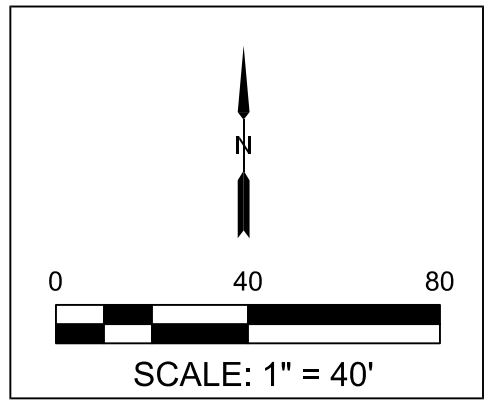




NARRATIVE:

THE APPLICANT, CABLE TELEVISION LABORATORIES, INC. WITH TRADE NAME "CABLELABS", IS REQUESTING APPROVAL FROM THE CITY OF LOUISVILLE, COLORADO TO ALLOW CONSTRUCTION OF A PRIVATE COMMUNICATIONS FACILITY ON LOT 1, COAL CREEK BUSINESS PARK, RECORDED MARCH 6, 1998 IN PLAN FILE P-43 F-1, # 10 & 11, AS RECEPTION NO. 1778758, AS SHOWN AND LABELED HEREON.

THE PROPOSED PRIVATE FACILITY CONSISTS OF A STEEL TOWER WITH CONCRETE BASE MEASURING APPROXIMATELY 6-FEET BY 6-FEET. CABLELABS COMMUNICATIONS EQUIPMENT WILL BE MOUNTED ON THE TOWER WHICH WILL BE APPROXIMATELY 20-FEET IN HEIGHT. ELECTRONIC SIGNALS WILL BE SENT FROM THE CABLELABS BUILDING AT 858 COAL CREEK CIRCLE TO THE TOWER.

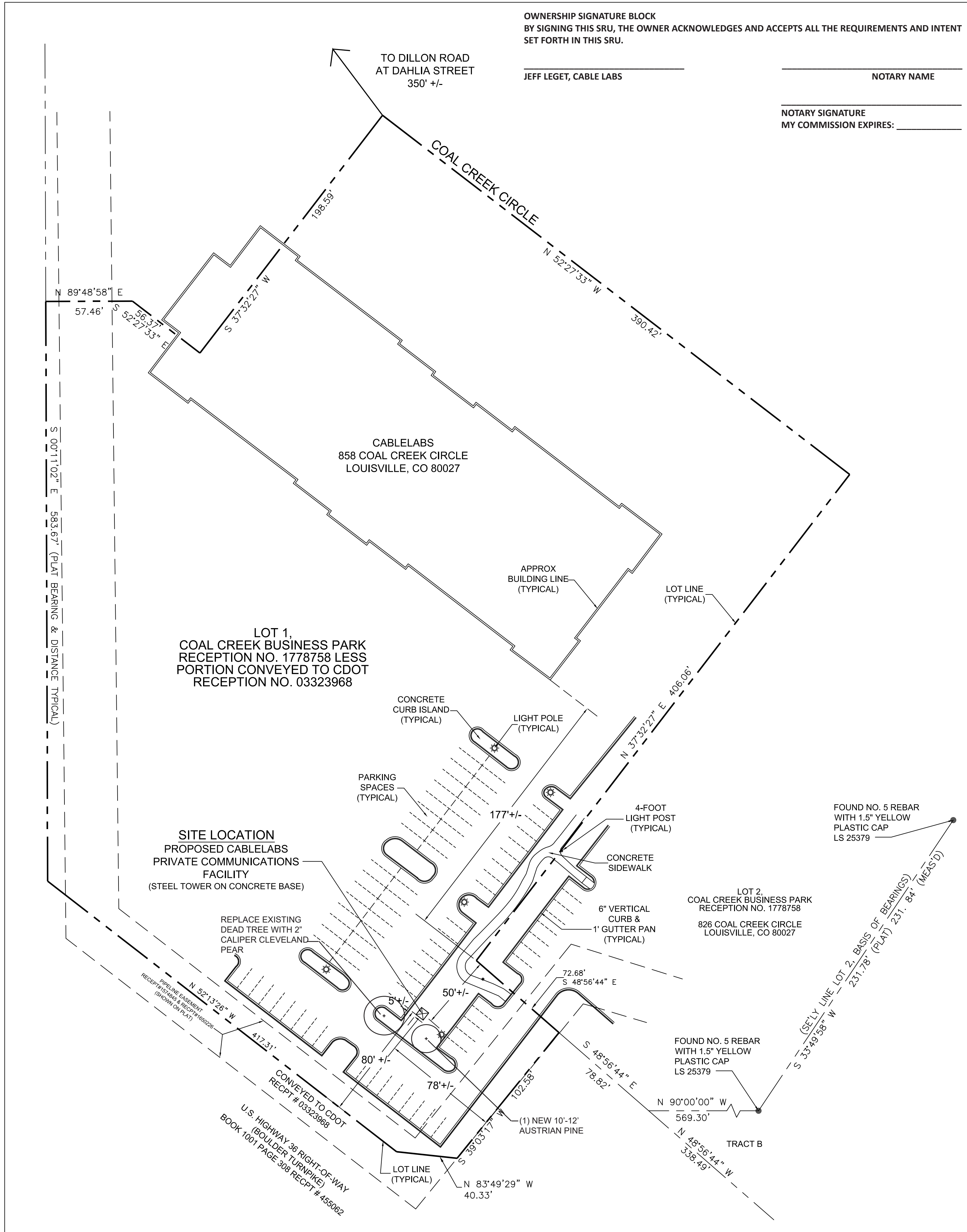
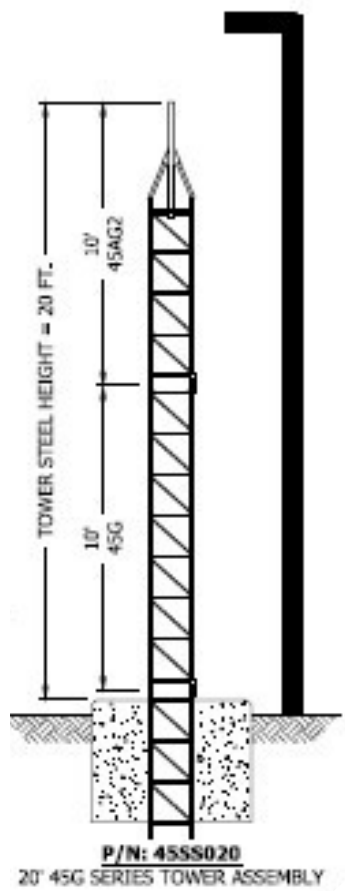
THE STRUCTURE WILL BE PLACED ON PRIVATE PROPERTY, ON A PARKING ISLAND IN THE SOUTHEASTERLY PORTION OF LOT 1 AS SHOWN AND DIMENSIONED HEREON. THIS LOCATION WAS SPECIFICALLY CHOSEN FOR AN OPTIMAL SIGNAL PATH.

THE SITE IS ZONED COMMERCIAL BUSINESS (CB) WITHIN THE CITY OF LOUISVILLE, COLORADO. NO CHANGES WILL BE MADE TO THE BOUNDARY OF LOT 1 OR THE PARKING LOT. THE PARKING SPACES WILL REMAIN THE SAME.

THIS IS A PRIVATE FACILITY AND IT IS NOT PART OF ANY CELLULAR TELEPHONE OR OTHER COMMUNICATIONS SYSTEM.

TOWER:

20'-0" TALL
PAINT COLOR: BEHR "BLACK EVERGREEN"
(SHOWN NEXT TO EXISTING APPROXIMATELY 23'-0" TALL LIGHT POLE)



Special Review Use

CABLE TELEVISION LABORATORIES, INC.
PRIVATE COMMUNICATIONS FACILITY

LOCATED ON LOT 1, COAL CREEK BUSINESS PARK,
PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE,
COUNTY OF BOULDER, STATE OF COLORADO.

NOTES:

- 1) THE PURPOSE OF THIS SITE PLAN IS TO DEPICT A PROPOSED PRIVATE COMMUNICATIONS FACILITY ON LOT 1, COAL CREEK BUSINESS PARK IN LOUISVILLE, COLORADO. THIS IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT IN ACCORDANCE WITH COLORADO REVISED STATUTES.
- 2) 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 CERTIFICATION SHOWN HEREON.
- 3) DIMENSIONS ARE SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 4) BASIS OF BEARINGS: THE SOUTHEASTERLY LINE OF LOT 2, COAL CREEK BUSINESS PARK, RECORDED AS RECEPTION NO. 1778758 BEARS SOUTH 33 DEGREES, 49 MINUTES 58 MINUTES WEST BETWEEN A FOUND NO. 5 REBAR WITH 1.5 INCH DIAMETER YELLOW PLASTIC CAP STAMPED "JOHNSTON ENG" PLS 25379 AT THE NORTHEASTERLY END OF SAID LINE AND A FOUND NO. 5 REBAR WITH 1.5 INCH DIAMETER YELLOW PLASTIC CAP STAMPED "JOHNSTON ENG" PLS 25379 AT THE SOUTHWESTERLY END OF SAID LINE.
- 5) NO TITLE COMMITMENT WAS PROVIDED. EASEMENTS SHOWN HEREON ARE AS SHOWN ON THE RECORDED PLAT OF COAL CREEK BUSINESS PARK.
- 6) ONLY A PORTION OF THE SITE PARKING LOT AND BUILDING IMPROVEMENTS ON LOT 1 ARE SHOWN HEREON. LANDSCAPING AND TREES ARE NOT SHOWN.
- 7) UTILITIES SHOWN HEREON ARE FROM SURFACE EVIDENCE ONLY.

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 20____ BY THE PLANNING
COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION NO. _____ SERIES _____

CITY COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____ BY THE CITY COUNCIL OF THE CITY
OF LOUISVILLE, COLORADO.
RESOLUTION NO. _____ SERIES _____

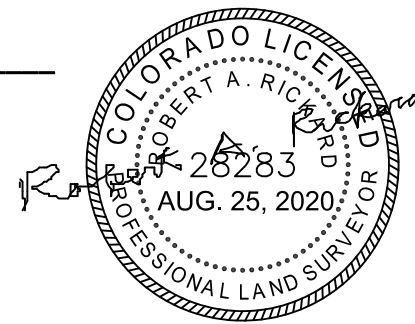
MAYOR _____ CITY CLERK _____ SEAL

SURVEYOR'S CERTIFICATE:

I CERTIFY THIS SITE PLAN ACCURATELY REPRESENTS THE RESULTS OF FIELD MEASUREMENTS MADE BY
ME ON JULY 24, 2020.

ROBERT A. RICKARD, CO PLS NO. 28283

DATE



CLERK AND RECORDER CERTIFICATE

(COUNTY OF BOULDER
STATE OF COLORADO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK,
____ M., THIS _____ DAY OF _____, 20____, AND IS RECORDED IN PLAN FILE
_____, FEE _____ PAID _____ FILM NO. _____

RECEPTION _____
CLERK & RECORDER _____ DEPUTY

REVISIONS: 8-25-20 REV. LOT 1 BOUNDARY
PER HKS SURVEY DATED 7-3-15, ADD
NOTES 8 & 9 PER COL COMMENTS.

PREPARED BY:
ROCK CREEK SURVEYING, LLC.
3021 GARDENIA WAY
SUPERIOR, CO 80027
303-521-7376