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**T-Mobile**  
WEST LLC  
T-MOBILE WEST LLC  
2323 DELGANY STREET  
DENVER, COLORADO 80216  
PHONE: (215) 633-5200  
FAX: (215) 633-5393

**Eco-Site**  
ECO-SITE, LLC  
240 LEIGH FARM ROAD,  
SUITE 415  
DURHAM, NORTH CAROLINA 27707

**advantage engineers**  
5445 DTC PARKWAY / PENTHOUSE 4  
GREENWICH, COLORADO 80111  
PHONE: (953) 338-4377  
www.advantageengineers.com

**PLAN REVISIONS:**

REV. NO.	DATE	DESIGNER	DESCRIPTION
4			
3			
2			
1	3/16/2018	MDS	ISSUED FOR ZONING
0	8/28/2017	K.F	ISSUED FOR ZONING
B	08/10/17	K.F	ISSUED FOR 100% REVIEW (ZDN)
A	07/07/17	MFG	ISSUED FOR 90% REVIEW (ZDN)

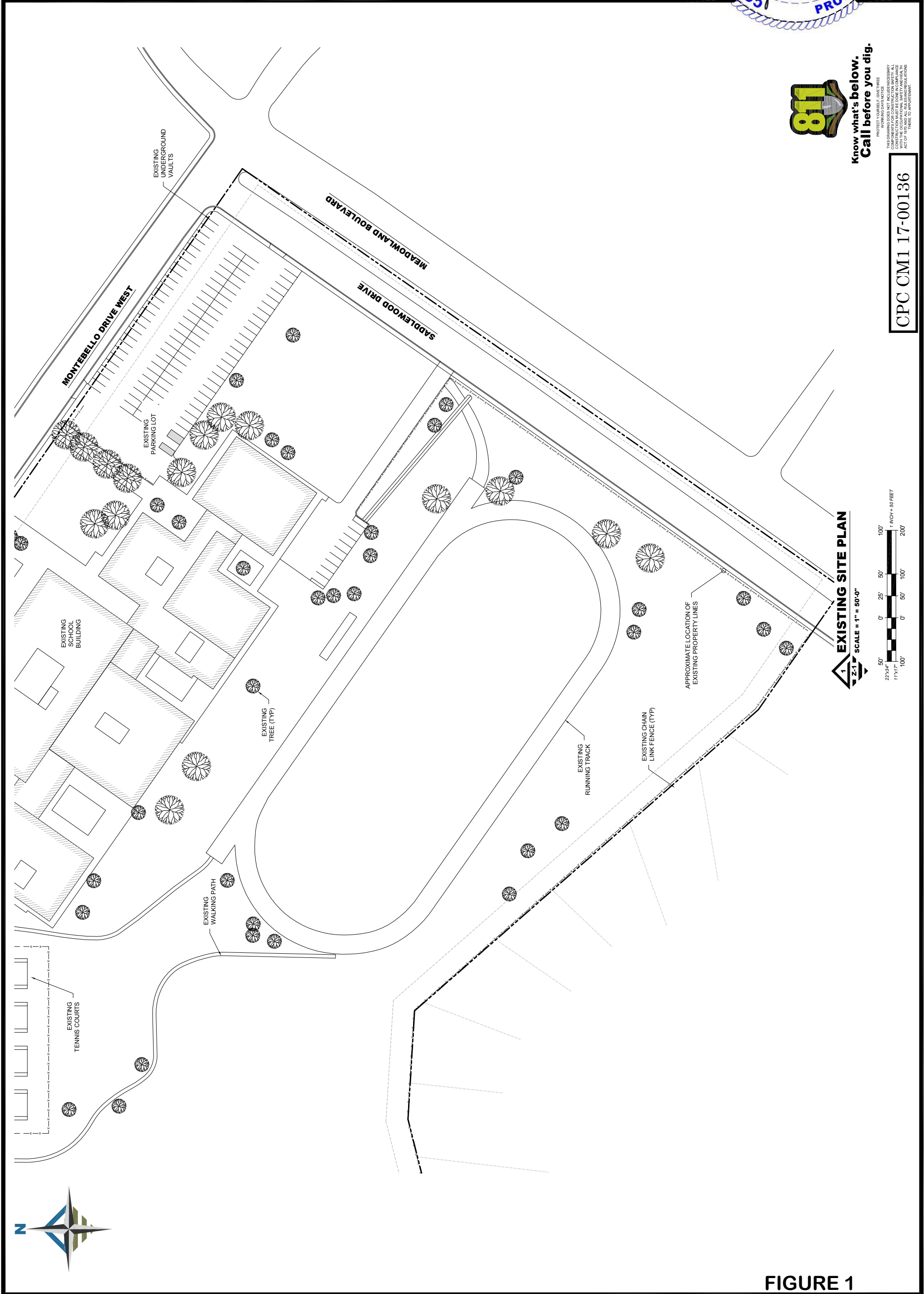
**AE DESIGN INFO:**  
DESIGNER: MTG  
AE JOB NO: 1700207\_008

**DRAWING TITLE:**  
EXISTING SITE PLAN

**DRAWING SHEET:**  
Z-1

**SITE INFORMATION:**  
ECO-SITE SITE NAME: CO-0075 CSSD 11  
T-MOBILE SITE ID: DN01602A  
SITE ADDRESS: 4760 SADDLEWOOD DRIVE, COLORADO SPRINGS, COLORADO 80918  
JURISDICTION: CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO  
**SHEET NUMBER:** 2 OF 9

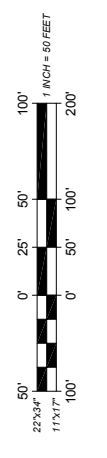
**COLORADO LICENSED MILLER PROFESSIONAL ENGINEER**  
ANDREW MICHAEL MILLER  
0049882  
03/16/2018  
ANDREW M. MILLER, PE  
COLORADO PROFESSIONAL ENGINEER  
LICENSE # 0049882



**Know what's below. Call before you dig.**

PROTECT YOURSELF. PROTECT THEM.  
THE DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. REFER TO APPURTENANT.

**EXISTING SITE PLAN**  
SCALE = 1" = 50'-0"



**FIGURE 1**

CPC CM1 17-00136

**T-Mobile WEST LLC**  
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A	07/03/17	M/GS	ISSUED FOR 90% REVIEW (20b)

**AE DESIGN INFO:**  
 DESIGNER: MTG  
 AE JOB NO: 1700207\_008

**DRAWING TITLE:**  
 PROPOSED SITE PLAN

**DRAWING SHEET:**  
 Z-1A

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 ECO-SITE NAME: CO-0075 C SSD 11  
 T-MOBILE SITE ID: DN01602A  
 SITE ADDRESS: 4760 SADDLEWOOD DRIVE  
 COLORADO SPRINGS, COLORADO 80918  
 JURISDICTION: CITY OF COLORADO SPRINGS  
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**SHEET NUMBER:**  
 3 OF 9

**COLORADO LICENSED MILLER ENGINEER**  
 ANDREW MICHAEL MILLER  
 0049882  
 03/16/2018  
 ANDREW M. MILLER, PE  
 COLORADO PROFESSIONAL ENGINEER  
 LICENSE # 004882

- GENERAL NOTES:**
- THIS PLAN WAS PREPARED USING AN APPROVED PLAN ENTITLED "RAW LAND SURVEY" BY CLARK LAND SURVEYING, INC., LATEST REVISION DATED 06-16-2017.
  - THE PROPOSED FACILITY WILL CAUSE "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
  - NO NOISE, SMOKE, DUST, OT ODOR WILL RESULT FROM THIS FACILITY.
  - THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. (THERE IS NO HANDICAP ACCESS REQUIRED).
  - THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
  - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
  - THE PROPOSED DEVELOPMENT DOES NOT INCLUDE STREET SIGNS OF ANY TYPE.
  - THE PROPOSED DEVELOPMENT DOES NOT INCLUDE OUTDOOR STORAGE OR ANY SOLID WASTE RECEPACLES.
  - ACCORDING TO THE F.I.R.M. COMMUNITY PANEL # 0804 TC0519F, DATED 03-17-1997, THE PROPOSED SITE IS LOCATED WITHIN FLOOD ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD PLAIN.

**BULK REQUIREMENTS:**  
 R1-6: SINGLE-FAMILY RESIDENTIAL (TELECOMMUNICATION FACILITIES PERMITTED BY CONDITIONAL USE)

DESCRIPTION:	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT AREA:	N/A	20.0 AC	(NO CHANGE)
MIN. LOT WIDTH:	50.0 FT	1,008.74 FT	(NO CHANGE)
MAX. BUILDING COVERAGE:	30%	10%	10.1%
MIN. FRONT YARD:	25.0 FT	76.8 FT	(NO CHANGE)
MIN. SIDE YARD:	5.0 FT	254.9 FT	132.3 FT
MIN. REAR YARD:	25.0 FT	396.5 FT	(NO CHANGE)
MAX. BUILDING HEIGHT:	30.0 FT	<30.0 FT	65 FT*

COMMUNICATION TOWER: SECTION 410-83 N

DESCRIPTION:	REQUIRED:	EXISTING:	PROPOSED:
TOWER HEIGHT:	30.0 FT	N/A	65.0 FT
TOWER SETBACK FROM R1-6:	325.0 FT	N/A	440.1 FT
(6x TOWER HEIGHT)			
TOWER SETBACK FROM REAR YARD:	25.0 FT	N/A	440.1 FT
TOWER SETBACK FROM SIDE YARD (20% HEIGHT):	15.0 FT	N/A	163.2 FT

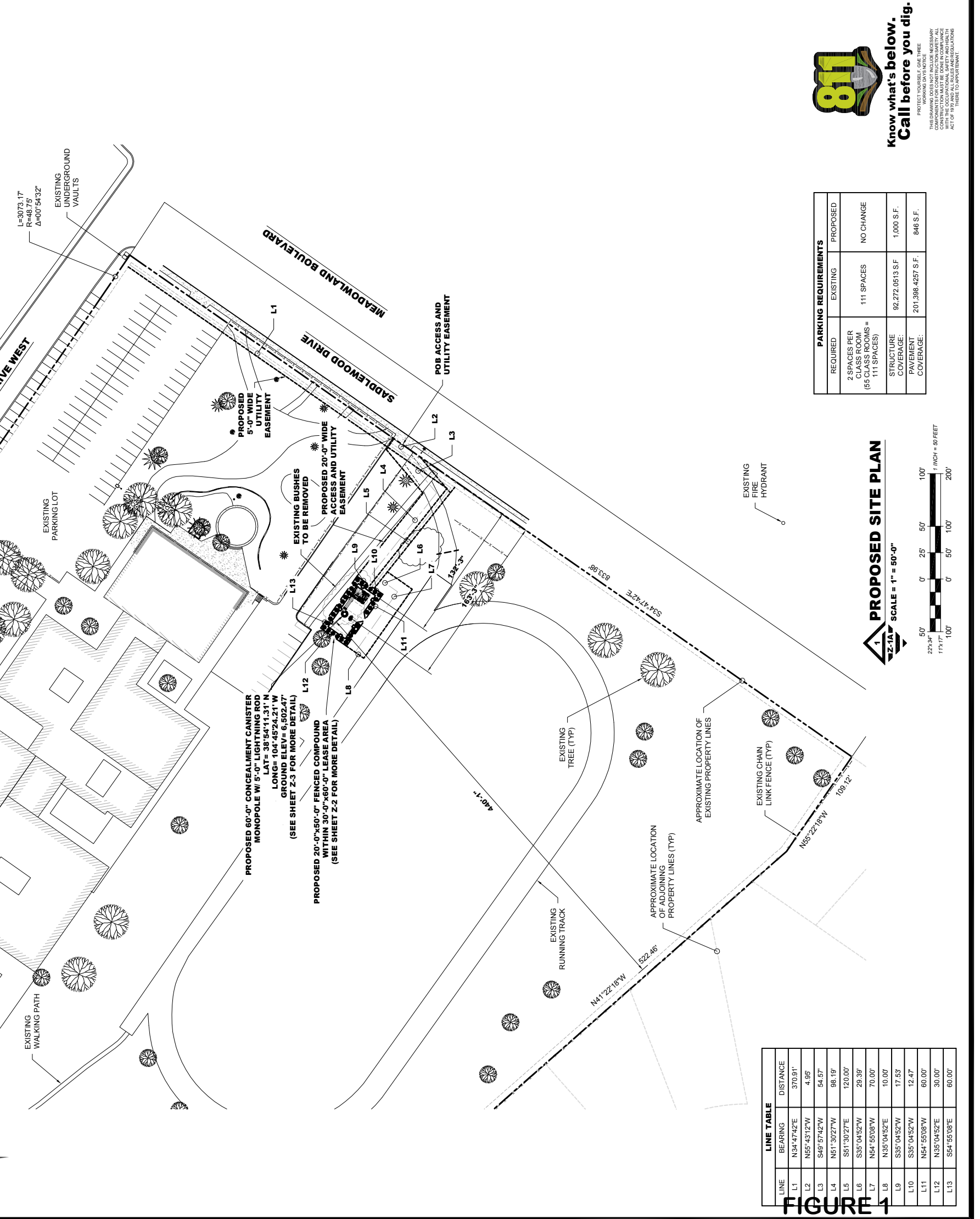
**LEASE AREA LEGAL DESCRIPTION:**  
 A PORTION OF BLOCK 1, CHARLES M. RUSSELL SUBDIVISION, RECORDED AT RECEPTION NO. 779714 OF THE OFFICIAL RECORDS OF EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHERNMOST CORNER OF SAID BLOCK 1, THENCE S34°47'00"W ALONG THE WEST LINE OF SAID BLOCK 1, A DISTANCE OF 235.00 FEET; THENCE CONTINUING ALONG SAID WEST LINE, ALONG AN ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 403.85 FEET, A CENTRAL ANGLE OF 01°06'47", A DISTANCE OF 71.65 FEET; THENCE S63°22'35"E, A DISTANCE OF 62.10 FEET TO THE POINT OF BEGINNING; THENCE S88°16'15"E, A DISTANCE OF 13.60 FEET; THENCE S00°43'45"W, A DISTANCE OF 50.00 FEET; THENCE N89°16'15"W, A DISTANCE OF 20.00 FEET; THENCE N00°43'45"E, A DISTANCE OF 50.00 FEET; THENCE S89°16'15"E, A DISTANCE OF 6.10 FEET, TO THE POINT OF BEGINNING.

**ACCESS & UTILITY EASEMENT LEGAL DESCRIPTION:**  
 A PORTION OF BLOCK 1, CHARLES M. RUSSELL SUBDIVISION, RECORDED AT RECEPTION NO. 779714 OF THE OFFICIAL RECORDS OF EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHERNMOST CORNER OF SAID BLOCK 1, THENCE S34°47'00"W ALONG THE WEST LINE OF SAID BLOCK 1, A DISTANCE OF 235.00 FEET; THENCE CONTINUING ALONG SAID WEST LINE, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 403.85 FEET, A CENTRAL ANGLE OF 01°06'47", A DISTANCE OF 7.85 FEET TO THE POINT OF BEGINNING; THENCE S53°22'35"E, A DISTANCE OF 62.19 FEET; THENCE N89°16'15"W, A DISTANCE OF 6.10 FEET; THENCE S00°43'45"W, A DISTANCE OF 20.27 FEET; THENCE N53°22'35"W, A DISTANCE OF 69.38 FEET TO A POINT ON SAID WEST LINE; THENCE ALONG SAID WEST LINE, ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 403.85 FEET, A CENTRAL ANGLE OF 02°50'17", A CHORD BEARING OF N37°18'56"E, A CHORD LENGTH OF 20.00 FEET, AND A ARC LENGTH OF 20.00 FEET, TO THE POINT OF BEGINNING.

**UTILITY EASEMENT LEGAL DESCRIPTION:**  
 A PORTION OF BLOCK 1, CHARLES M. RUSSELL SUBDIVISION, RECORDED AT RECEPTION NO. 779714 OF THE OFFICIAL RECORDS OF EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 A STRIP OF LAND, 5 FEET IN WIDTH, LYING 2.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:  
 COMMENCING AT THE NORTHERNMOST CORNER OF SAID BLOCK 1, THENCE S55°13'00"E ALONG THE NORTHEAST LINE OF SAID BLOCK 1, A DISTANCE OF 10.00 FEET; THENCE S34°47'00"W, A DISTANCE OF 2.50 FEET, TO THE POINT OF BEGINNING; THENCE N51°13'00"W PARALLEL WITH SAID NORTHEAST LINE, A DISTANCE OF 7.50 FEET; THENCE S34°47'00"W PARALLEL WITH THE WEST LINE OF SAID BLOCK 1, A DISTANCE OF 232.50 FEET; THENCE CONTINUING PARALLEL WITH SAID WEST LINE, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 403.85 FEET, A CENTRAL ANGLE OF 01°06'47", A DISTANCE OF 7.89 FEET TO THE POINT OF TERMINUS.

SIDE LINES OF SAID STRIP EXTEND OR SHORTEN AS NECESSARY TO INTERSECT THE LINES THAT THE POINT OF BEGINNING AND POINT OF TERMINUS ARE A PART OF.  
 SAID PARCEL CONTAINS 1,240 SQUARE FEET, 0.028 ACRES, MORE OR LESS.

- SCHEDULE B2 EXCEPTIONS:**
- PLAT RECORDED ON 02/02/07 IN PLAT BOOK P2, PAGE 58.  
 - DOES NOT AFFECT SURVEY AREA.
  - NOTICE OF PRIVATE SANITARY SEWER SYSTEM DATED 07/17/2006, BY AND BETWEEN SCHOOL DISTRICT #11, RECORDED ON 07/17/2006 IN INSTRUMENT NO. 206104522.  
 - AFFECTS SURVEY AREA, BLANKET IN NATURE.
- ITEMS NOT LISTED ABOVE ARE DETERMINED NON-SURVEY RELATED ITEMS AND ARE NOT PLOTTED HEREON.



**PARKING REQUIREMENTS**

REQUIRED	EXISTING	PROPOSED
2 SPACES PER CLASS ROOM (65 CLASS ROOMS = 111 SPACES)	111 SPACES	NO CHANGE
STRUCTURE COVERAGE:	92,272.0513 S.F.	1,000 S.F.
PAVEMENT COVERAGE:	201,398.4257 S.F.	846 S.F.

**PROPOSED SITE PLAN**  
 SCALE = 1" = 50'-0"  
 1 INCH = 50 FEET  
 0' 25' 50' 100'  
 0' 50' 100' 200'



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 PROTECT YOURSELF, GIVE THEM  
 COMPONENTS FOR CONSTRUCTION SAFETY. ALL  
 WITH THE OCCUPATIONAL SAFETY AND HEALTH  
 ACT OF 1970. CALL 811 BEFORE YOU DIG.  
 HERE TO APPROPRIATE.



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A	07/07/17	M/GS	ISSUED FOR 90% REVIEW (Z06)

**AE DESIGN INFO:**  
 DESIGNER: MTG  
 AE JOB NO: 1700207\_008

**DRAWING TITLE:**  
 COMPOUND PLAN

**DRAWING SHEET:**  
 Z-2

**SITE INFORMATION:**  
 ECO-SITE SITE NAME: CO-0075 CSSD 11  
 T-MOBILE SITE ID: DN01602A  
 SITE ADDRESS: 4760 SADDLEWOOD DRIVE  
 COLORADO SPRINGS, COLORADO 80918  
 JURISDICTION: CITY OF COLORADO SPRINGS  
 EL PASO COUNTY, COLORADO  
**SHEET NUMBER:** 5 OF 9

**COLORADO LICENSED MILLER PROFESSIONAL ENGINEER**  
 ANDREW MICHAEL MILLER  
 0049882  
 03/16/2018  
 ANDREW M. MILLER, PE  
 COLORADO PROFESSIONAL ENGINEER  
 LICENSE # 0049882

**GENERAL NOTES:**  
 1. FOR THE PURPOSE OF ZONING DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:  
 CONTRACTOR- GENERAL CONTRACTOR  
 SUBCONTRACTOR- SUBCONTRACTOR HIRED BY GENERAL CONTRACTOR  
 OWNER- ECO-SITE  
 OEM- ORIGINAL EQUIPMENT MANUFACTURER

2. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER.

3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.

4. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.

6. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE OWNER.

7. CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND T1 TELCO PLAN DRAWINGS.

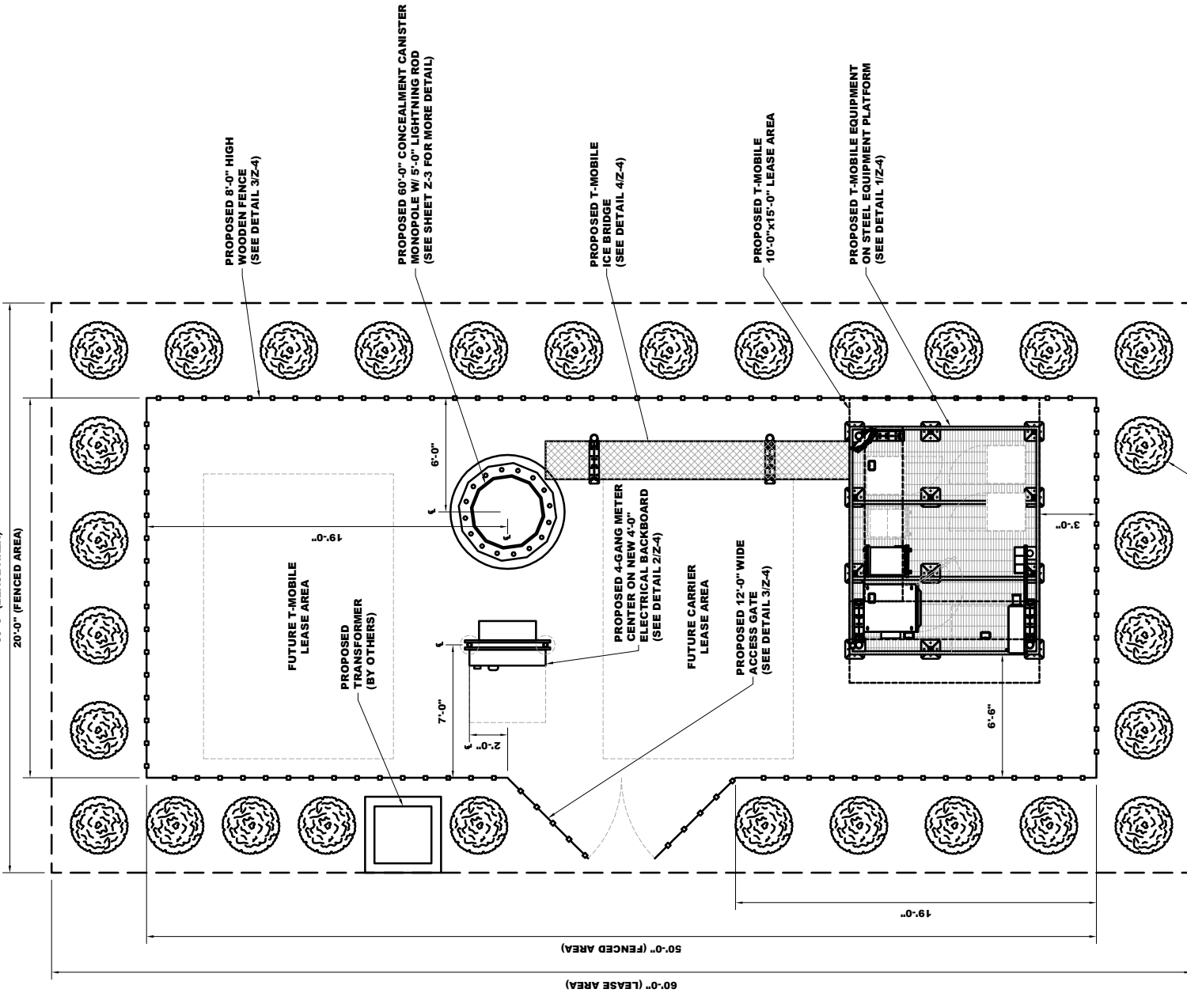
8. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.

9. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY.

10. CONTRACTOR SHALL LEAVE THE PREMISES IN CLEAN CONDITION.  
 11. CONSTRUCTION SHALL COMPLY WITH ECO-SITE MASTER SPECIFICATIONS AND THESE DRAWINGS. WHERE A CONFLICT EXISTS, IT IS CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNER.  
 12. NOTHING CONTAINED IN THESE DRAWINGS SHALL CREATE ANY CONTRACTUAL RELATIONS BETWEEN ANY SUBCONTRACTOR(S) AND ECO-SITE.  
 13. CONTRACTOR SHALL HOLD HARMLESS ECO-SITE AND ITS REPRESENTATIVES FROM ALL SUITS, ACTIONS, OR CLAIMS OF ANY KIND BROUGHT ABOUT AS A RESULT OF ANY INJURIES OR DAMAGES SUSTAINED BY PERSON(S) OR PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT.  
 14. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS FOR ANY AND ALL PERSONS, INCLUDING SUBCONTRACTORS, ON SITE AS REQUIRED BY CURRENT OSHA STANDARDS; INCLUDING BUT NOT LIMITED TO:  
 A) PERSONAL PROTECTIVE & LIFE SAVING EQUIPMENT  
 B) SIGNS, SIGNALS & BARRICADES  
 C) TOOLS - HAND & POWER  
 D) ELECTRICAL  
 E) FALL PROTECTION  
 F) EXCAVATIONS  
 G) CONCRETE & MASONRY CONSTRUCTION  
 H) STEEL ERECTION  
 I) WIRE TRANSMISSION & DISTRIBUTION  
 J) CRANES & DERRICKS IN CONSTRUCTION

**811**  
 Know what's below.  
 Call before you dig.  
 PROTECT YOURSELF & OUR TREE  
 WORKING DAYS NOTICE  
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LAND USE REVIEW FILE #  
**CPC CM1 17-00136**



**COMPOUND PLAN**  
 SCALE = 1/4" = 1'-0"  
 1  
 2Z-2  
 PROPOSED LANDSCAPING (TYP)  
 (SEE SHEET L-1 FOR MORE DETAIL)  
 1  
 2  
 4  
 8  
 16  
 1/4 INCH = 1 FOOT



**FIGURE 1**

**T-Mobile**  
WEST LLC  
T-MOBILE WEST LLC  
2323 DELGANY STREET  
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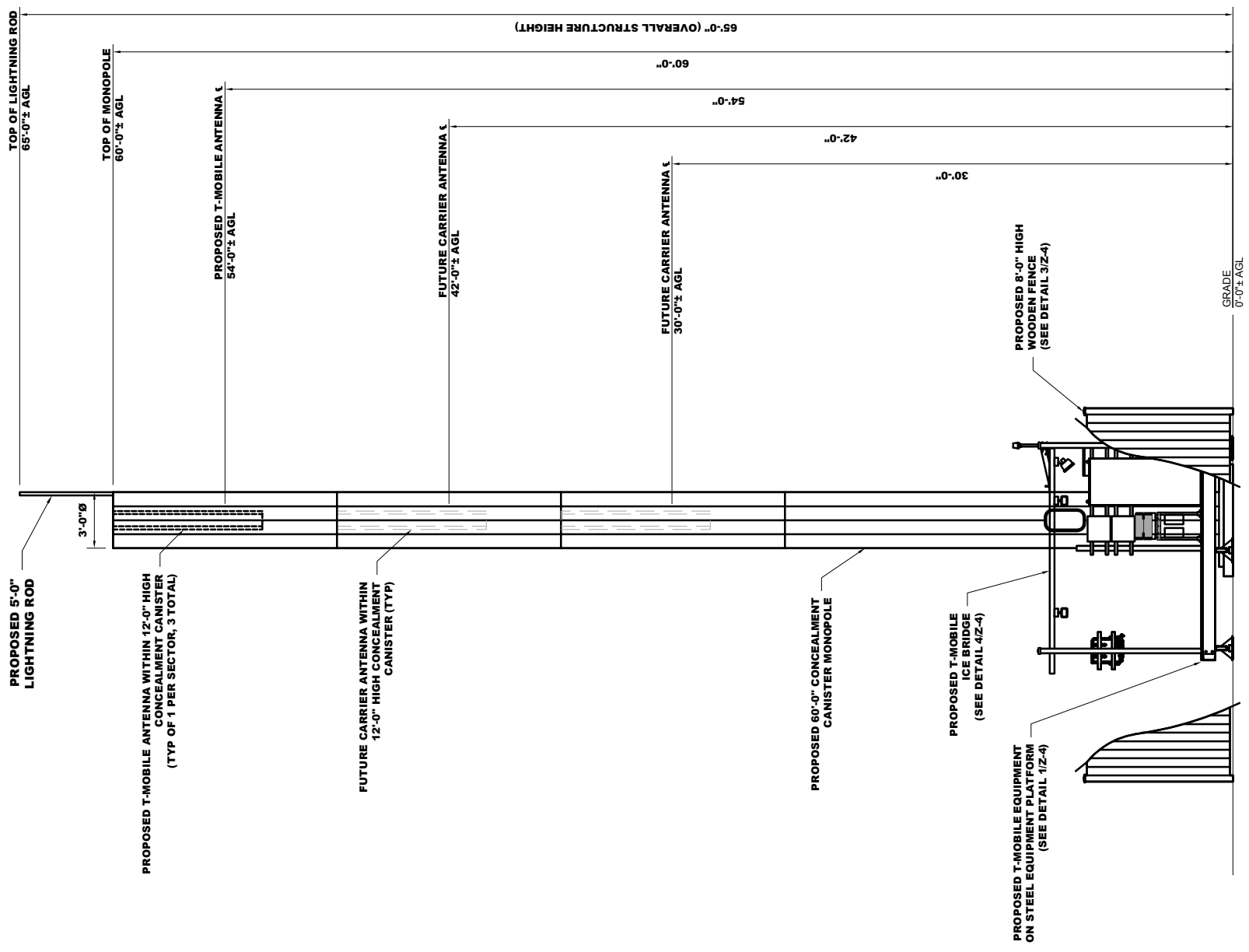
**DRAWING TITLE:**  
ELEVATION

**DRAWING SHEET:**  
Z-3

**SITE INFORMATION:**  
ECO-SITE SITE NAME: CO-0075 CSSD 11  
T-MOBILE SITE ID: DN01602A  
SITE ADDRESS: 4760 SADDLEWOOD DRIVE, COLORADO SPRINGS, COLORADO 80918  
JURISDICTION: CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO  
**SHEET NUMBER:** 6 OF 9



LAND USE REVIEW FILE #  
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**FIGURE 1**

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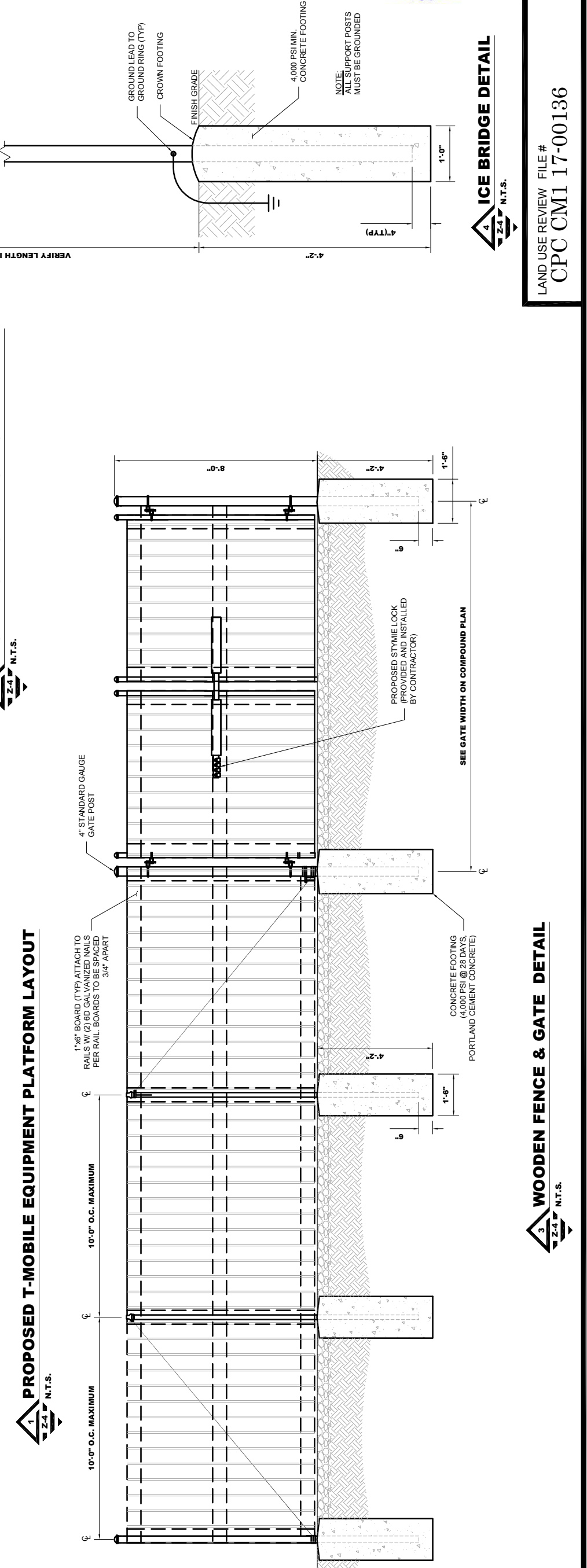
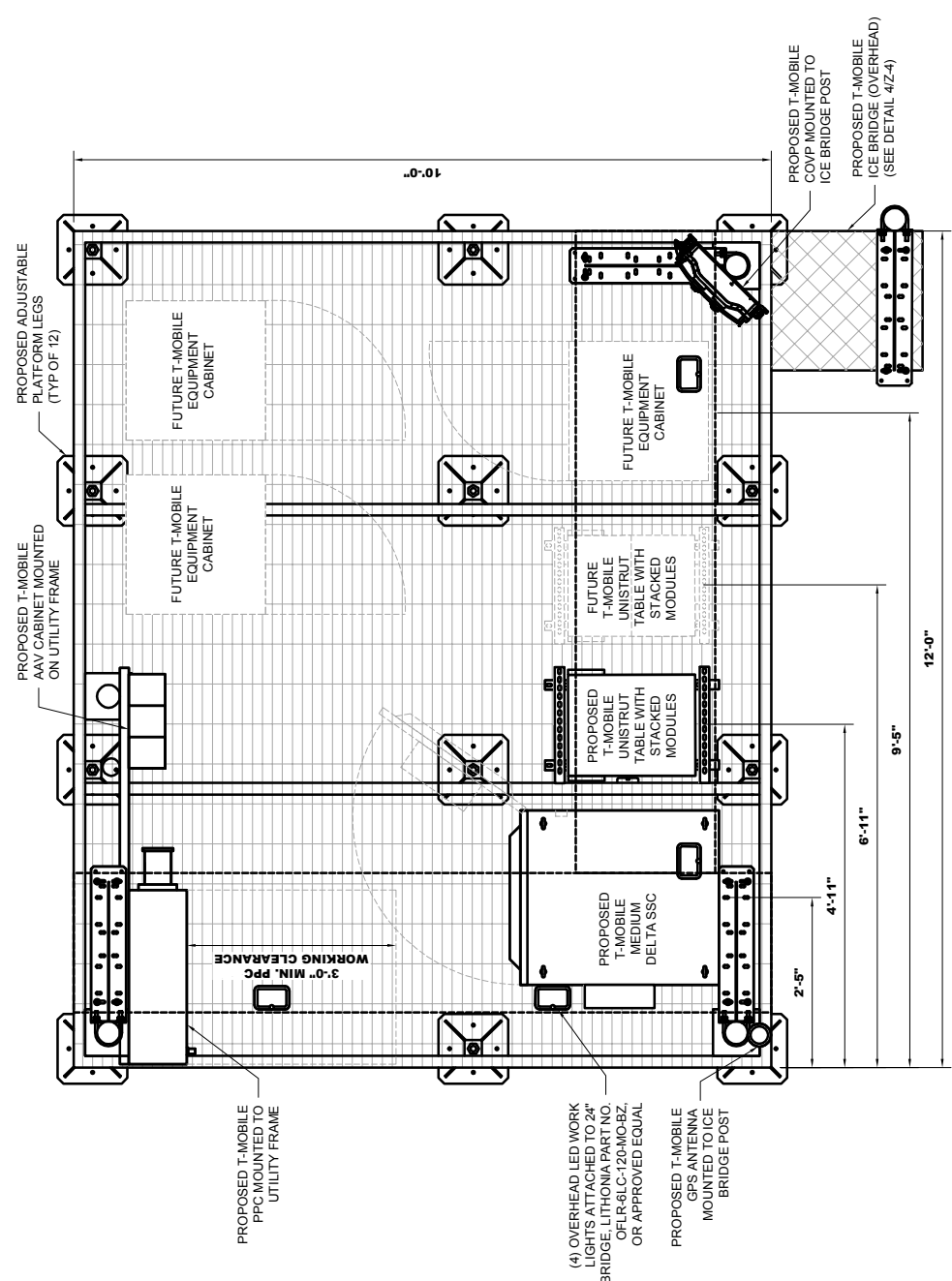
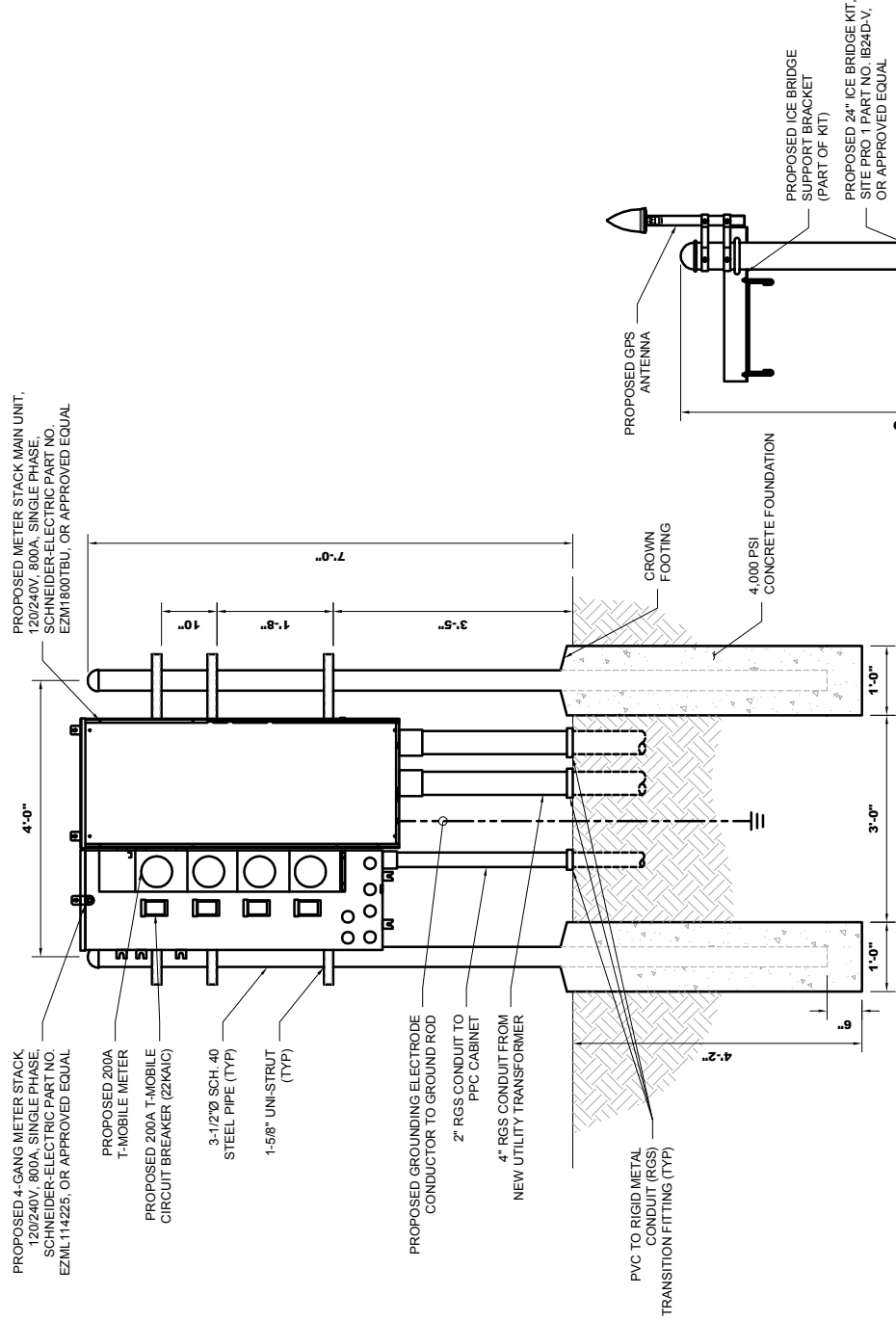
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 AE JOB NO: 1700207\_008

**DRAWING TITLE:**  
 CONSTRUCTION DETAILS

**DRAWING SHEET:**  
 Z-4

**SITE INFORMATION:**  
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**SHEET NUMBER:**  
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**COLORADO LICENSED MILLER**  
**ANDREW MICHAEL MILLER**  
 0049882  
 03/16/2018  
**PROFESSIONAL ENGINEER**  
 ANDREW M. MILLER, PE  
 COLORADO PROFESSIONAL ENGINEER  
 LICENSE # 0049882



**FIGURE 1**

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**WOODEN FENCE & GATE DETAIL**  
 N.T.S.

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 LANDSCAPE PLAN

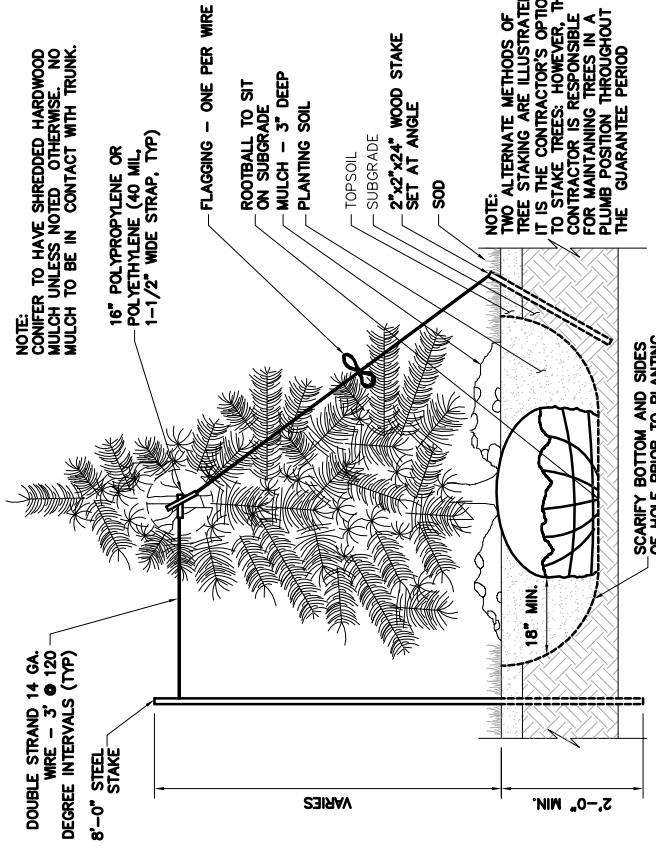
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 COLORADO PROFESSIONAL ENGINEER  
 LICENSE # 004882

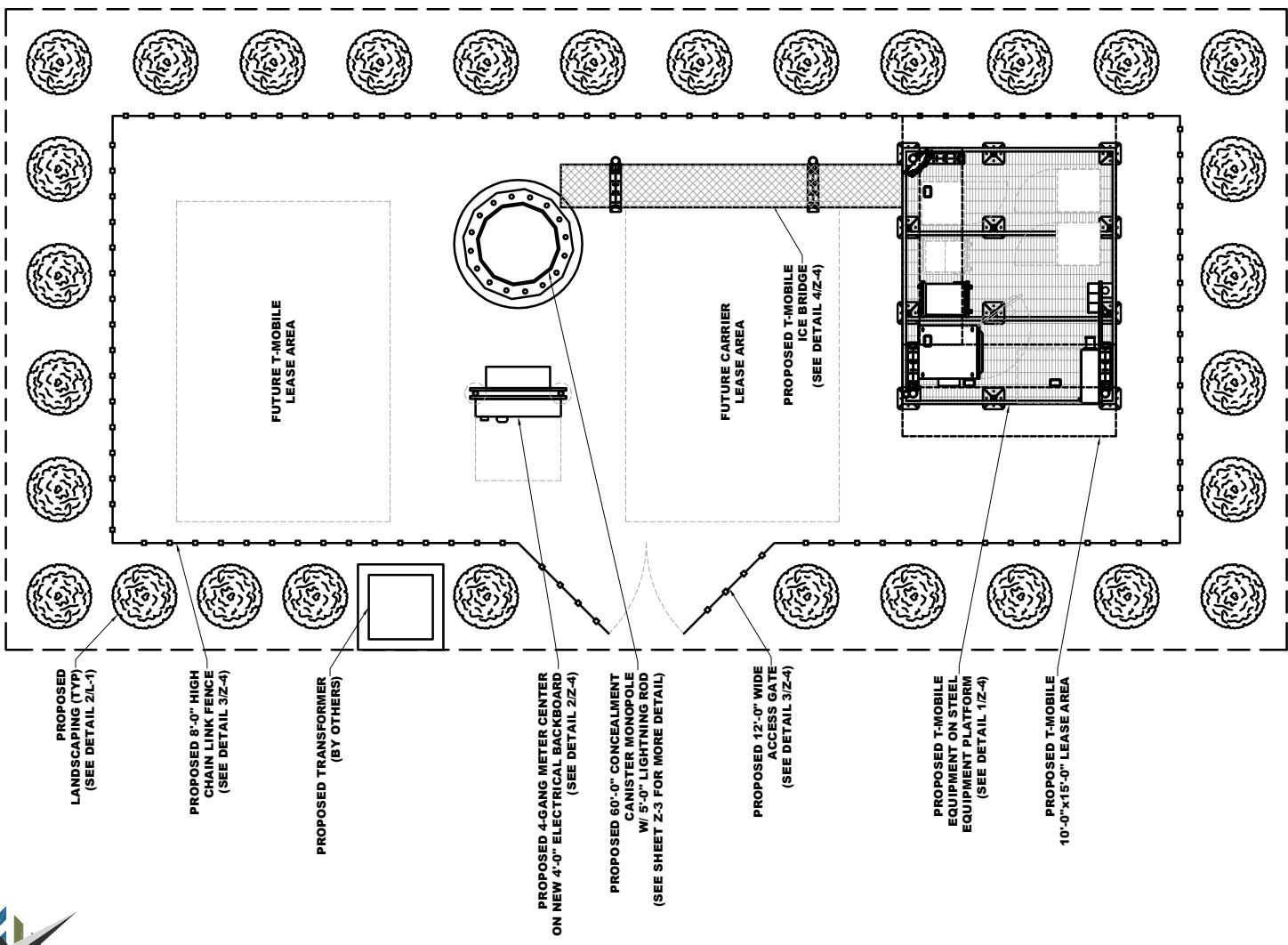
**LANDSCAPING NOTES**

- ALL PLANT MATERIAL AND INSTALLATION OF PLANT MATERIAL SHALL BE IN STRICT CONFORMANCE WITH USDA STANDARDS FOR NURSERY STOCK AND THE "AMERICAN STANDARD FOR NURSERY STOCK," PUBLISHED BY AMERICAN HORTICULTURE INDUSTRY ASSOCIATION, LATEST EDITION.
- CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN WORK AREA AND SHALL BE RESPONSIBLE FOR THEIR PROTECTION.
- THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS SHOWN ON THE DRAWINGS, AS SPECIFIED, AND IN QUANTITIES INDICATED ON THE PLANT LIST.
- ALL PLANTS SHALL BE NURSERY GROWN.
- ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
- ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OR GROWTH. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE AND INSECT PESTS, EGGS OR LARVAE. THEY SHALL HAVE HEALTHY WELL-DEVELOPED ROOT SYSTEMS.
- SUBSTITUTIONS: WHEN PLANTS OF A SPECIFIED KIND OR SIZE ARE NOT AVAILABLE WITH A REASONABLE DISTANCE, SUBSTITUTIONS MAY BE MADE UPON REQUEST BY THE CONTRACTOR IF APPROVED BY THE LANDSCAPE ARCHITECT OR HIS/HER REPRESENTATIVE.
- ALL AREAS TO BE SHOWN AS LAWN SHALL BE GRASSED, AS SPECIFIED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- TREE LOCATIONS MAY NEED TO BE ADJUSTED BASED ON LOCATIONS OF PROPOSED UTILITIES.
- ALL PLANTING BEDS TO RECEIVE 3" SHREDDED HARDWOOD MULCH AS SHOWN ON DETAILS.
- ROOT BALLS OF ALL PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS OR FROST.
- PLANTS WITH BROKEN ROOT BALLS OR EXCESSIVE DAMAGE TO THE CROWN SHALL BE REPLACED PRIOR TO PLANTING.
- ROPES AT TOP OF BALL SHALL BE CUT. REMOVE TOP 1/3 OF BURLAP. NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED.
- PREPARATION OF PLANTING: CLEAN TOPSOIL OF ROOTS, PLANTS, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL OR TOXIC TO PLANT GROWTH.
- DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
- NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR HIS/HER EQUAL.
- ALL PLANTS SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
- ALL EXISTING TREES THAT ARE TO BE SAVED AS DETERMINED BY LANDSCAPE ARCHITECT SHALL BE PROTECTED UNTIL CONSTRUCTION HAS BEEN COMPLETED. AREA WITHIN DRILLPIE SHALL NOT BE TRAVELLED ACROSS BY CONSTRUCTION TRAFFIC.
- TREES PLANTED ALONG STREETS SHALL HAVE A SINGLE STRAIGHT TRUNK THAT DOES NOT FORK BELOW 6'.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING.
- WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- THE CONTRACTOR SHALL LAYOUT WITH IDENTIFIABLE STAKES INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTING ALONG WITH THE ARRANGEMENTS AND OUTLINE OF PLANTING BEDS AS INDICATED ON DRAWING. THE LAYOUT OF PLANTING WILL THEN BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ANY EXCAVATION OF PLANT PITS OR PLANT BEDS.
- AT PLANTING TIME, ALL PLANT MATERIAL SHALL BE THINNED BY REMOVING BROKEN AND/OR DEAD VEGETATIVE MATERIAL.
- ALL PLANTS SHALL BE INSTALLED AS PER DETAIL AND THE CONTRACT SPECIFICATIONS.
- ALL PLANTS SHALL BE STAKED AND PLUMB UNLESS OTHERWISE SPECIFIED.
- ALL PLANTS SHALL BE THOROUGHLY WATERED TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.
- WARRANT TREES AND SHRUBS FOR A PERIOD OF ONE YEAR AFTER WRITTEN DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR CONSTRUCTION MANAGER AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MONITOR THE PROJECT DURING THE ONE YEAR WARRANTY PERIOD AND NOTIFY THE OWNER IF PROBLEMS DEVELOP. PLANTS THAT DIE DURING THE WARRANTY PERIOD SHALL BE REMOVED IMMEDIATELY. REPLACEMENTS SHALL BE PLACED UNDER WARRANTY FOR AN ADDITIONAL ONE YEAR PERIOD.
- CONDITIONS DETRIMENTAL TO PLANTS: THE CONTRACTOR SHALL NOTIFY THE PROJECT REPRESENTATIVE IN WRITING OF ALL SOIL OR DRAINAGE CONDITIONS WHICH THE CONTRACTOR CONSIDERS DETRIMENTAL TO THE GROWTH OF PLANTS. HE SHALL STATE THE CONDITIONS AND SUBMIT A PROPOSAL FOR CORRECTING THE CONDITIONS INCLUDING ANY CHANGE IN COST FOR REVIEW AND ACCEPTANCE BY THE PROJECT REPRESENTATIVE.
- MINOR ADJUSTMENTS TO TREE LOCATION MAY BE NECESSARY DUE TO FIELD CONDITIONS AND FINAL GRADING. THE CONTRACTOR SHALL NOTIFY THE OWNER IF MAJOR ADJUSTMENTS ARE REQUIRED.



**TYPICAL PLANT LIST**

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	MATURE HEIGHT	MATURE SPREAD	WATER USE
	COLORREEN JUNIPER	JUNIPERUS SCOPULORUM COLOGREEN	30	16'-20'	8'-12'	LOW



**FIGURE 1**

LAND USE REVIEW FILE #  
**CPC CM1 17-00136**

**811**  
 Know what's below.  
 Call before you dig.  
 PROTECTING UTILITIES AND PREVENTING DAMAGE TO THEM IS THE RESPONSIBILITY OF EVERYONE. CALL 811 TO REPORT ANY UNIDENTIFIED HOLES OR UNIDENTIFIED UTILITIES. THIS DRAWING DOES NOT INCLUDE NECESSARY UTILITY INFORMATION. CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE COMPARTMENTALIZED AND REGULATED ACT OF 1988 AND ALL APPLICABLE REGULATIONS THERE TO APPURTENANT.



**T-Mobile**  
**WEST LLC**  
 T-MOBILE WEST LLC  
 2323 DELGANY STREET  
 DENVER, COLORADO 80216  
 PHONE: (215) 633-5200  
 FAX: (215) 633-5393

**Eco-Site**  
 ECO-SITE, LLC  
 240 LEIGH FARM ROAD,  
 SUITE 415  
 DURHAM, NORTH CAROLINA 27707

**advantage engineers**  
 5445 DTC PARKWAY / PENTHOUSE 4  
 GREENWICH, COLORADO 80111  
 PHONE: (953) 338-3377  
 www.advantageengineers.com

**PLAN REVISIONS:**

REV. NO.	DATE	DESIGNER	DESCRIPTION
A	07/07/17	MTG	ISSUED FOR 90% REVIEW (ZDs)
B	08/10/17	K.F	ISSUED FOR 100% REVIEW (ZDs)
0	8/28/2017	K.F	ISSUED FOR ZONING
1	3/16/2018	MDS	ISSUED FOR ZONING
2			
3			
4			

**AE DESIGN INFO:**  
 DESIGNER: MTG  
 AE JOB NO: 1700207\_008

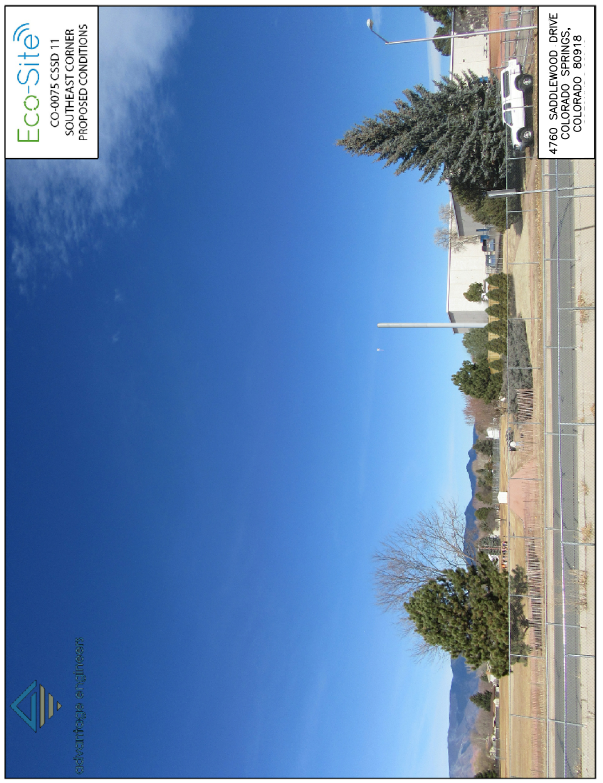
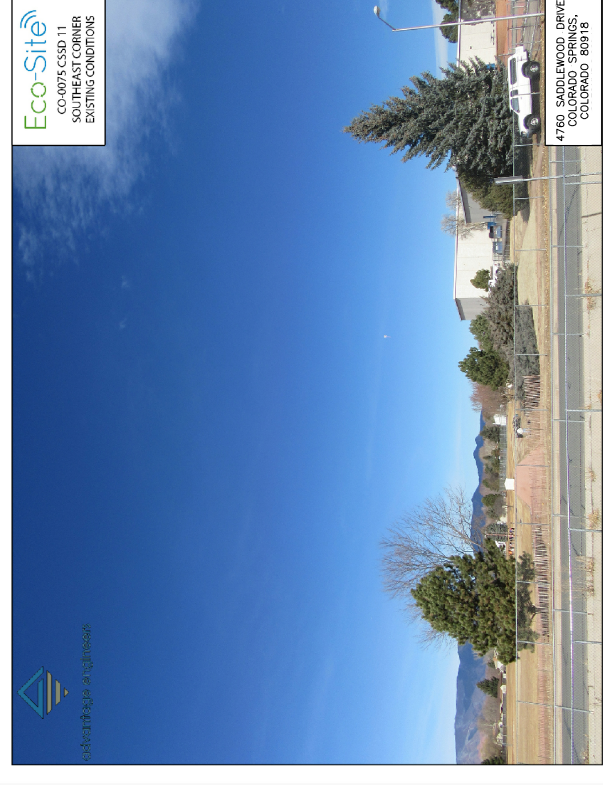
**DRAWING TITLE:**  
 PHOTO SIMULATIONS

**DRAWING SHEET:**  
**PH-1**

**SITE INFORMATION:**  
 ECO-SITE/SITE NAME: CO-0075 CSSD 11  
 T-MOBILE SITE ID: DN01602A  
 SITE ADDRESS: 4760 SADDLEWOOD DRIVE COLORADO SPRINGS, COLORADO 80918  
 JURISDICTION: CITY OF COLORADO SPRINGS EL PASO COUNTY, COLORADO  
**SHEET NUMBER:** 9 OF 9

**COLORADO LICENSED PROFESSIONAL ENGINEER**  
**ANDREW MICHAEL MILLER**  
 0049882  
 03/16/2018  
 ANDREW M. MILLER, PE  
 COLORADO PROFESSIONAL ENGINEER  
 LICENSE # 0049882

**CPC CMI 17-00136**



**FIGURE 1**