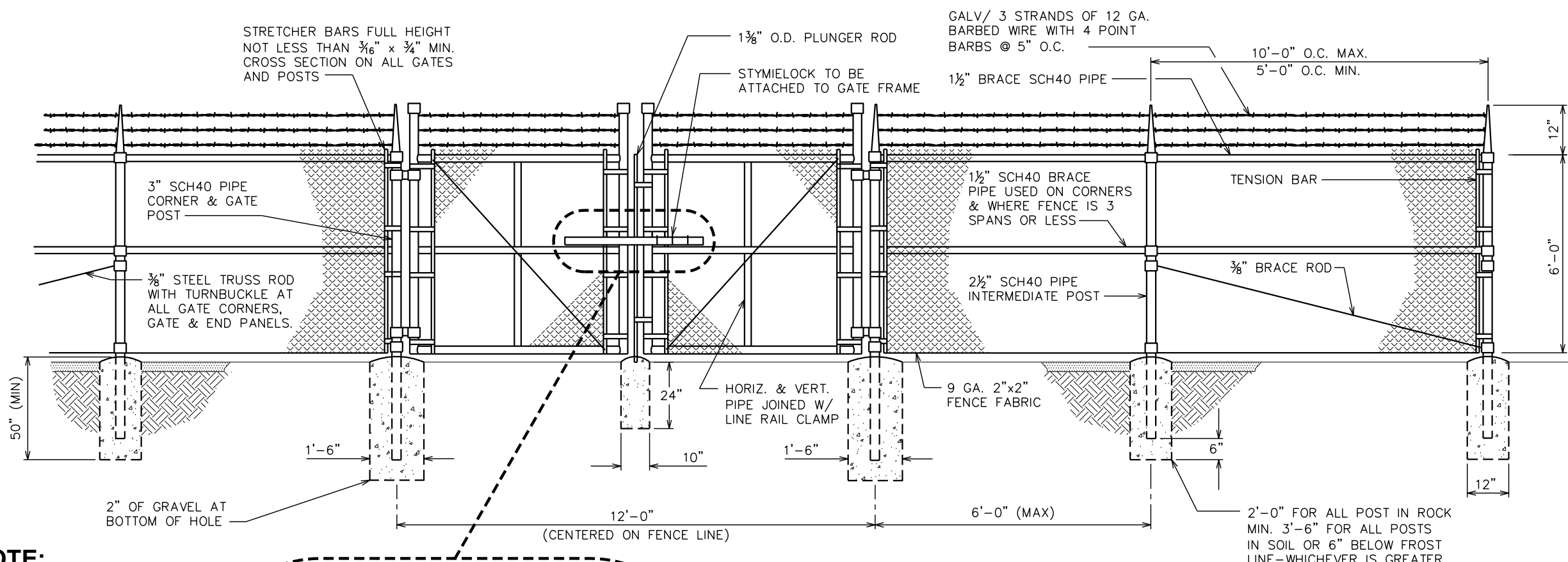
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Z-3

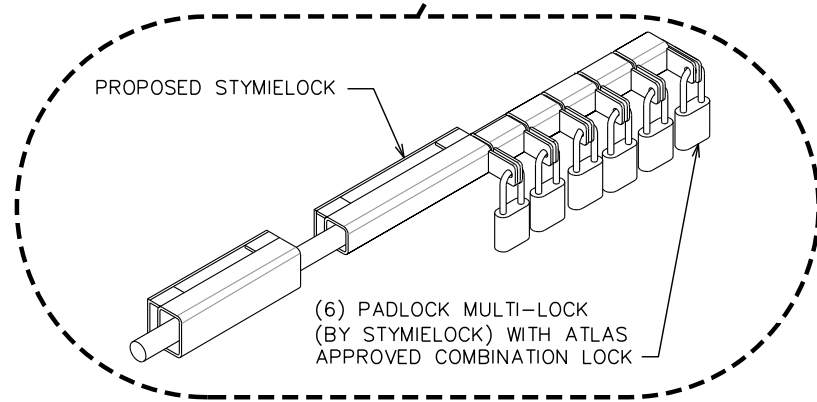
REVISION:

2

TEP#:134065.111779

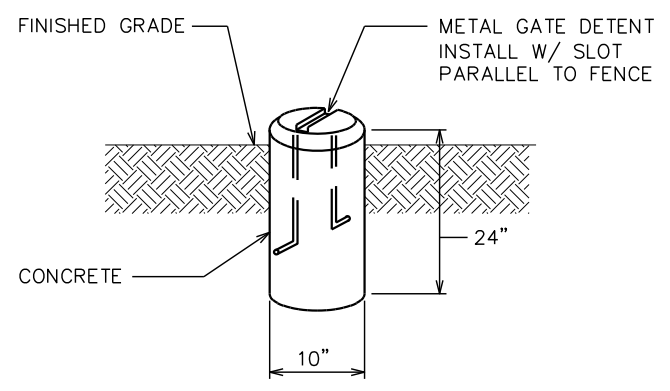


NOTE:
CHAIN LINK FENCE WILL BE
SLATTED IN NEUTRAL COLOR.



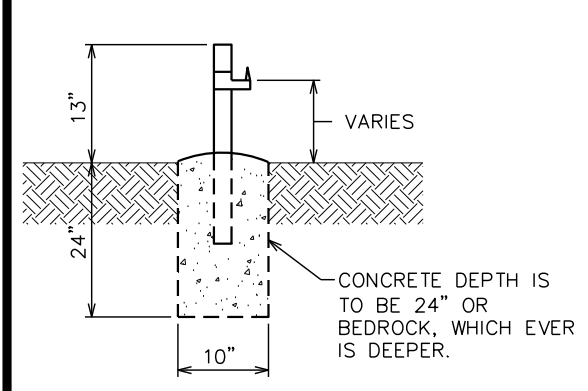
TYPICAL FENCE ELEVATION

SCALE: N.T.S.



GATE DETENT DETAIL

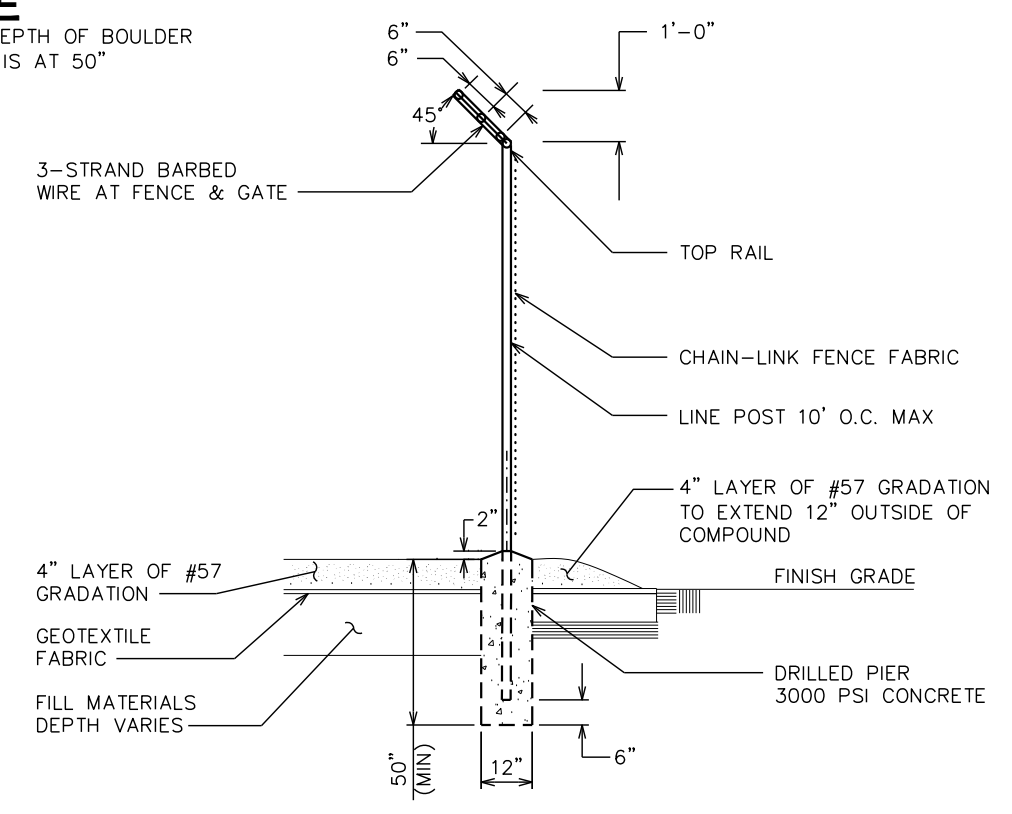
SCALE: N.T.S.



GATE STOP/KEEPER DETAIL

SCALE: N.T.S.

NOTE
FROST DEPTH OF BOULDER
COUNTY IS AT 50"



FENCE / BARBED WIRE ARM DETAIL

SCALE: N.T.S.

PROJECT INFORMATION:
LINDEN
250 BRISTLECONE WAY
BOULDER, CO 80304
(BOULDER COUNTY)

PLANS PREPARED FOR:
WiBlue Inc.
OFFICE: (303) 448-8896

PLANS PREPARED FOR:
ATLAS TOWER
USA - INTERNATIONAL
3002 BLUFF STREET, SUITE 300
BOULDER, CO 80301
OFFICE: (303) 448-8896


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SEAL:
ZONING REVIEW

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1	12-27-19	ZONING
0	05-22-18	ZONING

DRAWN BY: KES CHECKED BY: ARB

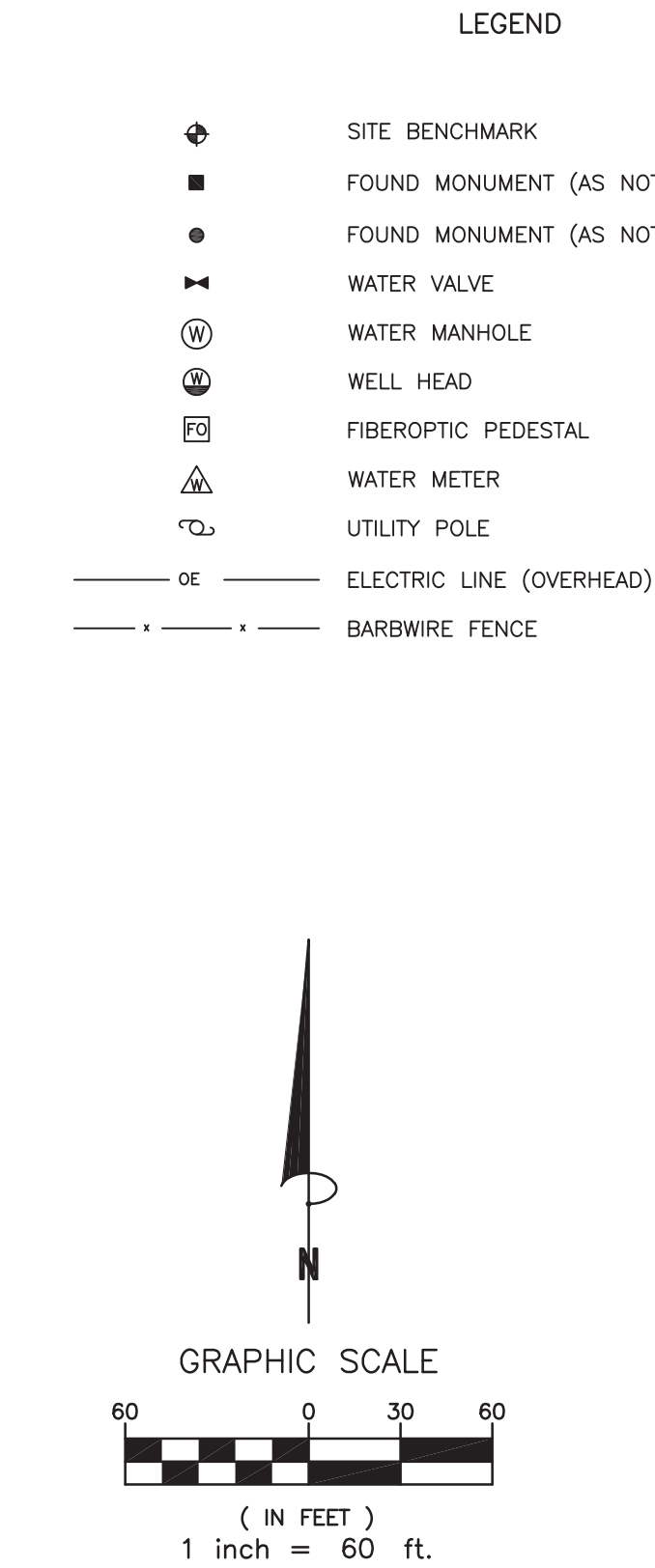
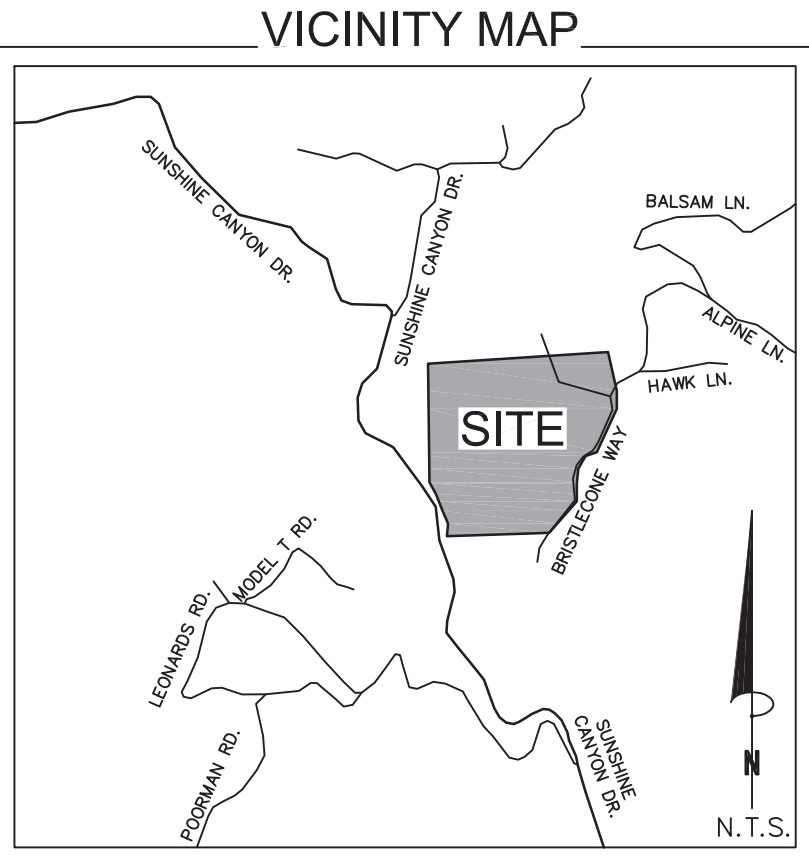
SHEET TITLE:
FENCE DETAILS

SHEET NUMBER:
Z-5
REVISION:
2
TEP#: 134065.111779

PROPERTY DESCRIPTION:

That portion of the North Half of the Northeast Quarter of Section 22, Township 1 North, Range 71 West of the 6th Principal Meridian, described as follows:

Beginning at the North Quarter corner of said Section 22 from which the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 22 bears North 85 Degrees 30 Minutes 48 Seconds East, 1307.79 feet, thence South 00 Degrees 25 Minutes 59 Seconds East, 1267.68 feet along the North-South centerline of said Section 22 to the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 22, said point also being on the North line of that tract of land as described in the deed recorded on Film 584 as Reception No. 829012; thence North 85 Degrees 49 Minutes 38 Seconds East, 79.21 feet along the South line of the Northeast Quarter of the Northeast Quarter of said Section 22 and along the North line of that tract of land as described on said Film 584 as Reception No. 829012 to the Northeast corner thereof; thence continuing North 85 Degrees 49 Minutes 38 Seconds East, 797.72 feet along the South line of the Northwest Quarter of the Northeast Quarter of said Section 22; thence North 38 Degrees 52 Minutes 12 Seconds East, 288.79 feet to the West line of that right of way for a road conveyed to the County of Boulder, Colorado, as described in the deed recorded on Film 583 as Reception No. 828490; thence North 85 Degrees 01 Minutes 10 Seconds East, 30.00 feet to the centerline of that right of way for a road described on said Film 583 as Reception No. 828490. The following courses are along the centerline of that right of way for a road as described on said Film 583 as Reception No. 828490; thence 04 Degrees 58 Minutes 50 Seconds West, 113.30 feet to a point of curve to the right; thence Northerly 59.71 feet along the arc of said curve to a point tangent, said arc having a radius of 248.82 feet, a delta angle of 13 Degrees 45 Minutes and being subtended by a chord that bears North 01 Degrees 53 Minutes 40 Seconds East, 59.57 feet; thence North 08 Degrees 46 Minutes 10 Seconds East, 46.60 feet to a point of curve to the right; thence Northeasterly 149.97 feet along the arc of said curve to a point of reverse curve, said arc having a radius of 172.43 feet, a delta angle of 49 Degrees 50 Minutes and being subtended by a chord that bears North 33 Degrees 41 Minutes 10 Seconds East, 145.29 feet; thence Northeasterly, 116.79 feet along the arc of said reverse curve to a point of tangent, said arc having a radius of 206.63 feet, a delta angle of 32 Degrees 23 Minutes and being subtended by a chord that bears North 42 Degrees 24 Minutes 40 Seconds East, 115.24 feet; thence North 26 Degrees 13 Minutes 10 Seconds East, 208.40 feet to a point of curve to the left; thence Northerly 78.97 feet along the arc of said curve to a point tangent, said arc having a radius of 201.55 feet, a delta angle of 22 Degrees 27 Minutes and being subtended by a chord that bears North 14 degrees 59 minutes 40 Seconds East, 78.47 feet thence North 03 Degrees 46 Minutes 10 Seconds East, 100.02 feet to the Southwesterly line of that tract of land as described in deed recorded in Book 1318 at Page 151; thence leaving the centerline of that right of way for a road as described on said Film 583 as Reception No. 828490, North 44 Degrees 35 Minutes 05 Second West, 40.15 feet along the Southwesterly line of that tract of land as described in Book 1318 at Page 151 to the West line of that right of way for a road as described on said Film 583 as Reception No. 828490; thence North 08 Degrees 36 Minutes 36 Seconds West, 266.10 feet along the West line of that tract of land as described in said Book 1318 at Page 151 to the Northwest corner thereof, being the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 22; thence South 85 Degrees 30 Minutes 48 Seconds West, 1307.79 feet along the North line of said Section 22 to the point of beginning, County of Boulder, State of Colorado.



LEGAL DESCRIPTION OF LEASE AREA:

A portion of that tract of land described in document recorded under Reception Number 2688516, records of Boulder county, Colorado and located in the Northwest Quarter of the Northeast Quarter of Section 22, Township 1 North, Range 71 West of the 6th P.M., Boulder County, Colorado, being more particularly described as follows:

COMMENCING at the Northeast Corner of the Northwest Quarter of the Northeast Quarter of said Section 22; thence along the east line of said tract of land, S08°42'31"E, (Bearings based on those described in Warranty Deed recorded May 17, 2005 under Reception Number 2688516 in the records of Boulder County Clerk and Recorder, if rotated counterclockwise 00°05'55"), a distance of 266.10 feet; thence continuing along said east line, S44°41'00"E, a distance of 5.05 feet, to the POINT OF BEGINNING; thence leaving said east line along the following ten (10) courses:

1. S52°12'45"W a distance of 63.13 feet,
2. N79°34'53"W a distance of 150.46 feet,
3. S70°58'25"W a distance of 182.14 feet,
4. S76°14'25"W a distance of 61.02 feet,
5. Along a curve to the left having a radius of 100.00 feet, a central angle of 32°56'02", a distance of 57.48 feet,
6. S43°18'53"W a distance of 77.10 feet,
7. S71°22'48"W a distance of 42.98 feet,
8. S88°40'37"W a distance of 155.90 feet,
9. S40°08'10"W a distance of 28.29 feet,
10. S49°51'50"W a distance of 25.00 feet,

to the POINT OF BEGINNING; thence S40°08'10"W, a distance of 50.00 feet; thence N49°51'50"W, a distance of 50.00 feet; thence N40°08'10"E, a distance of 50.00 feet; to the POINT OF BEGINNING.

Containing 2,500 S.F. or 0.057 acres, more or less.

LEGAL DESCRIPTION OF UTILITY EASEMENT A:

A portion of that tract of land described in document recorded under Reception Number 2688516, records of Boulder county, Colorado and located in the Northwest Quarter of the Northeast Quarter of Section 22, Township 1 North, Range 71 West of the 6th P.M., Boulder County, Colorado, being more particularly described as follows:

A strip of land 10 feet in width, lying 10 feet on right side (west side) of the following described line: COMMENCING at the Northeast Corner of the Northwest Quarter of the Northeast Quarter of said Section 22; thence along the east line of said tract of land, S08°42'31"E, (Bearings based on those described in Warranty Deed recorded May 17, 2005 under Reception Number 2688516 in the records of Boulder County Clerk and Recorder, if rotated counterclockwise 00°05'55"), a distance of 222.10 feet to the POINT OF BEGINNING; thence along said east line, the following two (2) courses:

1. S08°42'31"E, a distance of 43.30 feet,
2. S44°41'00"E, a distance of 5.05 feet,

to the POINT OF TERMINUS.

containing 507 S.F. or 0.012 acres.

LEGAL DESCRIPTION OF ACCESS AND UTILITY EASEMENT:

A portion of that tract of land described in document recorded under Reception Number 2688516, records of Boulder county, Colorado and located in the Northwest Quarter of the Northeast Quarter of Section 22, Township 1 North, Range 71 West of the 6th P.M., Boulder County, Colorado, being more particularly described as follows:

A strip of land 20 feet in width, lying 10 feet on each side of the following described centerline:

COMMENCING at the Northeast Corner of the Northwest Quarter of the Northeast Quarter of said Section 22; thence along the east line of said tract of land, S08°42'31"E, (Bearings based on those described in Warranty Deed recorded May 17, 2005 under Reception Number 2688516 in the records of Boulder County Clerk and Recorder, if rotated counterclockwise 00°05'55"), a distance of 266.10 feet; thence continuing along said east line, S44°41'00"E, a distance of 5.05 feet to the POINT OF BEGINNING; thence leaving said east line along the following nine (9) courses:

1. S52°12'45"W a distance of 63.13 feet,
2. N79°34'53"W a distance of 150.46 feet,
3. S70°58'25"W a distance of 182.14 feet,
4. S76°14'25"W a distance of 61.02 feet,
5. Along a curve to the left having a radius of 100.00 feet, a central angle of 32°56'02", a distance of 57.48 feet,
6. S43°18'53"W a distance of 77.10 feet,
7. S71°22'48"W a distance of 42.98 feet,
8. S88°40'37"W a distance of 155.90 feet,
9. S40°08'10"W a distance of 28.29 feet,

to the POINT OF TERMINUS.

Sidelines of said strip extend or shorten as necessary to intersect the lines that the POINT OF BEGINNING and POINT OF TERMINUS are part of.

containing 16,405 S.F. or 0.377 acres.

LEGAL DESCRIPTION OF UTILITY EASEMENT B:

A portion of that tract of land described in document recorded under Reception Number 2688516, records of Boulder county, Colorado and located in the Northwest Quarter of the Northeast Quarter of Section 22, Township 1 North, Range 71 West of the 6th P.M., Boulder County, Colorado, being more particularly described as follows:

A strip of land 20 feet in width, lying 10 feet on each side of the following described centerline:

COMMENCING at the Northeast Corner of the Northwest Quarter of the Northeast Quarter of said Section 22; thence along the east line of said tract of land, S08°42'31"E, (Bearings based on those described in Warranty Deed recorded May 17, 2005 under Reception Number 2688516 in the records of Boulder County Clerk and Recorder, if rotated counterclockwise 00°05'55"), a distance of 266.10 feet; thence continuing along said east line, S44°41'00"E, a distance of 5.05 feet; thence following said centerline along the following eight (8) courses:

1. S52°12'45"W a distance of 63.13 feet,
2. N79°34'53"W a distance of 150.46 feet,
3. S70°58'25"W a distance of 182.14 feet,
4. S76°14'25"W a distance of 61.02 feet,
5. Along a curve to the left having a radius of 100.00 feet, a central angle of 32°56'02", a distance of 57.48 feet,
6. S43°18'53"W a distance of 77.10 feet,
7. S71°22'48"W a distance of 42.98 feet,
8. S88°40'37"W a distance of 81.70 feet,

to the POINT OF BEGINNING; thence S84°46'30"W, a distance of 65.28 feet to the POINT OF TERMINUS.

containing 652 S.F. or 0.015 acres.

SCHEDULE B2 EXCEPTIONS:

1. Reservations contained in the Patent

From: The United States of America
To: Albert N. Story
Recording Date: December 2, 1903
Recording No: Book 100 at Page 183

Which among other things recites as follows:
A right of way thereon for ditches or canals constructed by the authority of the United States of America. Any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by local customs, laws and decisions of courts. The right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law.
— LOCATED ON SUBJECT PARCEL, BLANKET IN NATURE.

2. Easement and right of way for County Road 52, also known as Sunshine Canyon Drive.
— NOT LOCATED ON SUBJECT PARCEL.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: County of Boulder, Colorado
Purpose: road purposes
Recording Date: September 29, 1966
Recording No: Reception No. 828490
— LOCATED ON SUBJECT PARCEL, SHOWN HEREON.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, together with terms and obligations with respect to maintenance and use as contained in a document:
Granted to: Upper Two Mile Gulch Company; Gail G. Lyons and Harley L. Lyons; and Grace Noble and William Noble
Purpose: access road purposes
Recording Date: May 19, 1980
Recording No: Reception No. 396141
— LOCATED ON SUBJECT PARCEL, SHOWN HEREON.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Pine Brook Water District
Purpose: water pipeline purposes and any appurtenances thereto
Recording Date: December 15, 1981
Recording No: Reception No. 476102 and Reception No. 476103
— NOT LOCATED ON SUBJECT PARCEL, APPROXIMATE LOCATION SHOWN HEREON.

6. Terms, conditions, provisions, agreements and obligations contained in the Grant of Water Taps as set forth below:
Recording Date: October 19, 1982
Recording No.: Reception No. 516373
— LOCATED ON SUBJECT PARCEL, NOT SURVEY RELATED.

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, together with terms and obligations with respect to maintenance and maintenance as contained therein, as granted in a document:
Granted to: Gail G. Lyons and Harley L. Lyons
Purpose: water transmission line purposes and appurtenances thereto
Recording Date: November 15, 1985
Recording No: Reception No. 726119
— LOCATED ON SUBJECT PARCEL, SHOWN HEREON.

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, together with terms and obligations with respect to installation and maintenance as contained therein, as granted in a document:
Granted to: Pine Brook Water District
Purpose: water storage tank and water transmission line
Recording Date: April 10, 1986
Recording No: Reception No. 752030
— LOCATED ON SUBJECT PARCEL, SHOWN HEREON.

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, together with terms and obligations with respect to installation and maintenance as contained therein, as granted in a document:
Granted to: Pine Brook Water District
Purpose: ingress and egress to water storage tank
Recording Date: May 28, 1996
Recording No: Reception No. 762213
— LOCATED ON SUBJECT PARCEL, SHOWN HEREON.

10. Terms, conditions, provisions, agreements and obligations contained in the Inclusion Agreement as set forth below:
Recording Date: December 31, 1987
Recording No.: Reception No. 886085
— LOCATED ON SUBJECT PARCEL, BLANKET IN NATURE.

11. Any tax, lien, fee, or assessment by reason of inclusion of the Land in the Pine Brook Water District, as evidenced by instrument(s) recorded May 10, 1988 at Reception No. 917671.
— LOCATED ON SUBJECT PARCEL, BLANKET IN NATURE.

12. Any tax, lien, fee, or assessment by reason of inclusion of the Land in the Boulder Mountain Fire Protection District, as evidenced by instrument(s) recorded August 31, 2004 at Reception No. 2623199.
— LOCATED ON SUBJECT PARCEL, BLANKET IN NATURE.

13. Any loss or damage arising from the fact that any fence lines on or near the perimeter of the Land may not coincide with property lines.
— NOT SURVEY RELATED.

14. A deed of trust to secure an indebtedness in the amount shown below.
Amount: \$580,000.00
Trustor/Grantor: Gail J. Loveman Trust UAD 10/30/1990
Trustee: Public Trustee of Boulder County
Beneficiary: Wells Fargo Bank, N.A.
Recording Date: December 13, 2011
Recording No: Reception No. 3189795
— LOCATED ON SUBJECT PARCEL, NOT SURVEY RELATED.

15. Terms, conditions, provisions, agreements and obligations contained in the Memorandum of Lease as set forth below:
Recording Date: June 21, 2018
Recording No.: Reception No. 3662034
— LOCATED ON SUBJECT PARCEL, INSUFFICIENT MATHEMATICAL DESCRIPTION.

Items not listed above are determined non-survey related items and are not plotted hereon.

NOTES:

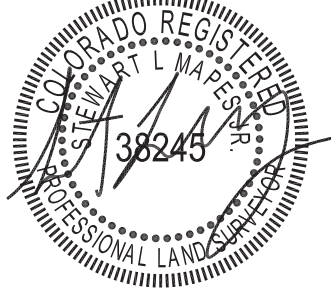
1. The purpose of this survey is to depict the existing physical improvements at the time of the survey and to define the limits of a lease area and easements appurtenant thereto. This survey is not a boundary survey nor does it represent a monumented land survey. This survey is not intended to be used for the creation, conveyance, or transfer of any fee simple parcel. Monuments shown hereon are for reference only and are not intended to be relied upon for the establishment of any boundary shown on this document. No monuments were established from this survey.
2. Any underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant 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.
3. Easements and public documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
4. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 0801300390J effective date 12/18/2012, indicates this parcel of land is located in Zone X (Area of minimal flood hazard).
5. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. relied upon a Search Report, prepared by Fidelity National Title Insurance Company with an order number of F0608818-170-SDD-JHL, dated August 27, 2019 at 8:00 A.M.
6. BENCHMARK: Number 4 rebar, as shown. Elevation: 6998.26' (NAVD 88).
7. BASIS OF BEARINGS: Bearings based on those described in Quit Claim Deed recorded April 12, 1999 under Reception Number 2688516, in the records of Boulder County Clerk and Recorder, if rotated counterclockwise 00°05'55".
8. Site Address: 250 Bristlecone Way per county assessor.
9. Field work for this survey was completed on April 11, 2018.
10. This site is zoned "T" (Forestry) per County of Boulder Planning Department.
Building Setbacks:
Front: 15'
Side: 25'
Rear: 15'

SURVEYOR'S STATEMENT:

I hereby certify to Atlas Tower, LLC and Fidelity National 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 surveyors 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.



Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.

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.

Clark
Surveying & Mapping
177 S. Tiffany Dr., Unit 1 • Pueblo West, CO 81007 • 719.882.1270
www.clarksm.com

No.	Description	By	Date	Revisions
1	UPDATED TO DISPLAY ALL EASEMENTS	CJW		

RAW LAND SURVEY

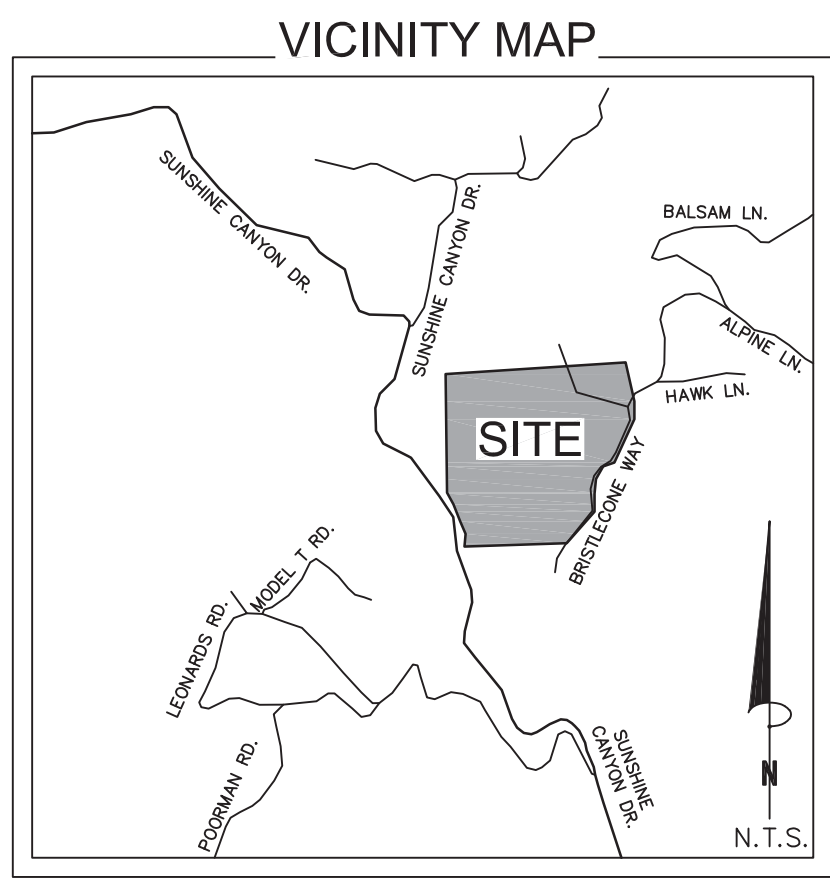
SITE NAME:
250 BRISTLECONE WAY
BOULDER, COLORADO

A PORTION OF THE NORTHEAST 1/4 OF SECTION 22,
TOWNSHIP 1 N0TRH, RANGE 71 WEST OF THE 6TH P.M.,
BOULDER COUNTY, COLORADO

Drawn By: BCR/CJW
Checked By: SLM

Date: 10/09/2019
Sheet 1 of 2

Project No. **180378**



EASEMENT LABELS		
LABEL	EASEMENT DESC.	EXCEPTION NO.
1	60' RIGHT-OF-WAY	3
2	20' ACCESS	4
3	20' WATERLINE & RIGHT-OF-WAY	5
4	15' CONSTRUCTION	5
5	15' CONSTRUCTION	5
6	14' WATER	7
7	10' UNDERGROUND AND RIGHT-OF-WAY	8
8	20' WATER	9
9	100' WATER	9



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.