

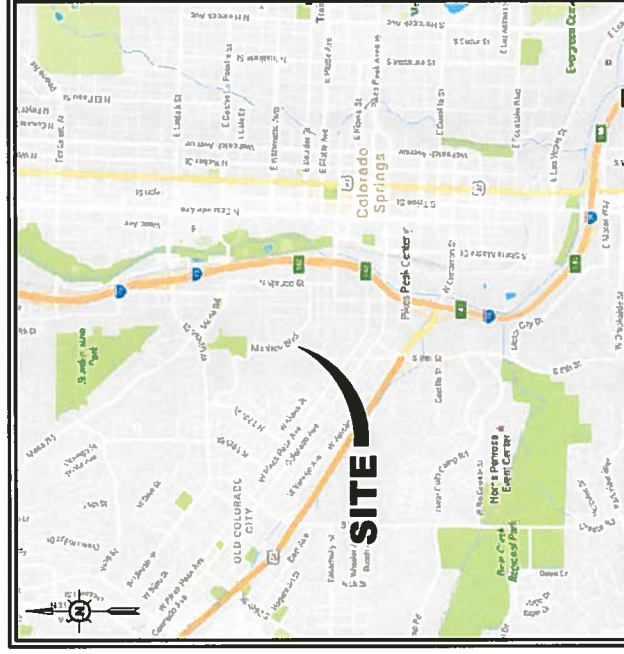
**ECO-SITE SITE NAME:
CO-0047 PIKES PEAK**

**T-MOBILE SITE ID:
DN01555B**

SITE ADDRESS:

**640 MANITOU BOULEVARD
COLORADO SPRINGS, COLORADO 80904**

**NEW 40'-0"X40'-0" WALLED COMMUNICATIONS COMPOUND
& 40'-0" STEALTH BELL TOWER INSTALLED WITHIN 50'-0"X50'-0" LEASE AREA**



AREA MAP
COLORADO SPRINGS, COLORADO
SCALE: 1" = 2,000'-0"

DIRECTIONS:
HEADING FROM COLORADO SPRINGS AIRPORT:
HEAD NORTH ON MILTON EAST PROBY PARKWAY AIRPORT EXIT TOWARD SERVICE ROAD. USE ANY
LANE TO TURN SLIGHTLY LEFT ONTO MILTON EAST PROBY PARKWAY. USE THE LEFT LANE TO TAKE
THE ACADEMY BOULEVARD EXIT. CONTINUE ONTO SOUTH ACADEMY BOULEVARD/TAKE THE EXIT
ONTO I-25 NORTH TOWARD COLO SPRINGS. TAKE THE 144th STREET ON-RAMP TO I-25 NORTH
AND TAKE THE 144th STREET EXIT. TURN LEFT ONTO WEST BOULDER STREET. CONTINUE ONTO MANITOU BOULEVARD.
DESTINATION WILL BE ON THE LEFT.

SITE INFORMATION	
ECO-SITE NAME:	CO-0047 PIKES PEAK
T-MOBILE SITE ID:	DN01555B
SITE ADDRESS:	640 MANITOU BOULEVARD COLORADO SPRINGS, COLORADO 80904
JURISDICTION:	CITY OF COLORADO SPRINGS EL PASO COUNTY, COLORADO
ZONING:	R21CU (RESIDENTIAL WITH CONDITIONAL USE)
TAX ACCOUNT ID:	74124-28-007
LOT / BLOCK:	24 / G
PARCEL SIZE / COMPOUND SIZE:	7.83 AC / 2,500.0 SF.
SITE COORDINATES:	N 38° 50' 21.065" (NAD 83) W 104° 50' 15.820" (NAD 83)
GROUND ELEVATION:	6,102.47± (NAVD 88)
STRUCTURE TYPE:	STEALTH BELL TOWER
STRUCTURE HEIGHT:	40'-0"± AGL (TOP OF TOWER)
ANTENNA RAD CENTER:	36'-0"± AGL
GROUND LANDLORD NAME:	FIRST ASSEMBLY OF GOD CHURCH
GROUND LANDLORD ADDRESS:	640 MANITOU BOULEVARD COLORADO SPRINGS, COLORADO 80904
APPLICANT:	ECO-SITE, INC. 240 LEIGH FARM ROAD, SUITE 415 DURHAM, NORTH CAROLINA 27707

CODE ANALYSIS	
BUILDING CODE:	IBC 2015
ELECTRICAL CODE:	NEC 2014
FIRE SAFETY CODE:	IFC 2015
USE GROUP:	U (UTILITY)
CONSTRUCTION TYPE:	IIB

ECO-SITE / T-MOBILE WILL CONSIDER COLLOCATION PROPOSALS FROM OTHER COMMERCIAL RADIO PROVIDERS WITH AN INTEREST IN THIS FACILITY (ORD. 01-42)

NOTE TO GENERAL CONTRACTOR

NO WORK IS TO BE PERFORMED ON THIS SITE WITHOUT REVIEW OF THE APPROVED STRUCTURAL ANALYSIS. IF ANY DISCREPANCIES ARE FOUND THE GENERAL CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING. AT NO TIME WILL ANY ADDITIONAL ANTENNAS BE INSTALLED WITHOUT WRITTEN CONSENT FROM TOWER ENGINEER.

"THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING, INC. DATED 12/21/2016. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE CPC CM1 16-00132 OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 105, COLORADO SPRINGS, CO IF YOU WOULD LIKE TO REVIEW SAID REPORT."

T-Mobile
WEST LLC
T-MOBILE NORTHEAST LLC
2323 DELGANY STREET
DENVER, COLORADO 80216
TEL: (303) 733-3333
FAX: (318) 633-3383

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

advantage engineers
408 MIDCOURT AVENUE, SUITE C
MECHANICSVILLE, PENNSYLVANIA 17058
www.advantageengineers.com

SCHEDULE OF REVISIONS		
#	DATE	DESCRIPTION OF CHANGES
1	02-03-17	REV. PER CITY COMMENTS
2	01-05-17	REV. PER CITY COMMENTS
3	10-11-16	ISSUED FOR ZONING
4	08-16-16	ISSUED FOR 90% REVIEW (20s)

DRAWN BY: JHW
CHECKED BY: MTO
SCALE: NOTED
JOB NO: NS910-20-000

DRAWING TITLE:
TITLE SHEET

DRAWING SHEET:
T-1

SHEET NUMBER:
1 OF 10

SITE INFORMATION:
**ECO-SITE SITE NAME:
CO-0047 PIKES PEAK
T-MOBILE SITE ID:
DN01555B
SITE ADDRESS:
640 MANITOU BOULEVARD,
COLORADO SPRINGS,
COLORADO 80904
JURISDICTION:
CITY OF COLORADO SPRINGS
EL PASO COUNTY, COLORADO**

COLORADO LICENSED PROFESSIONAL ENGINEER
W. JEFFERY MARGORNY, P.E.
LICENSE # 18128
2/3/17

Figure 1 - Site Plan

T-Mobile
WEST LIC
T-MOBILE PARTICIPANT LLC
3800 W. WASHINGTON STREET
DENVER, COLORADO 80231
PHONE: (316) 633-6300
FAX: (316) 633-6383

Eco-Site
ECO-SITE, INC.
240 LEIGH FARM ROAD,
SUITE 418
DURHAM, NORTH CAROLINA 27707

advantage engineers
ADVANTAGE ENGINEERS, P.C.
1425 MARSHALL STREET, SUITE 100
DENVER, COLORADO 80202
PHONE: (717) 624-8888
WWW.ADVANTAGEENGINEERS.COM

SCHEDULE OF REVISIONS

REV. NO.	DATE	DESCRIPTION OF CHANGES
2	02-03-17	REV. PER CITY COMMENTS
1	01-05-17	REV. PER CITY COMMENTS
0	10-11-16	ISSUED FOR ZONING
A	08-16-16	ISSUED FOR 90% REVIEW (20%)

DRAWN BY: JMW
CHECKED BY: MTO
SCALE: NOTED
JOB NO: NE90420.000

DRAWING TITLE:
EXISTING SITE PLAN

DRAWING SHEET:
Z-1

SHEET NUMBER:
2 OF 10

SITE INFORMATION:
ECO-SITE SITE NAME:
CO-0047 PIKES PEAK
T-MOBILE SITE ID:
DN01555B
SITE ADDRESS:
640 MANITOU BOULEVARD
COLORADO SPRINGS,
COLORADO 80904
JURISDICTION:
CITY OF COLORADO SPRINGS
EL PASO COUNTY, COLORADO

COLORADO LICENSED PROFESSIONAL ENGINEER
W. JEFFERY MAGORRY, P.E.
LICENSE # 1128

2/3/17

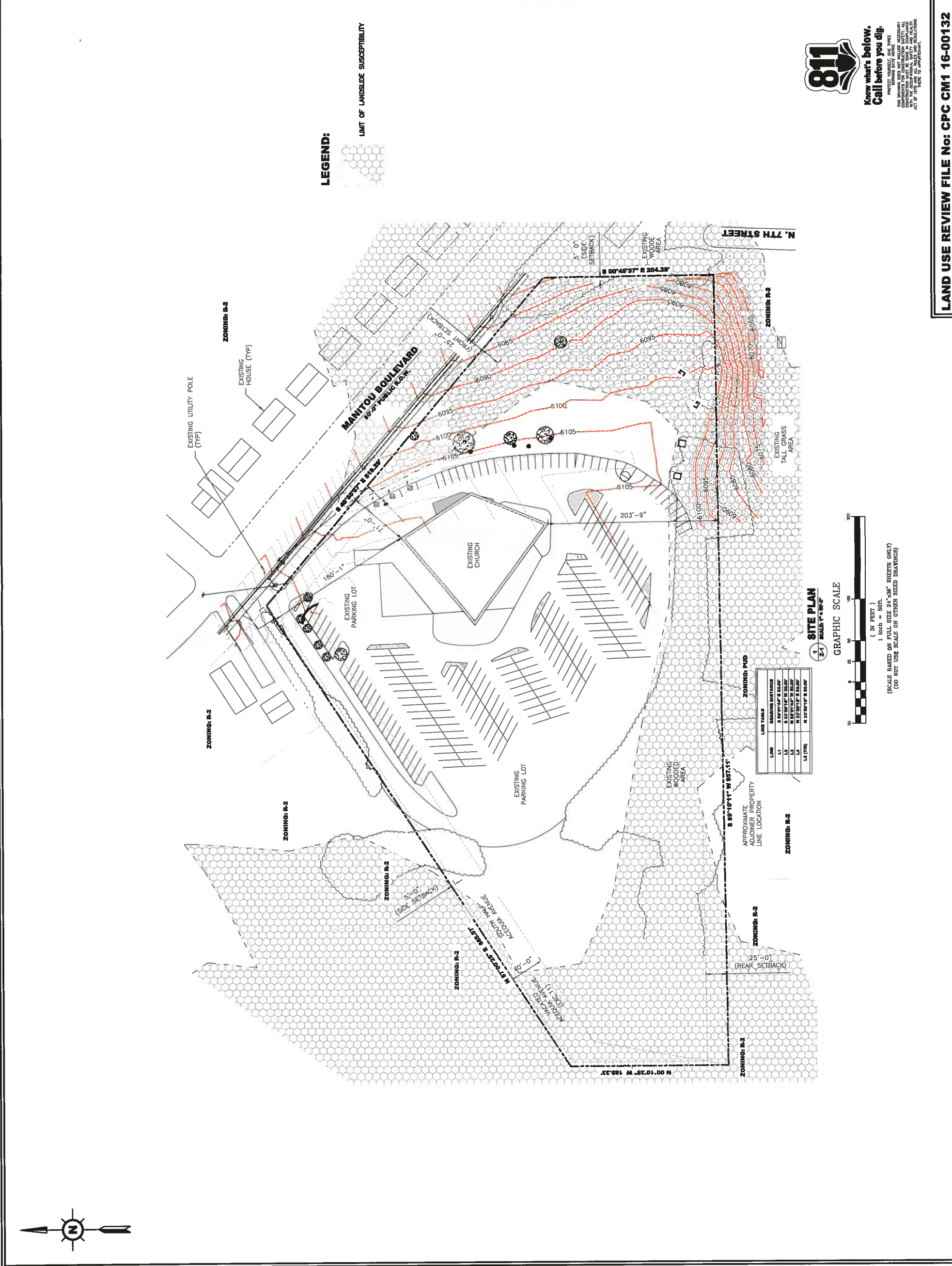


Figure 1 - Site Plan

T-Mobile
WEST LLC
T-MOBILE NORTHWEST LLC
1400 NORTH WYOMING STREET
DENVER, COLORADO 80216
PHONE: (319) 633-6300
FAX: (319) 633-6383

Eco-Site
ECO-SITE, INC.
240 LEIGH FARM ROAD,
SUITE 416
DURHAM, NORTH CAROLINA 27707

advantage engineers

SCHEDULE OF REVISIONS

NO.	DATE	DESCRIPTION OF CHANGES
2	02-03-17	REV. PER CITY COMMENTS
1	01-05-17	REV. PER CITY COMMENTS
0	10-11-16	ISSUED FOR ZONING
A	08-16-16	ISSUED FOR 90% REVIEW (22d)

DRAWN BY: JMW
CHECKED BY: MTG
SCALE: NOTED
JOB NO: N390430.000
DRAWING TITLE: **SITE PLAN**
DRAWING SHEET: **Z-1A**

SHEET NUMBER: **3 OF 10**

SITE INFORMATION:
ECO-SITE SITE NAME: **CO-0047 PIKES PEAK**
T-MOBILE SITE ID: **DN01555B**
SITE ADDRESS: **640 MANITOU BOULEVARD**
COLORADO SPRINGS,
COLORADO 80904
JURISDICTION: **CITY OF COLORADO SPRINGS**
EL PASO COUNTY, COLORADO

GENERAL NOTES:

- THIS PLAN WAS PREPARED USING AN APPROVED PLAN ENTITLED "RAWLAND SURVEY" BY CLARK LAND SURVEYING INCORPORATED, DATED 08/16/2016.
- THE PROPOSED FACILITY WILL CAUSE "THE MINIMUM" IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
- NO NOISE, SMOKE, DUST, OR 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 RECEIPTALERS.
- ACCORDING TO THE F.L.R.M. COMMUNITY PANEL #08041C0729F, DATED 03/17/1987, THE PROPOSED SITE IS NOT IN A FLOODPLAIN.

PROPERTY DESCRIPTION:
ALL THAT PARCELS OF LAND IN EL PASO COUNTY, STATE OF COLORADO, AS MORE FULLY DESCRIBED IN DEED BOOK 2412, PAGE 638, DJ 7412428007, BEING KNOWN AND DESIGNATED AS FOLLOWS:
BLOCKS G AND H AND THAT PORTION OF BLOCK I IN THE WEST COLORADO SPRINGS LAND COMPANY'S ADDITION TO COLORADO SPRINGS, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING ON THE SOUTH LINE OF SAID BLOCK I, 897.11 FEET EAST OF THE SOUTH LINE OF SAID BLOCKS G, H AND I, FROM THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6TH P.M., 574.48 FEET SOUTHEASTERLY TO THE NORTHEASTERN CORNER OF SAID BLOCKS H AND I FROM THE MOST NORTHERLY CORNER OF SAID BLOCK H.

BY FEE SIMPLE DEED FROM M. KOSKOVE AND S. KOSKOVE AS SET FORTH IN BOOK 2412 PAGE 638 DATED 05/28/1971 AND RECORDED 06/02/1971, EL PASO COUNTY RECORDS, STATE OF COLORADO.
DEED CORRECTS GRANTEE'S NAME IN DEED RECORDED 11/07/1968 IN BOOK 2247, PAGE 475.
CERTIFICATE OF ASSIGNED OR TRADE NAME LISTING LIVING SPRINGS WORSHIP CENTER, INC. RECORDED 03/02/1992 IN BOOK 5941, PAGE 14411.

LEASE AREA LEGAL DESCRIPTION:
A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED BOOK 2412, PAGE 638, BEING A PORTION OF LOT 1, WEST COLORADO SPRINGS LAND COMPANY'S ADDITION TO COLORADO SPRINGS, AS SET FORTH IN DOC# 148 RECORDED 05/21/1987, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6TH P.M., ALSO BEING THE SOUTHWEST CORNER OF LOT 6, WEST COLORADO SPRINGS LAND COMPANY'S ADDITION TO COLORADO SPRINGS; THENCE N89°10'11"E (BEARINGS BASED ON THE SOUTH LINE OF LOTS G, H, AND I OF WEST COLORADO SPRINGS LAND COMPANY'S ADDITION TO COLORADO SPRINGS, WHICH BEARS S89°10'11"W) ALONG THE SOUTH LINE OF LOTS G, H, AND I OF SAID ADDITION TO COLORADO SPRINGS, A DISTANCE OF 743.21 FEET; THENCE N07°49'49"W, A DISTANCE OF 23.00 FEET TO THE POINT OF BEGINNING; THENCE N56°01'44"W, A DISTANCE OF 67.05 FEET; THENCE N29°54'37"W, A DISTANCE OF 44.34 FEET; THENCE N43°58'16"E, A DISTANCE OF 50.00 FEET; THENCE N07°13'57"E, A DISTANCE OF 24.38 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF MANITOU BOULEVARD, SAID POINT BEING THE POINT OF TERMINUS.

SIDELINES OF SAID STRIP EXTEND OR SHORTEN AS NECESSARY TO INTERSECT THE LINE THAT POINT OF BEGINNING AND POINT OF TERMINUS ARE A PART OF.

SAID PARCEL CONTAINS AN AREA OF 10,943 S.F. OR 0.251 ACRES, MORE OR LESS.

UTILITY EASEMENT LEGAL DESCRIPTION:
A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED BOOK 2412, PAGE 638, BEING A PORTION OF LOT 1, WEST COLORADO SPRINGS LAND COMPANY'S ADDITION TO COLORADO SPRINGS, AS SET FORTH IN DOC# 148 RECORDED 05/21/1987, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6TH P.M., ALSO BEING THE SOUTHWEST CORNER OF LOT 6, WEST COLORADO SPRINGS LAND COMPANY'S ADDITION TO COLORADO SPRINGS; THENCE N89°10'11"E (BEARINGS BASED ON THE SOUTH LINE OF LOTS G, H, AND I OF WEST COLORADO SPRINGS LAND COMPANY'S ADDITION TO COLORADO SPRINGS, WHICH BEARS S89°10'11"W) ALONG THE SOUTH LINE OF LOTS G, H, AND I OF SAID ADDITION TO COLORADO SPRINGS, A DISTANCE OF 50.00 FEET; THENCE N07°49'49"W, A DISTANCE OF 23.00 FEET TO THE POINT OF BEGINNING; THENCE N56°01'44"W, A DISTANCE OF 67.05 FEET; THENCE N29°54'37"W, A DISTANCE OF 44.34 FEET; THENCE N43°58'16"E, A DISTANCE OF 50.00 FEET; THENCE N07°13'57"E, A DISTANCE OF 24.38 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF MANITOU BOULEVARD, SAID POINT BEING THE POINT OF TERMINUS.

SIDELINES OF SAID STRIP EXTEND OR SHORTEN AS NECESSARY TO INTERSECT THE LINE THAT POINT OF BEGINNING AND POINT OF TERMINUS ARE A PART OF.

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A STRIP OF LAND, 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
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SIDELINES OF SAID STRIP EXTEND OR SHORTEN AS NECESSARY TO INTERSECT THE LINE THAT POINT OF BEGINNING AND POINT OF TERMINUS ARE A PART OF.

SAID PARCEL CONTAINS AN AREA OF 1,865 S.F. OR 0.043 ACRES, MORE OR LESS.

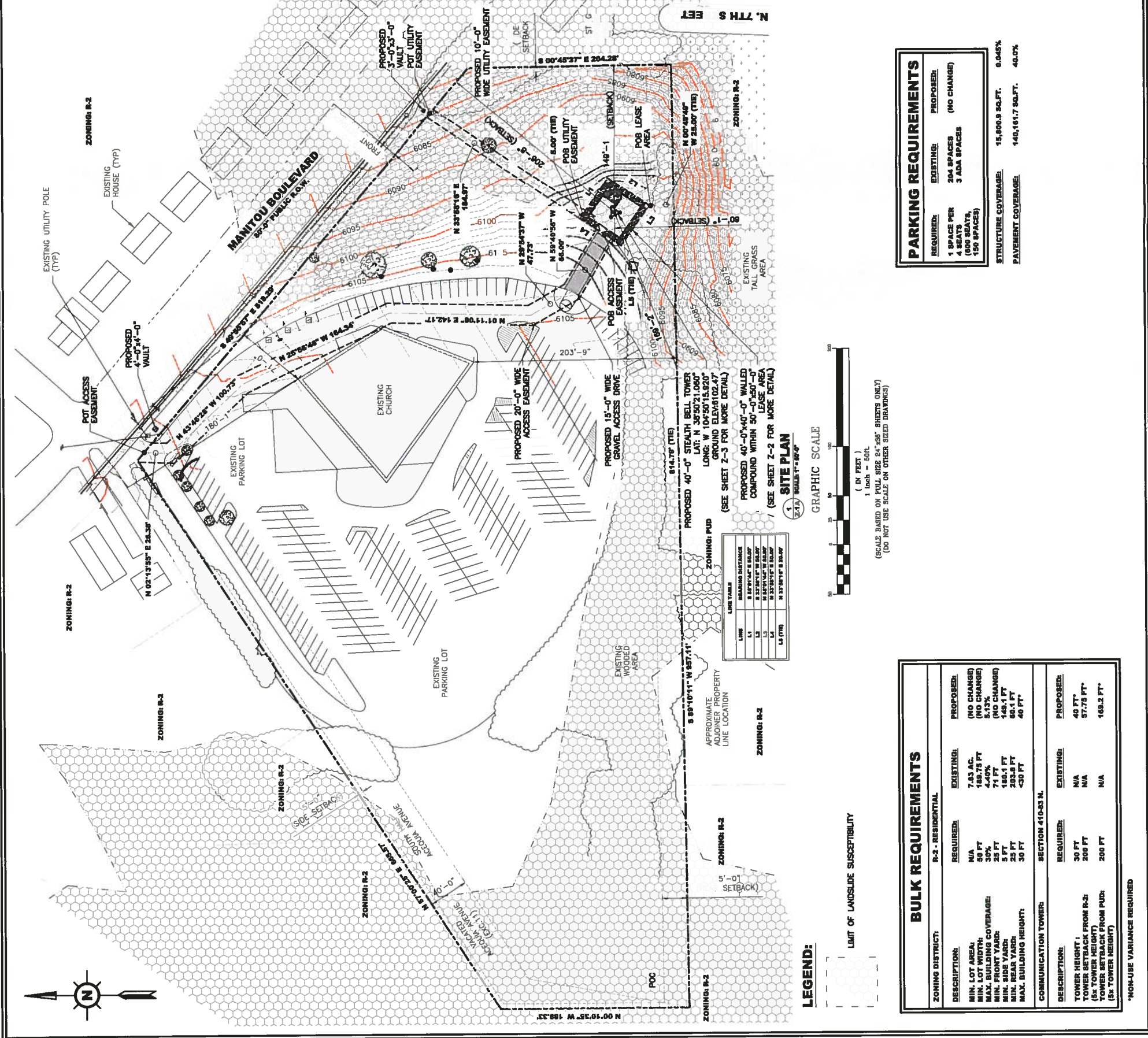


Figure 1 - Site Plan

14000 E. NORTHWIND BLVD
DENVER, COLORADO 80231
PHONE: (303) 633-8200
FAX: (303) 633-5333

Eco-SITE, INC.
240 LEIGH FARM ROAD,
SUITE 415
DURHAM, NORTH CAROLINA 27707

advantage engineers
1500 W. 10TH AVENUE, SUITE 100
DENVER, CO 80202
PHONE: (303) 442-8800
WWW.ADVANTAGEENGINEERS.COM

SCHEDULE OF REVISIONS

NO.	DATE	DESCRIPTION OF CHANGES
2	02-03-17	REV. PER CITY COMMENTS
1	01-05-17	REV. PER CITY COMMENTS
0	10-11-16	ISSUED FOR ZONING
A	08-16-16	ISSUED FOR 90% REVIEW (Z04)

DRAWN BY: JHW
CHECKED BY: MTG
SCALE: NOTED
JOB NO: NS904210.000

COMPOUND PLAN

DRAWING SHEET:

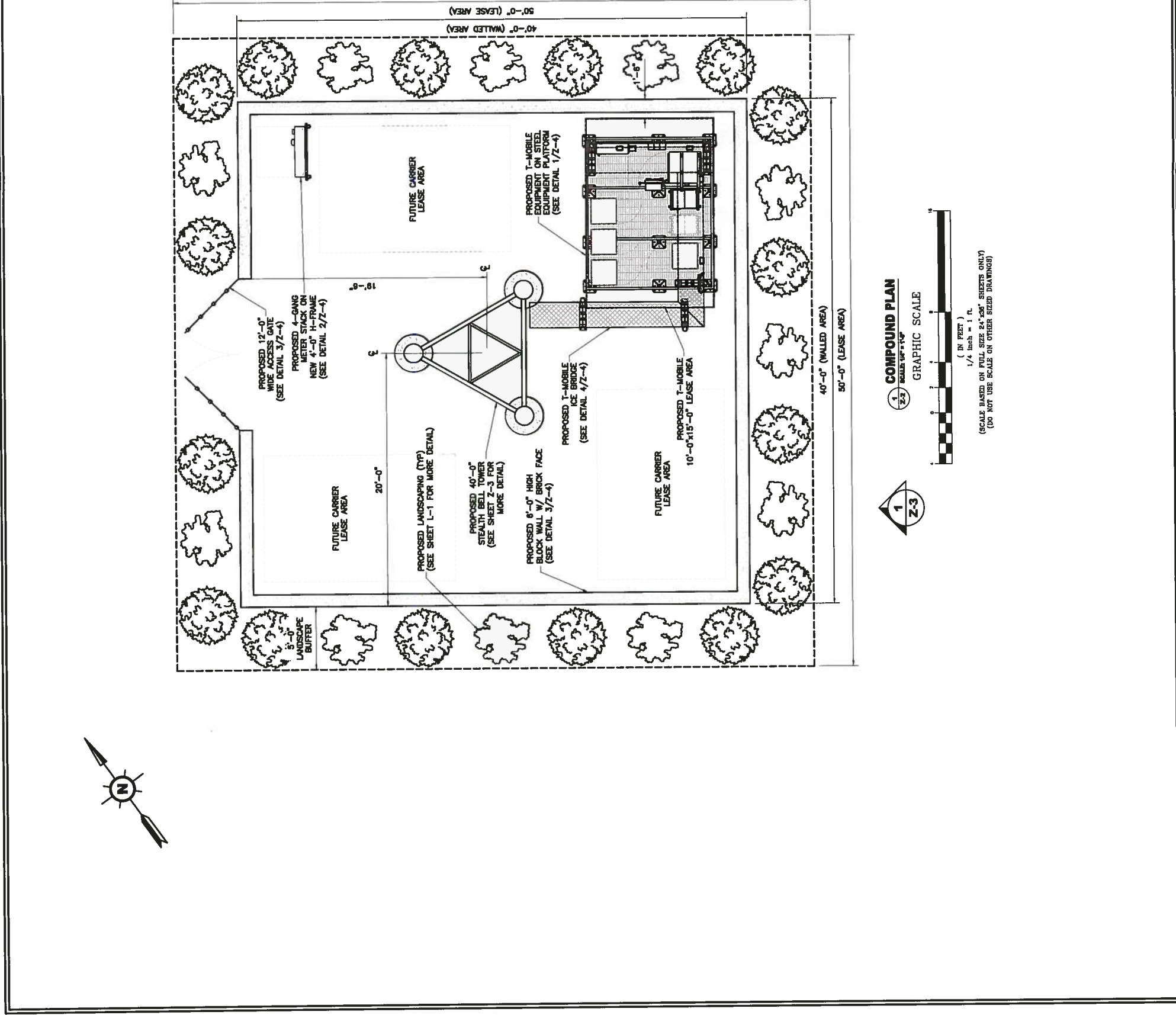
Z-2

SHEET NUMBER:
4 OF 10

SITE INFORMATION:
ECO-SITE NAME:
CO-0047 PIKES PEAK
T-MOBILE SITE ID:
DN01555B
SITE ADDRESS:
**640 MANTOU BOULEVARD
COLORADO SPRINGS,
COLORADO 80904**
JURISDICTION:
**CITY OF COLORADO SPRINGS
EL PASO COUNTY, COLORADO**

W. JEFFERY MAGORRRY, P.E.
COLORADO PROFESSIONAL ENGINEER
LICENSE # 1051228

- ### GENERAL NOTES
- FOR THE PURPOSE OF ZONING DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
 CONTRACTOR- GENERAL CONTRACTOR
 SUBCONTRACTOR- HIRING BY GENERAL CONTRACTOR
 ECO-SITE- SUBCONTRACTOR
 OWNER- ORIGINAL EQUIPMENT MANUFACTURER
 OEM- ORIGINAL EQUIPMENT MANUFACTURER
 - 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.
 - 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 REGULATIONS AND APPLICABLE REGULATIONS.
 - UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
 - THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
 - 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.
 - CABLES SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND T1 TELCO PLAN DRAWINGS.
 - 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.
 - CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY.
 - CONTRACTOR SHALL LEAVE THE PREMISES IN CLEAN CONDITION.
 - CONSTRUCTION SHALL COMPLY WITH ECO-SITE MASTER SPECIFICATIONS AND THESE DRAWINGS. WHERE A CONFLICT EXISTS, IT IS CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNER.
 - NOTHING CONTAINED IN THESE DRAWINGS SHALL CREATE ANY CONTRACTUAL RELATIONS BETWEEN ANY SUBCONTRACTOR(S) AND ECO-SITE.
 - 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.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND COMPLETING 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 PROTECTION
 E) FALL PROTECTION
 F) EXCAVATIONS
 G) CONCRETE
 H) STEEL ERECTION
 I) POWER TRANSMISSION & DISTRIBUTION
 J) CRANES & DERRICKS IN CONSTRUCTION



COMPOUND PLAN
 1/4" = 1'-0"
 GRAPHIC SCALE

(IN FEET)
 1/4" inch = 1 ft.
 (SCALE BASED ON FULL SIZE 24" X 36" SHEETS ONLY)
 (DO NOT USE SCALE ON OTHER SIZED DRAWINGS)

LAND USE REVIEW FILE No: CPC CM1 16-00132

Figure 1 - Site Plan

T-Mob I

T-MOBILE NORTHEAST LLC
3800 W. 10TH AVENUE
DENVER, COLORADO 80216
PHONE: (316) 633-8500
FAX: (316) 633-8383

Eco-Site

ECO-SITE, INC.
240 LEIGH FARM ROAD,
SUITE 418
DURHAM, NORTH CAROLINA 27707

advantage engineers

ADVANTAGE ENGINEERS
1400 MARSHALL STREET, SUITE 100
DENVER, COLORADO 80202
PHONE: (717) 454-8828
WWW.ADVANTAGEENGINEERS.COM

SCHEDULE OF REVISIONS

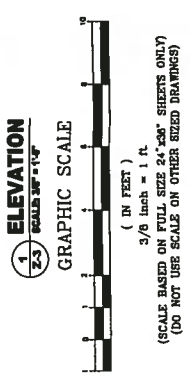
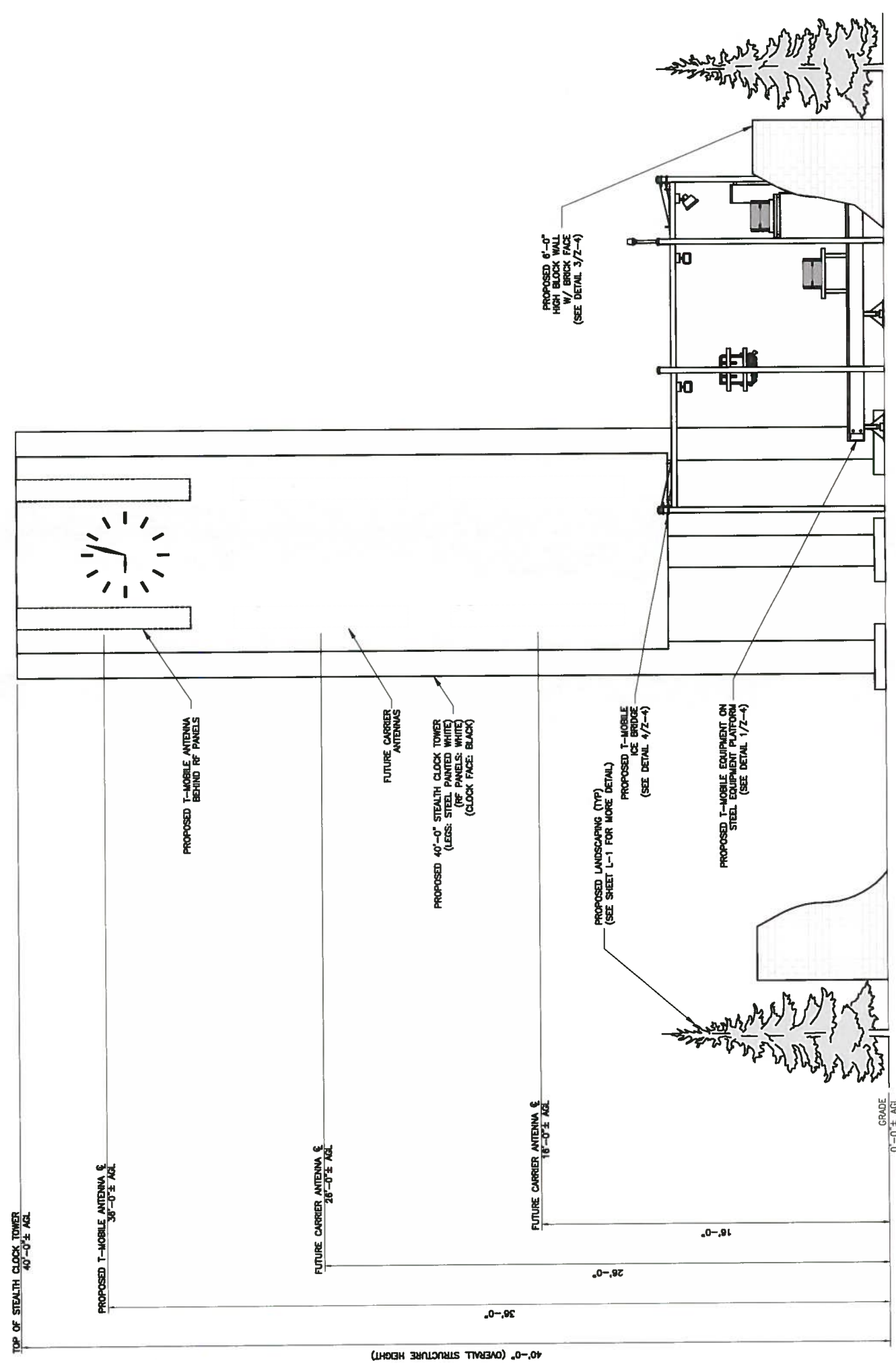
REV. NO.	DATE	DESCRIPTION OF CHANGES
2	02-03-17	REV. PER CITY COMMENTS
1	01-05-17	REV. PER CITY COMMENTS
0	10-11-16	ISSUED FOR ZONING
A	08-16-16	ISSUED FOR 90% REVIEW (ZDA)

DRAWN BY: JMW
CHECKED BY: MTG
SCALE: NOTED
JOB NO: N590420.000
DRAWING TITLE: **ELEVATION**

DRAWING SHEET: **Z-3**

SHEET NUMBER: **5 OF 10**

SITE INFORMATION:
ECO-SITE SITE NAME: **CO-0047 PIKES PEAK**
T-MOBILE SITE ID: **DN01555B**
SITE ADDRESS: **640 MANITOU BOULEVARD, COLORADO SPRINGS, COLORADO 80904**
JURISDICTION: **CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO**



LAND USE REVIEW FILE No: CPC CM1 16-00132

Figure 1 - Site Plan

T-MBI
T-MBI CONSULTANTS LLC
2533 BELMONT STREET
DENVER, COLORADO 80216
PHONE: (310) 633-8200
FAX: (310) 633-8283

Eco-Site, Inc.
240 LEIGH FARM ROAD,
SUITE 418
BURHAM, NORTH CAROLINA 27707

advantage engineers
10000 W. ALPINE AVENUE, SUITE 100
DENVER, COLORADO 80231
PHONE: (717) 438-8882
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SCHEDULE OF REVISIONS

REV. NO.	DATE	DESCRIPTION OF CHANGES
2	02-03-17	REV. PER CITY COMMENTS
1	01-05-17	REV. PER CITY COMMENTS
0	10-11-16	ISSUED FOR ZONING
A	08-16-16	ISSUED FOR 90% REVIEW (2DS)

DRAWN BY: JMW
CHECKED BY: MTO
SCALE: NOTED
JOB NO: N580420.000
DRAWING TITLE: CONSTRUCTION DETAILS

DRAWING SHEET: **Z-4**
SHEET NUMBER: **6 OF 10**

SITE INFORMATION:
ECO-SITE SITE NAME: **CO-0047 PIKES PEAK**
T-MOBILE SITE ID: **DN01555B**
SITE ADDRESS: **640 MANITOU BOULEVARD, COLORADO SPRINGS, COLORADO 80904**
JURISDICTION: **CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO**

W. JEFFERY NAGORNY, P.E.
COLORADO PROFESSIONAL ENGINEER
LICENSE # 11228

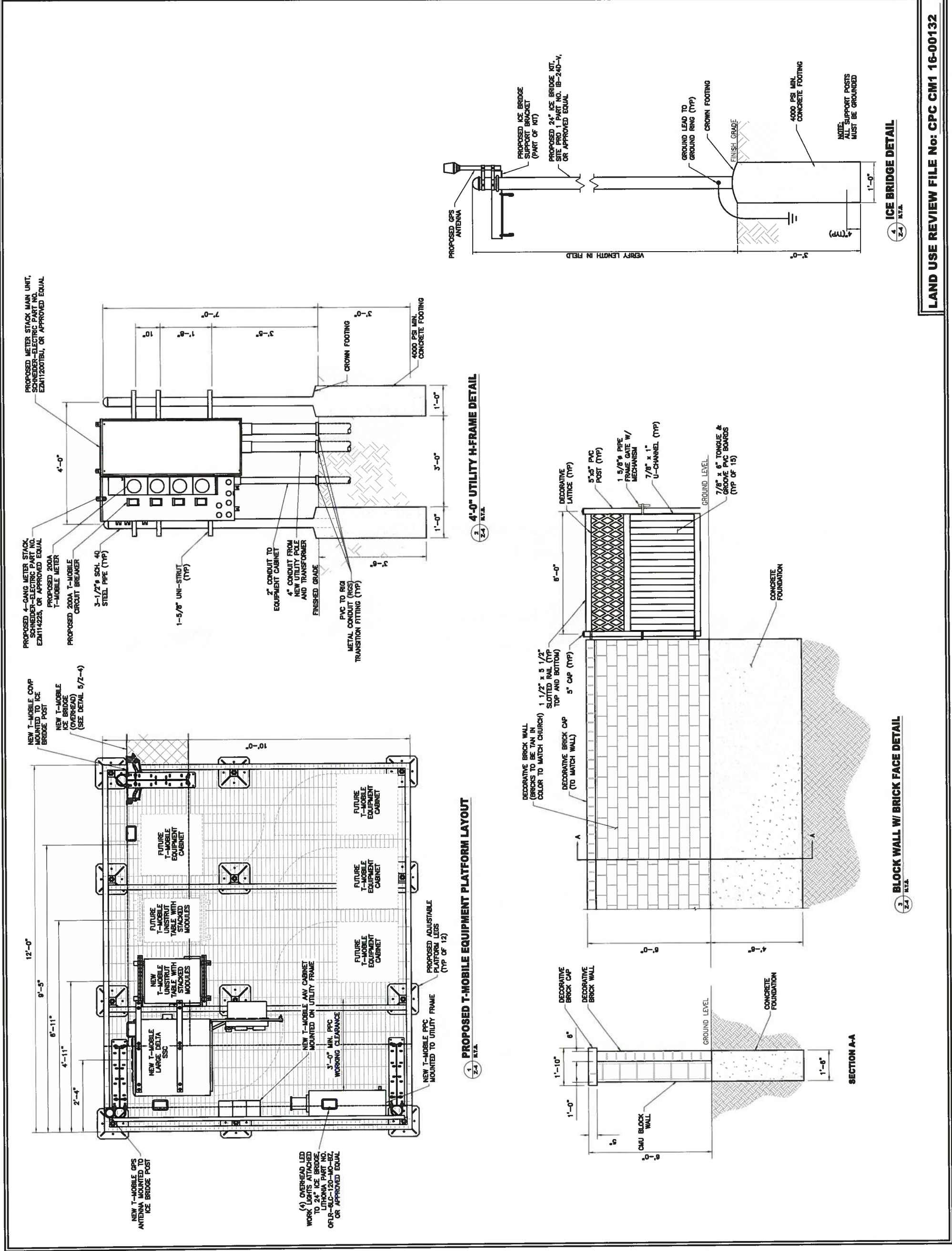


Figure 1 - Site Plan

T-Mobile
WEST LLC
T-MOBILE PARTICIPAT LLC
3333 BELAMAY STREET
DENVER, COLORADO 80216
PHONE: (315) 633-8200
FAX: (315) 633-8383

Eco-Site
ECO-SITE, INC.
240 LEIGH FARM ROAD,
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advantage engineers
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SCHEDULE OF REVISIONS	
5	
4	
3	
2	02-03-17 REV. PER CITY COMMENTS
1	01-05-17 REV. PER CITY COMMENTS
0	10-11-16 ISSUED FOR ZONING
A	08-18-16 ISSUED FOR 90% REVIEW (20s)
REV. NO.	DATE DESCRIPTION OF CHANGES

DRAWN BY:	JMW
CHECKED BY:	MTG
SCALE:	NOTED
JOB NO:	N1590420-000

DRAWING TITLE:
**LANDSCAPE PLAN,
DETAILS & NOTES**

DRAWING SHEET:
L-1

SHEET NUMBER:
7 OF 10

SITE INFORMATION:
ECO-SITE SITE NAME:
**CO-0047 PIKES PEAK
T-MOBILE SITE ID:
DN01555B**
SITE ADDRESS:
**640 MANITOU BOULEVARD,
COLORADO SPRINGS,
COLORADO 80904**
JURISDICTION:
**CITY OF COLORADO SPRINGS
EL PASO COUNTY, COLORADO**

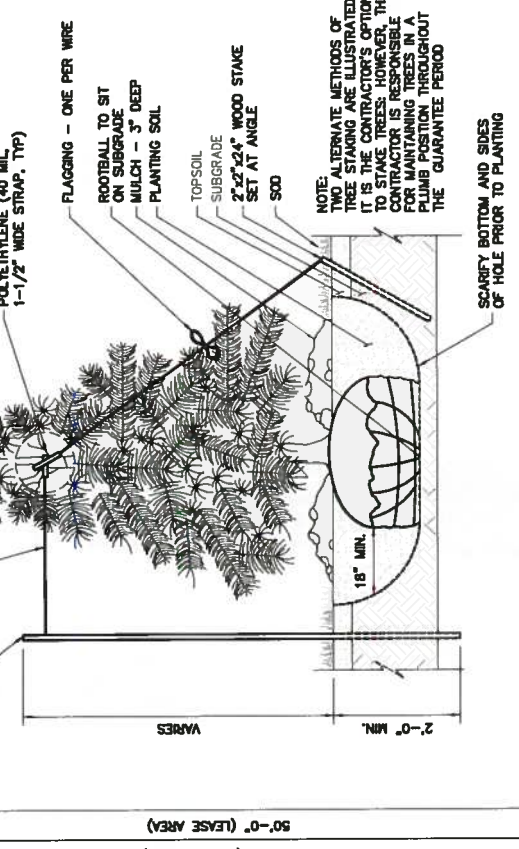
**COLORADO LICENSED
JEFFERY MAGORRY
PROFESSIONAL ENGINEER**
M 0051228
2/3/17
W. JEFFERY MAGORRY, P.E.
COLORADO PROFESSIONAL ENGINEER
LICENSE # 17125

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. THE PLANTS SHOULD BE SOUND, HEALTHY AND 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.
- ON 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 GROWN 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, CLUMPERS AND OTHER EXTRANEUS 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 PLANTS ORIGINAL GRADE BEFORE DIGGING.
- ALL EXISTING TREES THAT ARE TO BE SAVED AS DETERMINED BY LANDSCAPE ARCHITECT SHALL BE PROTECTED. NO DIGGING OR CONSTRUCTION SHALL OCCUR WITHIN DRUMLINE 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 AND 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 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.
- WARRANTY TREES AND SHRUBS FOR A PERIOD OF ONE YEAR AFTER WRITTEN DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND OR CONSTRUCTION ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE 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
	COLOGREEN JUNIPER	JUNIPERUS SCOPULORUM COLOGREEN	16	16"-20"	8'-12'	LOW
	COMPACT PFTIZER JUNIPER	JUNIPERUS X MEDIA PFTIZERIANA COMPACTA	11	3'-4'	4'-6'	LOW



(IN FEET)
1/4" inch = 1' ft.
(SCALE BASED ON FULL SIZE 24" x 36" SHEETS ONLY)
(DO NOT USE SCALE ON OTHER SIZED DRAWINGS)

811
Know what's below.
Call before you dig.
NOTICE: DATE, TIME, DEPTH, LOCATION, AND TYPE OF UTILITY IS NECESSARY TO PREVENT DAMAGE TO UNDERGROUND UTILITIES. ALL COMPONENTS OF THE CONSTRUCTION SAFETY PLAN MUST BE ACCURATELY LOCATED AND MARKED WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 BEFORE ANY EXCAVATION.

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SCHEDULE OF REVISIONS

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1	02-03-17	REV. PER CITY COMMENTS
2	04-05-17	REV. PER CITY COMMENTS
3	10-11-18	ISSUED FOR ZONING
4	08-18-18	ISSUED FOR 90% REVIEW (204)
REV	DATE	DESCRIPTION OF CHANGES

GRADING, EROSION & SEDIMENT CONTROL PLAN

DRAWING TITLE:

DRAWING SHEET:

ES-1

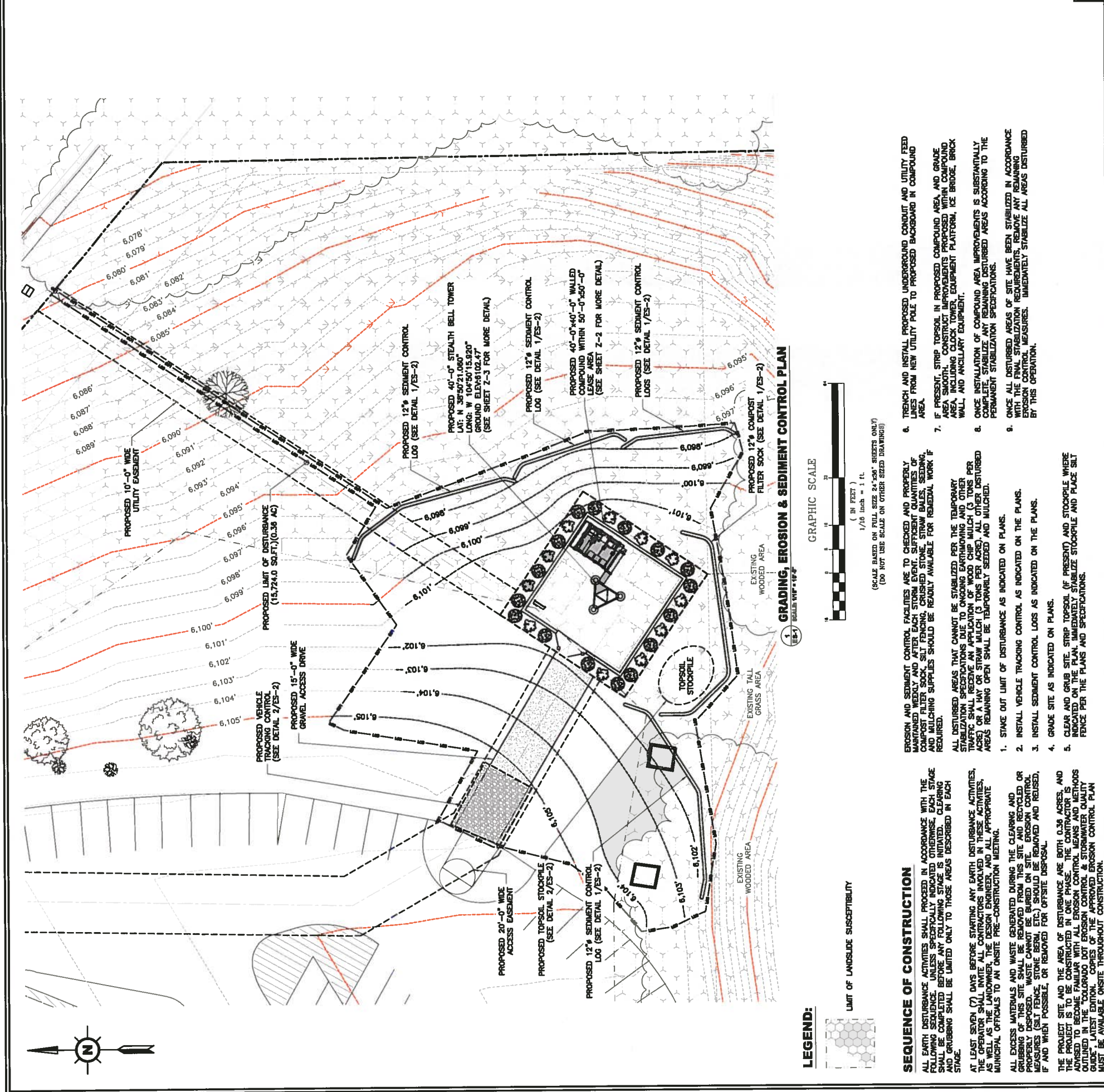
SHEET NUMBER: **8 OF 10**

SITE INFORMATION:
ECO-0047 PIKES PEAK
T-MOBILE SITE ID:
DN015558
SITE ADDRESS:
640 MANITOU BOULEVARD
COLORADO SPRINGS,
COLORADO 80904
JURISDICTION:
CITY OF COLORADO SPRINGS
EL PASO COUNTY, COLORADO

PROFESSIONAL ENGINEER
W. JEFFERY MAGORRY, P.E.
COLORADO PROFESSIONAL ENGINEER
LICENSE # 17128

2/3/17

- GENERAL EROSION CONTROL PROCEDURES**
- THE OPERATOR/RESPONSIBLE PARTY (O/RP) SHALL ENSURE THAT THE APPROVED EROSION CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
 - THE EROSION CONTROL PLAN IS TO BE USED FOR EROSION AND SEDIMENT CONTROL PURPOSES ONLY. IT SHALL NOT BE USED FOR ANY OTHER CONSTRUCTION RELATED ITEMS.
 - A COPY OF THE APPROVED EROSION CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
 - UNTIL A SITE IS STABILIZED, ALL EROSION CONTROL BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION CONTROL BMPs AFTER EACH RAINFALL EVENT AND ON A WEEKLY BASIS. ALL PREVENTIVE AND REMEDIAL MAINTENANCE WORK INCLUDING CLEANOUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, AND REPAIRS MUST BE COMPLETED AS SOON AS POSSIBLE. IF ANY EROSION CONTROL BMP FAILS TO PREVENT AS EXPECTED, A REPLACEMENT BMP, OR MODIFICATIONS OF THOSE INSTALLED, WILL BE REQUIRED.
 - IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE O/RP SHALL IMPLEMENT APPROPRIATE BMPs TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
 - BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED EROSION CONTROL PLAN, THE O/RP MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE CITY STORMWATER INSPECTOR.
 - THE O/RP SHALL ENSURE THAT AN EROSION CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE CITY OF BRISTOL, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.
 - THE O/RP IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE COLORADO DOT EROSION CONTROL & STORMWATER QUALITY GUIDE, LATEST EDITION.
 - THE CITY STORMWATER INSPECTOR MAY INSPECT ALL PHASES OF THE CONSTRUCTION OPERATIONS, MAINTENANCE AND ANY OTHER IMPLEMENTATION OF STORMWATER BMPs.
 - DURING ANY STAGE OF THE REGULATED EARTH DISTURBANCE ACTIVITIES, IF THE CITY STORMWATER INSPECTOR DETERMINES THAT ANY BMPs ARE NOT BEING IMPLEMENTED ACCORDANCE WITH THIS EROSION CONTROL PLAN, THE O/RP SHALL IMMEDIATELY STOP WORK AND OBTAIN APPROVALS UNTIL THE DEFICIENCIES ARE CORRECTED.
 - WHEN REQUIRED, ADEQUATE PROVISIONS SHALL BE MADE FOR DUST CONTROL MEASURES AS ARE DEEMED ACCEPTABLE BY THE CITY STORMWATER INSPECTOR.
 - ALL PUMPING OF SEDIMENT-LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL FILTER SOCK, WHICH SHALL BE MAINTAINED AND CLEANED AS NECESSARY. UNCONTROLLED AREAS OF SEDIMENT OR SEDIMENT LADEN WATER IS ALLOWED TO LEAVE THE SITE WITHOUT FIRST BEING PROPERLY FILTERED.
 - O/RP SHALL NOTIFY THE CITY STORMWATER INSPECTOR OF THE PROPOSED DISPOSAL METHOD AND LOCATION OF MATERIALS (IF ANY) TO BE REMOVED FROM SITE.
 - ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.
 - SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED ONSITE IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN SOIL STOCKPILES AND STABILIZED.
 - STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET; STOCKPILE SLOPES MUST NOT EXCEED 2:1.
 - REFER TO THE SITE / RECORD PLAN FOR ADDITIONAL NOTES.
- SEEDING/ STABILIZATION SPECIFICATIONS**
- TOPSOIL STOCKPILE PROTECTION**
 - APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ.FT.
 - APPLY FERTILIZER (10-20-10) AT A RATE 11 LBS. PER 1000 SQ.FT.
 - APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ.FT. AND ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ.FT.
 - MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 138 LBS. PER 1000 SQ.FT.
 - PROPERLY INSTALL A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.
 - TEMPORARY STABILIZATION SPECIFICATIONS**
 - APPLY GROUND LIMESTONE AT A RATE OF 184 LBS. PER 1000 SQ.FT.
 - APPLY FERTILIZER (10-20-10) AT A RATE 11 LBS. PER 1000 SQ.FT.
 - APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ.FT. AND ANNUAL RYEGRASS SEED AT 1 LB. PER 1000 SQ.FT.
 - APPLY STRAW OR HAY AT A RATE OF 138 LBS. PER 1000 SQ.FT.
 - APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
 - PERMANENT STABILIZATION SPECIFICATIONS**
 - APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED)
 - APPLY GROUND LIMESTONE AT A RATE OF 184 LBS. PER 1000 SQ.FT. AND WORK FOUR INCHES INTO SOIL.
 - APPLY FERTILIZER (10-20-10) AT A RATE 11 LBS. PER 1000 SQ.FT.
 - APPLY HARD FESCUE SEED AT 2.7 LBS. PER 1000 SQ.FT. AND CREEPING RED FESCUE SEED AT 0.7 LBS. PER 1000 SQ.FT. AND PERENNIAL RYEGRASS SEED AT 0.25 LBS. PER 1000 SQ.FT.
 - MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 138 LBS. PER 1000 SQ.FT.
 - APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.



LAND USE REVIEW FILE No: CPC CM1 16-00132



SCHEDULE OF REVISIONS	
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2	02-03-17 REV. PER CITY COMMENTS
1	01-05-17 REV. PER CITY COMMENTS
0	10-11-16 ISSUED FOR ZONING
A	08-18-16 ISSUED FOR 90% REVIEW (22nd)

DRAWN BY: JHW
CHECKED BY: INTG
SCALE: NOTED
JOB NO: MS90420.000

EROSION & SEDIMENT CONTROL DETAILS

DRAWING SHEET:
ES-2

SHEET NUMBER:
9 OF 10

SITE INFORMATION:
ECO-SITE SITE NAME:
CO-0047 PIKES PEAK
T-MOBILE SITE ID:
DN01555B
SITE ADDRESS:
**640 MANITOU BOULEVARD
COLORADO SPRINGS,
COLORADO 80904**
JURISDICTION:
**CITY OF COLORADO SPRINGS
EL PASO COUNTY, COLORADO**

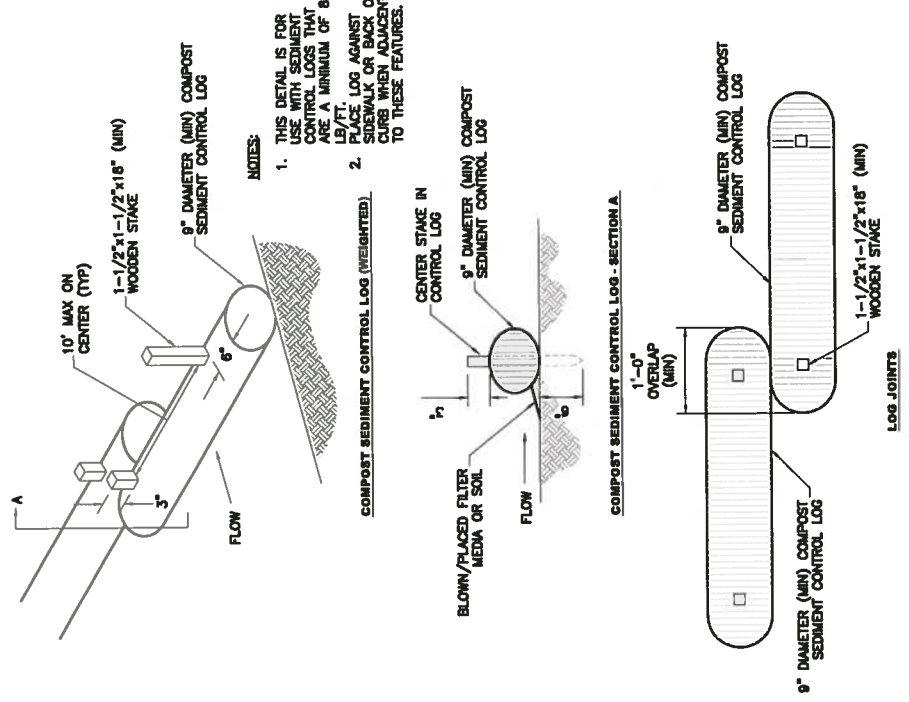
COLORADO LICENSED PROFESSIONAL ENGINEER
W. JEFFERY MCGORRY, P.E.
LICENSE # 81528
2/3/17

SEDIMENT CONTROL LOG INSTALLATION NOTES:

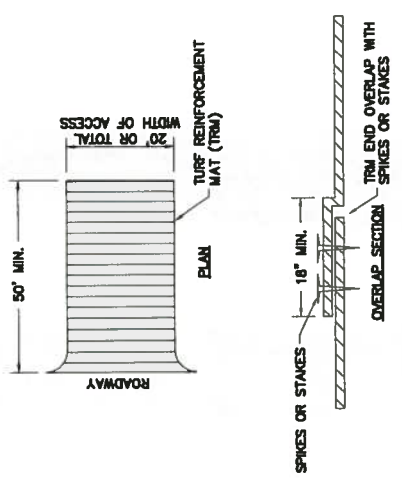
- SEE PLAN FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
- PERIMETER CONTROL LOGS SHALL BE INSTALLED PRIOR TO ANY URGENT LAND-RESTORING ACTIVITIES.
- SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELISOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
- SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.
- IT IS RECOMMENDED THAT THE DIAMETER OF LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.
- THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOULDER FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.

SEDIMENT CONTROL LOG MAINTENANCE NOTES:

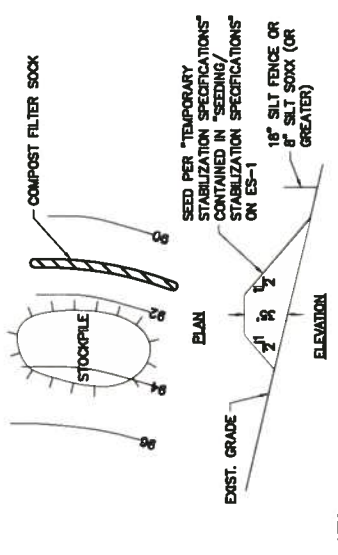
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED.
- IF THE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS ARE APPROXIMATELY 1/2 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
- SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE LOGS ARE PROPERLY SOIL SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.



1 SEDIMENT CONTROL LOG DETAIL
ES-2 R.T.



2 VEHICLE TRACKING CONTROL VTC-3 / TRI
ES-2 R.T.



- NOTES:**
- INSTALL SILT FENCE DOWNSLOPE OF AREA OF STOCKPILE.
 - PLACE STOCKPILE IN AREAS SHOWN ON EROSION CONTROL PLAN WITHOUT BLOCKING NATURAL DRAINAGE PATTERNS.
 - SLOPES SHOULD NOT BE STEEPER THAN 2:1 (H:V).
 - SEED PER "TEMPORARY STABILIZATION SPECIFICATIONS" CONTAINED IN "SEEDING/STABILIZATION SPECIFICATIONS" ON ES-1.
 - LOCATION(S) AND SIZE(S) OF SOIL STOCKPILES ARE APPROXIMATE AND SHALL BE ADJUSTED PER FIELD AND CONSTRUCTION SEQUENCE CONDITIONS. CONTRACTOR SHALL VERIFY REQUIRED SIZE(S) REQUIREMENTS FROM THE STANDARDS DETAIL MUST BE FOLLOWED FOR STOCKPILES.

3 TOPSOIL STOCKPILE AND MAINTENANCE
ES-2 R.T.

811
Know what's below.
Call before you dig.
PROTECT YOURSELF AND OTHERS.
THE DRAWING DOES NOT INCLUDE ACCURATELY LOCATED UTILITIES. CONTRACTORS MUST BE DONE IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS AND ALL APPLICABLE RULES AND REGULATIONS MADE BY JURISDICTIONS.

Figure 1 - Site Plan

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DRAWN BY: JMW
CHECKED BY: MTE
SCALE: NOTED
JOB NO: NS04420.000

DRAWING TITLE:
PHOTO SIMULATIONS

DRAWING SHEET:
PH-1

SHEET NUMBER:
10 OF 10

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COLORADO 80904**
JURISDICTION:
**CITY OF COLORADO SPRINGS
EL PASO COUNTY, COLORADO**

Professional Engineer Seal for Jeffery Magorony, P.E., License # 8128, dated 10/5/2018, 2/3/17.



LAND USE REVIEW FILE No: CPC CM1 16-00132

Figure 1 - Site Plan