



PLANS PREPARED BY:  
**W-T**  
**W-T COMMUNICATIONS DESIGN GROUP, LLC.**  
 COMMERCIAL ARCHITECTURE  
 575 AIRPORT CREEK POINT  
 COLORADO SPRINGS, CO 80916  
 PHONE: (702) 988-1000  
 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:**  
 COLORADONUEVO 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  
 5650 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

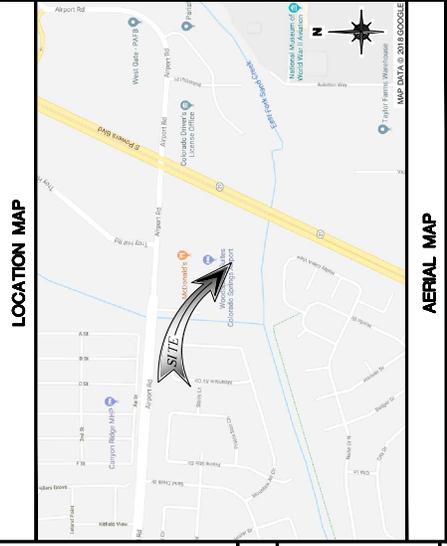
**LANDLORD APPROVAL**

SIGNATURE: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**CONSULTING TEAM**

**ARCHITECT / PROFESSIONAL ENGINEER:**  
 W-T COMMUNICATION DESIGN GROUP, LLC  
 8560 SOUTH EASTERN AVE., SUITE 220  
 LAS VEGAS, NV 89123  
 CONTACT: RYAN GROSS  
 TEL: (702) 988-1000

**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 UTILITIES SERVICES TO BE PROVIDED UNDER THIS PLAN ("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 719-688-5567).  
 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



TOWER SETBACKS	
NORTH	183'-1"
EAST	287'-4"
SOUTH	46'-1"
WEST	119'-3"

**PLANS PREPARED BY:**  
**W-T**  
**W-T COMMUNICATION**  
**DESIGN GROUP, LLC.**  
 TELECOM INFRASTRUCTURE  
 575 AIRPORT CREEK POINT  
 COLORADO SPRINGS, CO 80916  
 W-T JOB NUMBER: 17102650  
 WWW.WTDESIGN.COM

**SEAL:**  
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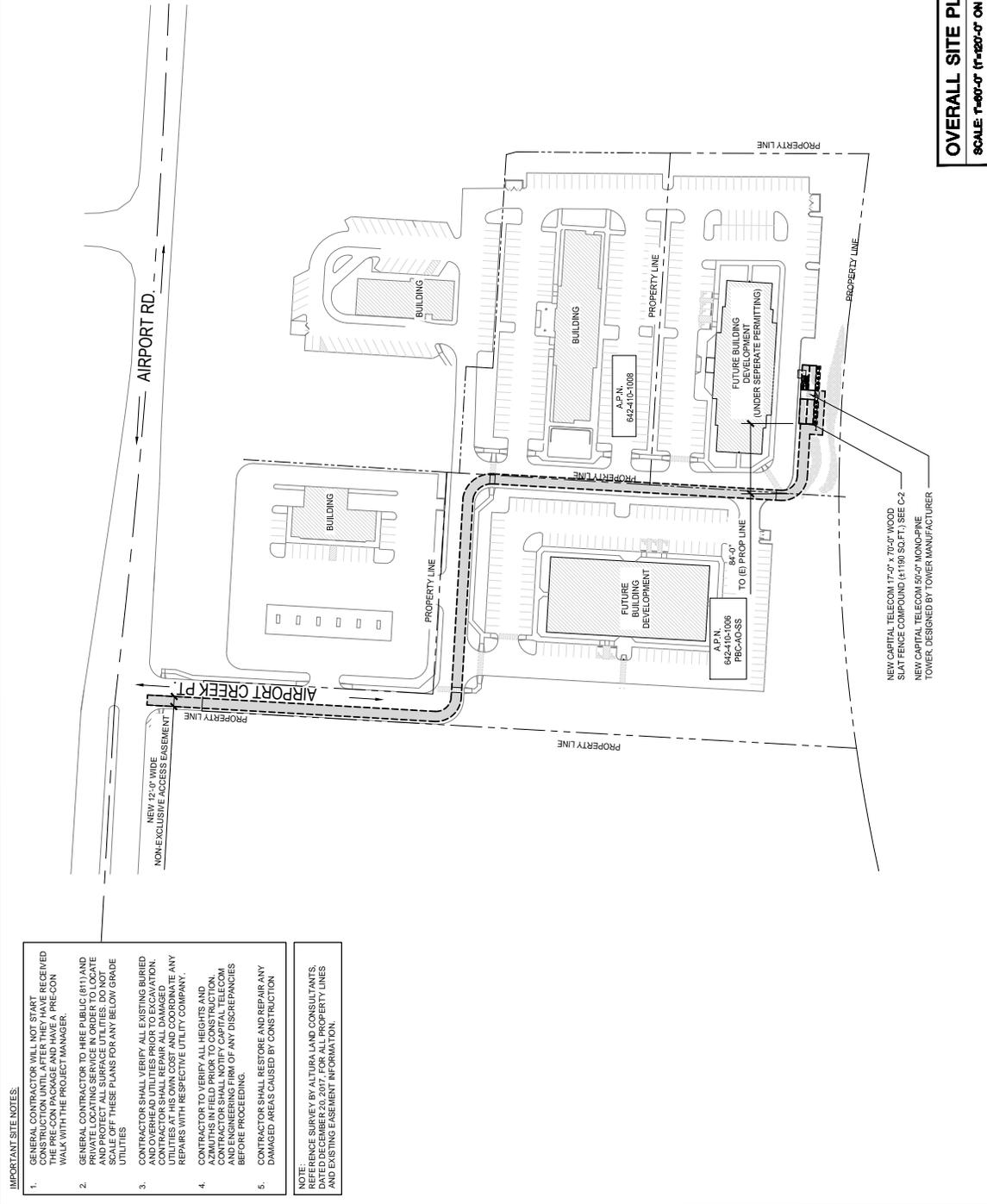
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08/07/18	100% ZONING	WCC	A
08/22/18	REVISED 100% ZONING	RJC	C
07/12/18	CLIENT COMMENTS	JMS	D
08/12/18	CITY COMMENTS	DYP	E
07/17/18	ADDRESS	DYP	F

**SITE INFORMATION:**  
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**COLO. SPRINGS**  
**DN01471G**  
 575 AIRPORT CREEK POINT  
 COLORADO SPRINGS, CO 80916  
 W-T JOB NUMBER: 17102650

**SHEET TITLE:**  
**OVERALL**  
**SITE PLAN**

**SHEET NUMBER:**  
**C-1**

**PROJECT NUMBER:**  
**CPC CMT 18-00100**



- IMPORTANT SITE NOTES:**
- GENERAL CONTRACTOR SHALL NOT BEAT CONSTRUCTION. CONTRACTOR SHALL RECEIVE THE PRE-CON PACKAGE AND HAVE A PRE-CON WALK WITH THE PROJECT MANAGER.
  - GENERAL CONTRACTOR TO HIRE PUBLIC (811) AND PRIVATE LOCATING SERVICE IN ORDER TO LOCATE AND PROTECT ALL SURFACE UTILITIES. DO NOT REMOVE THESE PLANS OR ANY BELOW GROUND UTILITIES.
  - CONTRACTOR SHALL VERIFY ALL EXISTING BURIED AND OVERHEAD UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL REPAIR ALL DAMAGED UTILITIES AT HIS OWN COST AND COORDINATE ANY REPAIRS WITH RESPECTIVE UTILITY COMPANY.
  - CONTRACTOR TO VERIFY ALL HEIGHTS AND SPACING OF EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY CAPITAL TELECOM AND ENGINEERING FIRM OF ANY DISCREPANCIES BEFORE PROCEEDING.
  - CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION.

**NOTE:**  
 REFERENCE SURVEY BY ALTURA LAND CONSULTANTS, DATED DECEMBER 20, 2017, FOR ALL PROPERTY LINES AND EXISTING EASEMENT INFORMATION.

**OVERALL SITE PLAN**  
 SCALE: 1"=60'-0" (11'-00'-0" ON 11"x17" SHEET)

**1**

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:  
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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: 17100560

SHEET TITLE:  
**GRADING PLAN**

SHEET NUMBER:  
**C-3**

PROJECT NUMBER:  
**CPC CMT 18-00100**

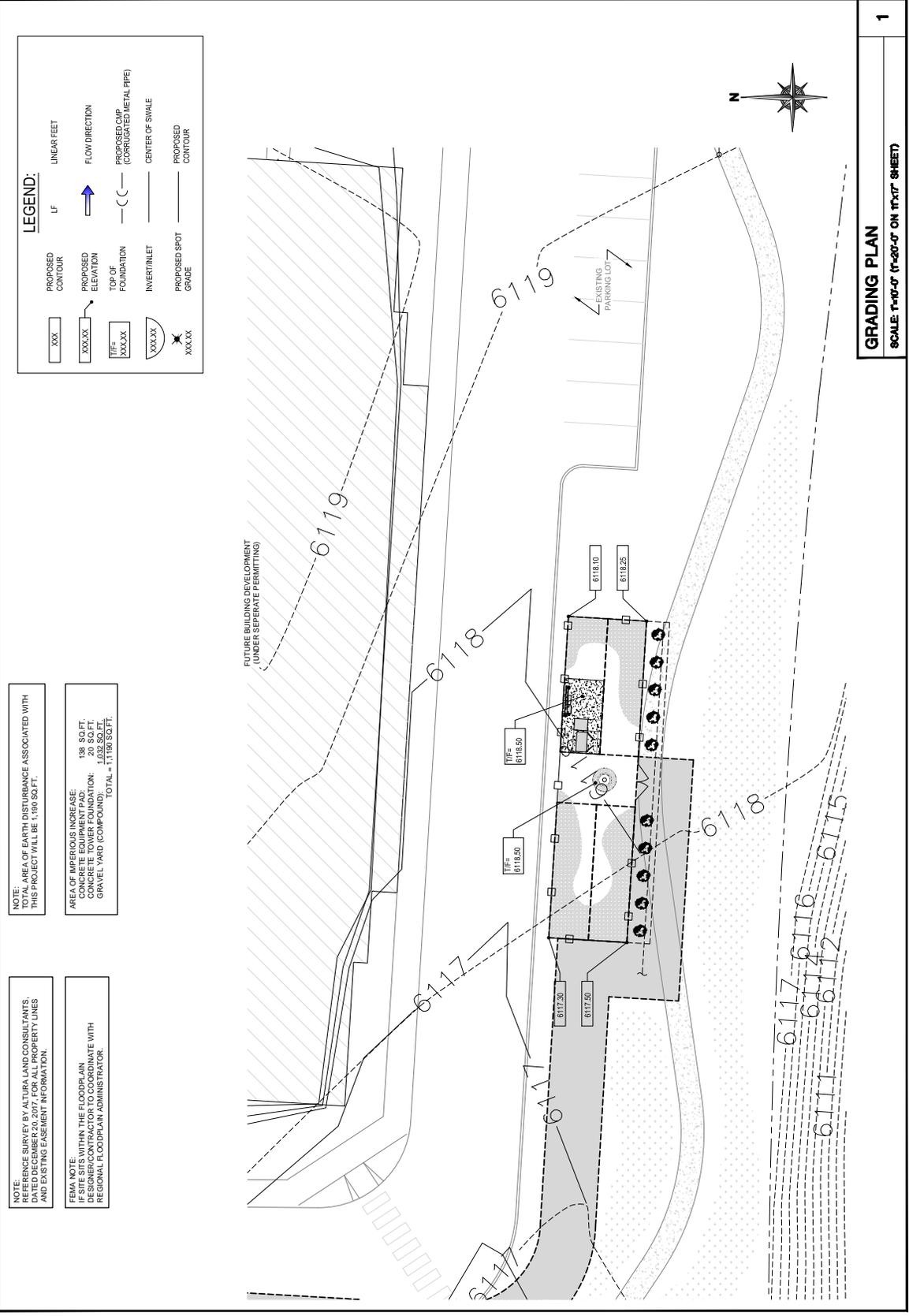
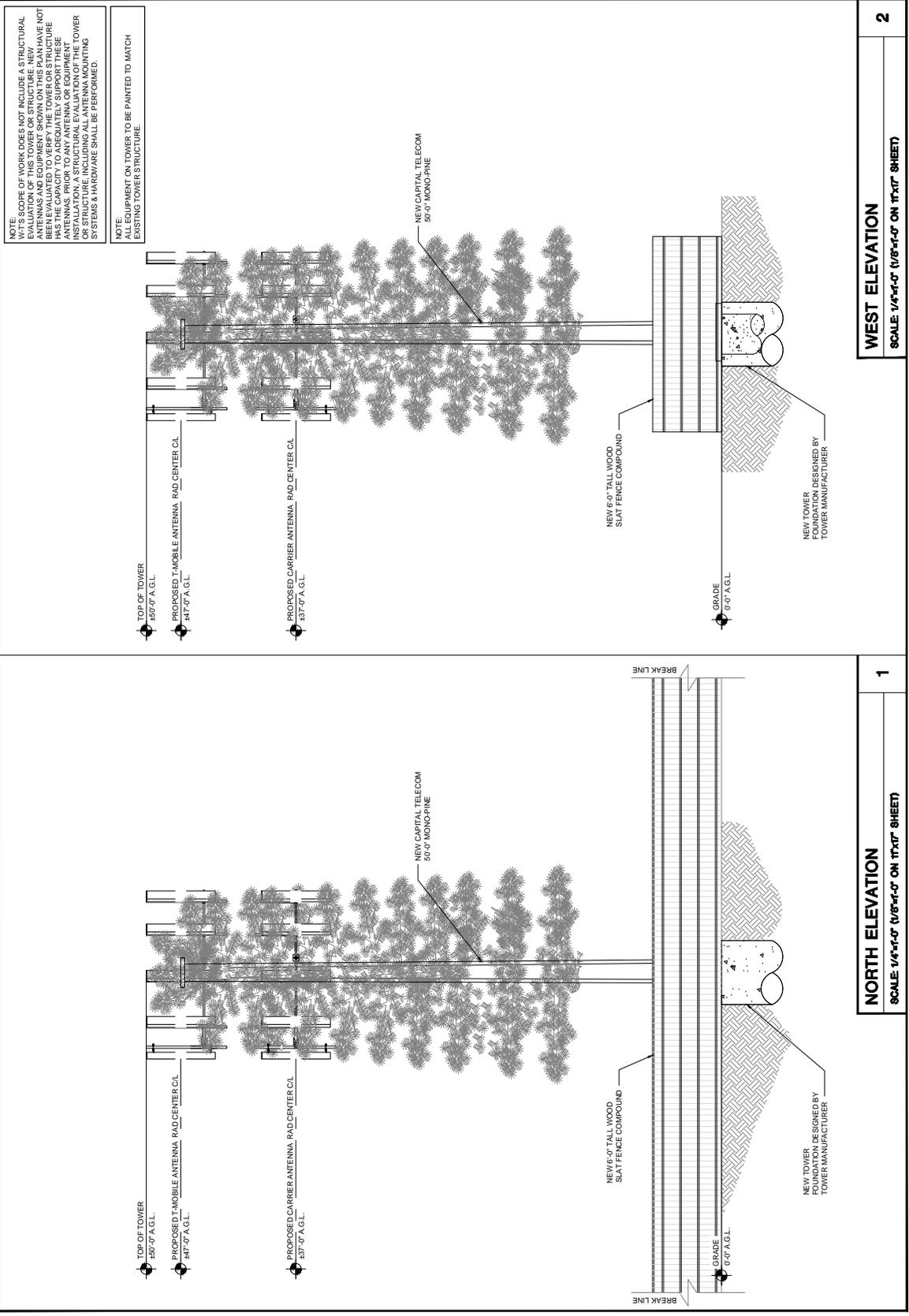


FIGURE 1





**NOTE:**  
 W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE. NEW TOWER DESIGN HAS BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE INCLUDING ALL ANTENNA MOUNTING SYSTEMS & HARDWARE SHALL BE PERFORMED.

**NOTE:**  
 EQUIPMENT ON TOWER TO BE PAINTED TO MATCH EXISTING TOWER STRUCTURE.

TOP OF TOWER  
 250'-0" A.G.L.

PROPOSED T-MOBILE ANTENNA RAD CENTER CL  
 147'-0" A.G.L.

PROPOSED CARRIER ANTENNA RAD CENTER CL  
 137'-0" A.G.L.

NEW CAPITAL TELECOM  
 56'-0" MONOPINE

NEW 6'-0" TALL WOOD SLAT FENCE COMPOUND

NEW TOWER FOUNDATION DESIGNED BY TOWER MANUFACTURER

GRADE  
 0'-0" A.G.L.

TOP OF TOWER  
 250'-0" A.G.L.

PROPOSED T-MOBILE ANTENNA RAD CENTER CL  
 147'-0" A.G.L.

PROPOSED CARRIER ANTENNA RAD CENTER CL  
 137'-0" A.G.L.

NEW CAPITAL TELECOM  
 56'-0" MONOPINE

NEW 6'-0" TALL WOOD SLAT FENCE COMPOUND

NEW TOWER FOUNDATION DESIGNED BY TOWER MANUFACTURER

GRADE  
 0'-0" A.G.L.

**WEST ELEVATION**  
 SCALE: 1/4"=1'-0" (1/8"=1'-0" ON 11x17" SHEET)

**1**

**NORTH ELEVATION**  
 SCALE: 1/4"=1'-0" (1/8"=1'-0" ON 11x17" SHEET)

**2**



PLANS PREPARED BY:  
**W-T**  
**W-T COMMUNICATION DESIGN GROUP, LLC.**  
 TELECOM INFRASTRUCTURE  
 1500 WEST HORNBECK DRIVE, SUITE 200  
 FORT COLLINS, CO 80504  
 PH: (970) 226-1100  
 WWW.WT-COMM.COM

DATE DESCRIPTION BY REV  
 08/07/18 100% ZONING UCC A  
 09/22/18 REVISED 100% ZONING R/C C  
 07/12/19 CLIENT'S COMMENTS JWS D  
 09/12/18 CITY COMMENTS DYP E  
 07/17/19 ADDRESS DYP F

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SHEET TITLE:  
**ELEVATIONS**

SHEET NUMBER:  
**C-5**

CPC CMT 18-00100

