



PLANS PREPARED BY:
W-T
W-T COMMUNICATIONS DESIGN GROUP, LLC.
 COMMERCIAL ARCHITECTURE
 575 AIRPORT CREEK POINT
 COLORADO SPRINGS, CO 80916
 PHONE: (702) 398-1000
 WWW.WTDESIGN.COM

SEAL:
 NOT TO BE USED FOR CONSTRUCTION

DATE	DESCRIPTION	BY	REVIEW
08/07/18	100% ZONING	DYP	A
08/22/18	REVISED 100% ZONING	RJC	C
07/12/18	CLIENT COMMENTS	JMS	D
08/12/18	CITY COMMENTS	DYP	F
07/17/18	ADDRESS	DYP	F

SITE INFORMATION:
AIRPORT CREEK
COLO. SPRINGS
DN01471G
 575 AIRPORT CREEK POINT
 COLORADO SPRINGS, CO 80916
 W-T JOB NUMBER: 17100850

SHEET TITLE:
TITLE SHEET
 SHEET NUMBER:
T-1
 PLOT SCALE: 1" = 24.35'

SITE NAME:
AIRPORT CREEK
SITE NUMBER:
DN01471G
SITE ADDRESS:
575 AIRPORT CREEK POINT
COLORADO SPRINGS, CO 80916

PROJECT SUMMARY

SCOPE OF WORK:
 NEW TELECOMMUNICATIONS FACILITY

SITE NAME:
 AIRPORT CREEK - COLORADO SPRINGS

SITE NUMBER:
 DN01471G

SITE ADDRESS:
 575 AIRPORT CREEK POINT
 COLORADO SPRINGS, CO 80916

PROPERTY OWNER:
 COLORADO NEW MEXICO LAND INVESTMENT L.P.
 500 NW GRAND BLVD.
 OKLAHOMA CITY, OK 73118
 CONTACT: T.B.D.

APPLICANT:
 CAPITAL TELECOM HOLDINGS II, LLC
 1000 W. WHEELER BLVD., SUITE 200
 MORRISTOWN, NJ 07960

CO-APPLICANT:
 T. MOBILE USA
 8500 W. WISCONSIN AVE., SUITE 100
 CHICAGO, ILLINOIS 60631
 TEL: (773) 444-5400
 CONTACT: T.B.D.

GEOGRAPHIC COORDINATES:
 LATITUDE: 39° 49' 21.48" N
 LONGITUDE: 104° 43' 40.61" W

GROUND ELEVATION:
 T.B.D.

JURISDICTION:
 CITY OF COLORADO SPRINGS

ZONING CODE:
 PBC AO SS (PLANNED BUSINESS CENTER)

PARCEL NUMBER:
 6424101006

COUNTY:
 EL PASO

BUILDING CODES:
 2015 INTERNATIONAL BUILDING CODE
 2014 NATIONAL ELECTRICAL CODE

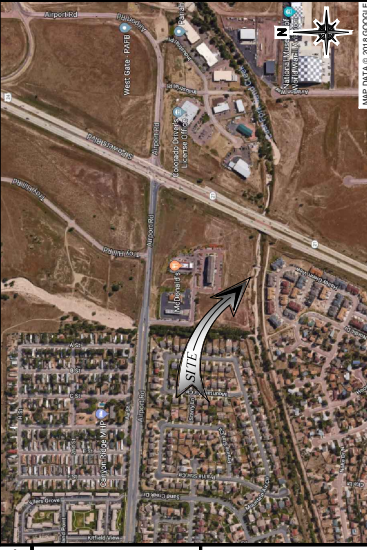
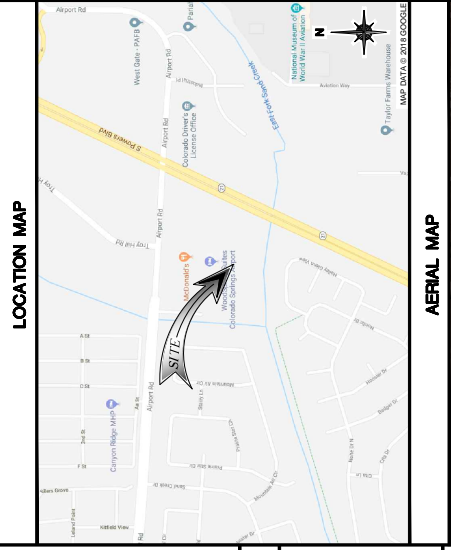
LANDLORD APPROVAL

SIGNATURE: _____
 PRINT NAME: _____
 TITLE: _____
 DATE: _____

CONSULTING TEAM

ARCHITECT / PROFESSIONAL ENGINEER:
 W-T COMMUNICATIONS DESIGN GROUP, LLC
 8560 SOUTH EASTERN AVE., SUITE 220
 LAS VEGAS, NV 89123
 CONTACT: RYAN GROSS
 TEL: (702) 398-1000

STRUCTURAL ENGINEER:
 T.B.D.



DRAWING INDEX

SHEET NUMBER:	DESCRIPTION:
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
C-1	OVERALL SITE PLAN
C-2	COMPOUND PLAN
C-3	GRADING PLAN
C-4	ELEVATIONS
C-5	LANDSCAPE PLAN
L-1	

PROPERTY LESSEE(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING:
 1. COLORADO SPRINGS UTILITIES SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL ELECTRIC FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PLAN.
 2. PROPERTY LESSEE(S) ("LESSEE"), ACKNOWLEDGES THAT THE CONNECTION EXPENSES FOR THE SERVICE TO BE PROVIDED BY COLORADO SPRINGS UTILITIES ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS. COLORADO SPRINGS UTILITIES (LINE EXTENSION AND SERVICE STANDARDS) (STANDARDS), TARIFFS, RULES, REGULATIONS, AND POLICIES, CITY ORDINANCES, RESOLUTIONS, AND POLICIES, AND PIKE PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
 3. LESSEE(S) ACKNOWLEDGES THAT UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL PERMANENT SERVICE IS INITIATED.
 4. LESSEE MUST CONTACT COLORADO SPRINGS UTILITIES FIELD ENGINEERING TO SECURE APPROVAL OF THE LOCATION OF ALL UTILITY FACILITIES, INCLUDING ELECTRIC SERVICE, AND FORMER'S (NORTH WORK CENTER 668-4685 OR COLORADO SPRINGS UTILITIES) (702) 398-1000.
 5. COLORADO SPRINGS UTILITIES' APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF COLORADO SPRINGS UTILITIES TO APPLY ITS STANDARDS, AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS SHALL APPLY.

UTILITIES COORDINATION

POWER COMPANY:
 COLORADO SPRINGS UTILITIES
 CONTACT: GINNY HALVORSON
 PHONE: 719-688-5567

TELEPHONE COMPANY:
 T.B.D.
 CONTACT: T.B.D.
 PHONE: T.B.D.

GAS COMPANY:
 T.B.D.
 CONTACT: T.B.D.
 PHONE: T.B.D.

PUBLIC WORKS:
 CITY OF COLORADO SPRINGS
 PLANNING AND DEVELOPMENT
 CONTACT: T.B.D.
 PHONE: (719) 385-5905

BENCHMARK INFORMATION

TBD
 STATION NO.: T.B.D.
 STATION ELEV.: T.B.D.
 LATITUDE: T.B.D.
 LONGITUDE: T.B.D.

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS
 CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL BE RESPONSIBLE FOR NOTIFYING ANY ENGINEERS OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

Know what's below.
 Call before you dig.

COLORADO 811
 PHONE: (800) 822-1987

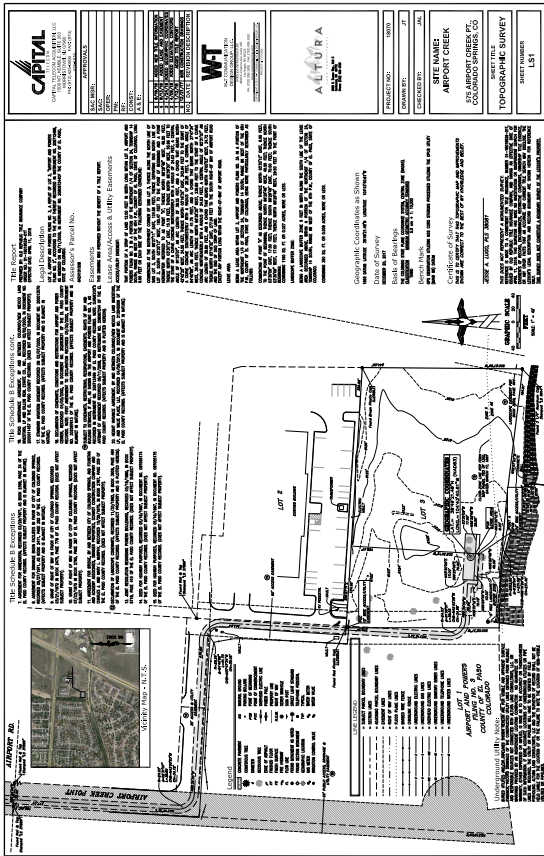


FIGURE 1



PLANS PREPARED BY:
W-T
W-T COMMUNICATION DESIGN GROUP, LLC.
 WIRELESS INFRASTRUCTURE
 1455 W. 10TH AVENUE, SUITE 200
 DENVER, CO 80202
 PHONE: 303.733.1000
 WWW.WTDESIGN.COM

SEAL:
 NOT TO BE USED FOR CONSTRUCTION

DATE	DESCRIPTION	BY	REV
08/07/18	100% ZONING	DYP	A
08/22/18	REVISED 100% ZONING	RJC	C
07/12/18	CLIENT COMMENTS	JMS	D
08/12/18	CITY COMMENTS	DYP	E
07/17/18	ADDRESS	DYP	F

SITE INFORMATION:
AIRPORT CREEK
COLO. SPRINGS
DN01471G
 675 AIRPORT CREEK POINT
 COLORADO SPRINGS, CO 80916
 W-T JOB NUMBER: 17100890

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C-3

PROJECT NUMBER:
CPC CMT 18-00100

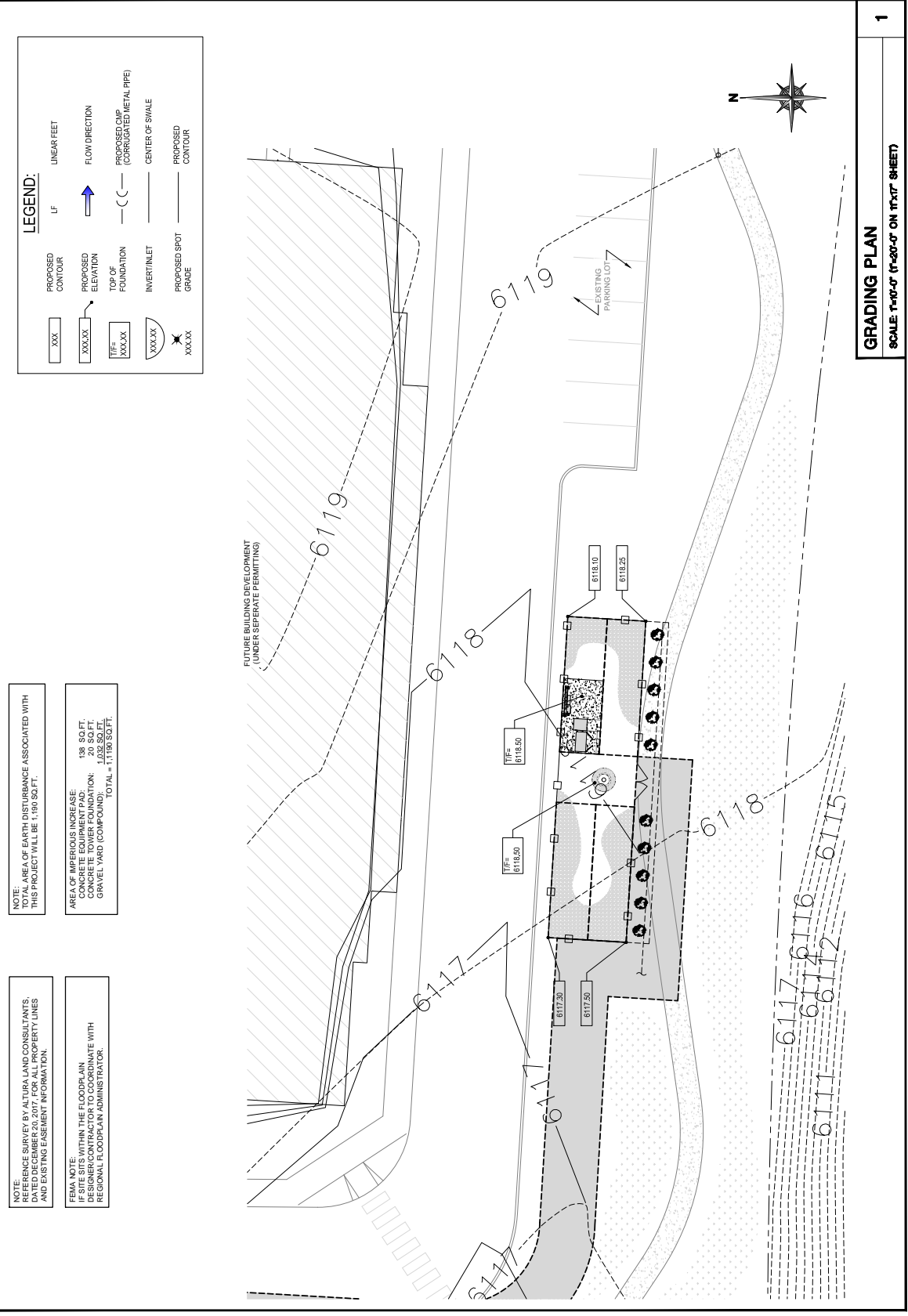


FIGURE 1



PLANS PREPARED BY:
W-T
W-T COMMUNICATIONS DESIGN GROUP, LLC.
 landscape architecture
 10000 W. 10TH AVENUE
 SUITE 1000, DENVER, CO 80201
 PHONE: 303.755.1000
 WWW.WTDESIGN.COM

DATE: 08/15/18
 DESCRIPTION: 80' WIDE
 100% ZONING: 100% ZONING
 08/22/18: REVISED 100% ZONING
 07/12/18: CLIENT COMMENTS
 08/18/18: CITY COMMENTS
 07/17/18: ADDRESS

SITE INFORMATION:
AIRPORT CREEK
COLO. SPRINGS
DN01471G
 675 AIRPORT CREEK POINT
 COLORADO SPRINGS, CO 80916
 W-1 JOB NUMBER: 1710080

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L-1

SCALE: 1/8" = 1'-0"

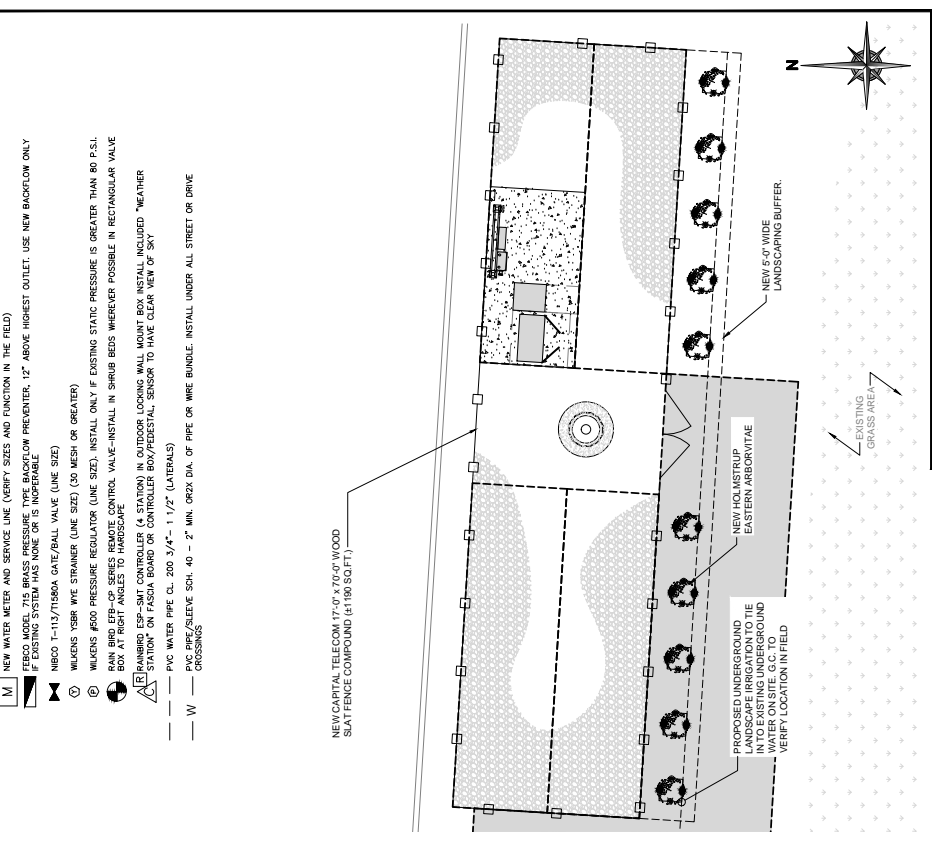
CPC CMT 18-00100

SPRINKLER HEADS

SYMBOL	DESCRIPTION	DISCHARGE, GPM	PSI	RADIUS	RECIP. RATE
5	SERIES STREAM BUBBLER SPRINKLER	1.0	30	5 FT.	1.83 IN/HR
6	RAIN BIRD RPS-301-B 6" POP-UP SPRAY		1.0	30	
7	RAIN BIRD RPS-100A		1.0	30	

EQUIPMENT LEGEND

- M NEW WATER METER AND SERVICE LINE (VERIFY SIZE AND FUNCTION IN THE FIELD)
- F FERRIS MODEL 715 BRASS PRESSURE-TYPE BACKFLOW PREVENTER, 12" ABOVE HIGHEST OUTLET, USE NEW BACKFLOW ONLY IF EXISTING SYSTEM HAS NONE OR IS INOPERABLE
- 1/2" NIBCO 1-11/16" 1500 GATE/BALL VALVE (LINE SIZE)
- W WILKINS Y8BR WYE STRAINER (LINE SIZE) (30 MESH OR GREATER)
- 1/2" WILKINS #200 PRESSURE REGULATOR (LINE SIZE), INSTALL ONLY IF EXISTING STATIC PRESSURE IS GREATER THAN 80 P.S.I.
- 1/2" RAIN BIRD RPS-301-B SERIES REMOTE CONTROL VALVE-INSTALL IN SHRUB BEDS WHEREVER POSSIBLE IN RECTANGULAR VALVE BOX AT RIGHT ANGLES TO HARDSCAPE
- 1/2" RAIN BIRD RPS-SMT SERIES REMOTE CONTROL VALVE-INSTALL IN OUTDOOR LOOKING WALL MOUNT BOX, INSTALL INCLUDED "WEATHER BOX AT RIGHT ANGLES TO HARDSCAPE"
- 1/2" STATION ON PAVEMENT BOARD OR CONTROLLER BOX/PEDestal, SENSOR TO HAVE CLEAR VIEW OF SKY
- 1/2" PVC WATER PIPE CL. 200 3/4" - 1 1/2" (LATERALS)
- 1/2" PVC PIPE/SLEEVE SCH. 40 - 2" MIN. O.D. DIA. OF PIPE OR WIRE BUNDLE, INSTALL UNDER ALL STREET OR DRIVE CROSSINGS



LANDSCAPE PLAN
 SCALE: 3/8" = 1'-0"

LANDSCAPING GENERAL NOTES:

ALL PLACEMENT OF LANDSCAPING SHALL MEET THE FOLLOWING CONDITIONS:
 ALL PLANT MATERIAL SHALL BE PLANTED IN A MANNER WHICH IS NOT TO INTERFERE WITH OVERHEAD WIRING OR TO BE INFRINGED BY OVERHEAD WIRING.
 ALL PLANT MATERIAL SHALL BE LOCATED CLOSER THAN 10 FEET TO A FIRE HYDRANT OR OTHER ABOVE GROUND UTILITIES.
 NO LANDSCAPING SHALL INTERFERE WITH SITE REQUIREMENTS FOR SAFE INGRESS AND EGRESS.

INSTALLATION STANDARDS:

- PLANT MATERIAL SHALL CONFORM WITH THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK AT THE TIME OF INSTALLATION.
- ALL TREES SHALL BE GROWN IN A NURSERY (LOCATED IN THE STATE OF CALIFORNIA).
- ALL PLANT MATERIAL SHALL BE INSTALLED FREE OF DISEASE AND IN A MANNER THAT ENSURES THE AVAILABILITY OF SUFFICIENT SOIL AND WATER TO SUSTAIN HEALTHY GROWTH.
- ALL TREES, WHEN PLANTED, SHALL BE CUT FROM EACH SIDE TO PREVENT THE GROWTH OF THE ROOTBALL. IF A PLASTIC "BAG" IS USED, IT SHALL BE REMOVED IN ITS ENTIRETY FROM THE ROOTBALL.
- ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF DEPTH OF THREE (3) INCHES OF MULCHED MATERIAL AND A DIAMETER OF THREE (3) INCHES OF THE TREE.
- TREES SHALL BE FENCED WITH POSTS AND NOT STAKES IN AREAS OF HIGH WIND FOR ONE TO THREE YEARS TO ALLOW THE GROWTH OF PROPOSED ROOTS TO STABILIZE. ALL POSTS SHALL BE COVERED TO PREVENT CUTTING INTO THE BARK.
- ANY EXCESS SOIL, CUT, OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PLANTING SITE.
- THE LANDSCAPING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME TO OBTAIN A PROFESSIONAL LANDSCAPE ARCHITECT OR ARBORIST TO REVIEW SUBMITTED LANDSCAPE PLAN AND THE COMPLETION OF THE WORK. THE LANDSCAPING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND ZONING COMMISSION APPROVALS REQUIRED BY THE JURISDICTION FOR THE USE OF THE LANDSCAPE ARCHITECT OR ARBORIST SHALL BE REIMBURSED BY THE DEVELOPER.

PLANTING SEASONS:

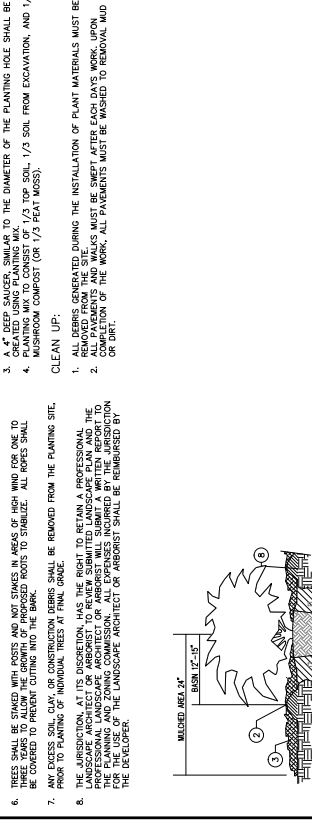
- PLANTS MUST BE PLANTED DURING THE FOLLOWING DATES: APRIL 1ST TO MAY 15TH
- THE PLANTING PERIODS INDICATED MAY BE EXTENDED DUE TO WEATHER CONDITIONS
- ARCHITECT/ENGINEER, WHICH MUST BE APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER.
- THE CONTRIBUTOR WILL BE RELIEVED OF HIS GUARANTEE RESPONSIBILITY SHOULD OTHER TIMES THAN THE PLANTING PERIODS INDICATED.

PLANTING:

- ALL SHADE TREES, ORNAMENTAL TREES, EVERGREEN TREES AND SHRUBS SHALL BE PLANTED IN HOLES EXCAVATED AT LEAST 3X THE MOUTH OF THE DIAMETER OF THE TREE IN THE CONTAINER IS AT OR JUST ABOVE EXISTING GRADE.
- FROM THE TOP OF THE BALL TO THE EXCAVATION MUST BE BACKFILLED WITH PLANTING MIXTURE AND WATERED. ANY SETTLEMENT WILL BE BACKFILLED WITH PLANTING MIXTURE AND WATERED.
- A 4" DEEP SAUCER, SIMILAR TO THE DIAMETER OF THE PLANTING HOLE SHALL BE PLANTED TO PREVENT SETTLEMENT OF SOIL.
- PLANTING MIXTURE TO CONSIST OF 1/3 TOP SOIL, 1/3 SOIL FROM EXCAVATION, AND 1/3 MUSHROOM COMPOST (OR 1/3 PEAT MOSS).

CLEAN UP:

- ALL DEBRIS GENERATED DURING THE INSTALLATION OF PLANT MATERIALS MUST BE REMOVED FROM THE SITE.
- ALL MATERIALS MUST BE SWEPT AFTER EACH DAY'S WORK. UPON COMPLETION OF THE WORK, ALL PAVEMENTS MUST BE WASHED TO REMOVAL MUD OR DIRT.



PERCOLATION TEST

FOR A HOLE 12 INCHES WIDE AND DEEP, SCOPED SIZES AND BOTTOM, FILL THE HOLE WITH WATER TO THE WASTEN THE SOIL (IMPORTANT FOR ACCURATE TEST). THE NEXT DAY RE-FILL THE HOLE, MEASURE HOURLY-IF THE WATER TAKES FROM THREE TO FIVE HOURS TO DRAIN, THEN THE DRAINAGE IS ADEQUATE FOR MOST PLANTS. IF THE WATER TAKES MORE THAN FIVE HOURS TO DRAIN, THEN THE DRAINAGE IS POOR. BUT BEFORE CORRECTIVE ACTION IS TAKEN, GO DEEPER TO SEE IF THERE IS AN IMPERMEABLE LAYER OF SOIL RESTRICTING WATER MOVEMENT; BREAK UP ANY IMPERMEABLE LAYER AND REPEAT THE TEST.

- PLANT JUST TOP OF ROOTBALL
- 4" OBSERVATION STAMP/PIPE CAP, TRUCKED REMOVABLE
- 4" DIA. PERFORATED PVC PIPE WRAP IN FILTER FABRIC
- SLOPE PIT BOTTOM TO DRAIN STAMP/PIPE-SUMP
- 4" DRAIN PIPE OUTLET TO DAYLIGHT DOWNHILL INTO TOL WRAPPED IN FILTER FABRIC
- OR BELOW HARDPAN LAYER, POSITIVE DRAINAGE BEFORE PLANTING.
- COVERED WITH FILTER FABRIC
- NATIVE GRADE

LANDSCAPE NOTES
 SCALE: NO SCALE