

**ECO-SITE SITE NAME:
CO-0041 DELIGHT CIRCLE**

**T-MOBILE SITE ID:
DN01535B**

**SITE ADDRESS:
4206 HOPEFUL DRIVE
COLORADO SPRINGS, COLORADO 80917**

**NEW 40'-0"X40'-0" FENCED COMMUNICATIONS COMPOUND
& 55'-0" 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 E PROBY PARKWAY AIRPORT EXIT TOWARD SERVICE ROAD. USE ANY LANE TO TURN SLIGHTLY LEFT ONTO MILTON E PROBY PARKWAY. THEN TURN RIGHT ONTO CO-21 NORTH. NEXT CONTINUE ONTO CO-21 NORTH / US-24 EAST. USE THE LEFT 2 LANES TO TURN LEFT ONTO CARREERE CIRCLE NORTH. FINALLY TURN RIGHT ONTO HOPEFUL DRIVE. THE SITE WILL BE AHEAD ON YOUR LEFT.

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.

**NO GENERATOR
NO LIGHTING ON TOWER**

 T-Mobile WEST LLC T-MOBILE NORTHWEST LLC 2332 DELAANY STREET DENVER, COLORADO 80216 PHONE: (310) 633-8200 FAX: (310) 633-8283	 Eco-Site ECO-SITE, INC. 246 LIGHTNING ROAD, DURHAM, NORTH CAROLINA 27707	 advantage engineers 438 MADONNACRE AVENUE, SUITE C HIGHWAY 101, BOX 11102 HOUSTON, TEXAS 77036 WWW.ADVANTAGEENGINEERS.COM	SCHEDULE OF REVISIONS <table border="1"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION OF CHANGES</th></tr> <tr><td>1</td><td>08-31-17</td><td>REV. PER REVIEW COMMENTS</td></tr> <tr><td>2</td><td>01-26-17</td><td>REV. FENCE & TOWER HEIGHT</td></tr> <tr><td>3</td><td>08-18-16</td><td>ISSUED FOR ZONING</td></tr> <tr><td>4</td><td>07-29-16</td><td>ISSUED FOR 90% REVIEW (2Ds)</td></tr> </table>	NO.	DATE	DESCRIPTION OF CHANGES	1	08-31-17	REV. PER REVIEW COMMENTS	2	01-26-17	REV. FENCE & TOWER HEIGHT	3	08-18-16	ISSUED FOR ZONING	4	07-29-16	ISSUED FOR 90% REVIEW (2Ds)	DRAWN BY: MTO CHECKED BY: NOTED SCALE: NOTED JOB NO: H890380.00	TITLE SHEET T-1 1 OF 8	SITE INFORMATION: ECO-SITE SITE NAME: CO-0041 DELIGHT CIRCLE T-MOBILE SITE ID: DN01535B SITE ADDRESS: 4206 HOPEFUL DRIVE COLORADO SPRINGS, COLORADO 80917 JURISDICTION: CITY OF COLORADO SPRINGS	
NO.	DATE	DESCRIPTION OF CHANGES																				
1	08-31-17	REV. PER REVIEW COMMENTS																				
2	01-26-17	REV. FENCE & TOWER HEIGHT																				
3	08-18-16	ISSUED FOR ZONING																				
4	07-29-16	ISSUED FOR 90% REVIEW (2Ds)																				

SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
T-1	TITLE SHEET
Z-1	EXISTING SITE PLAN
Z-1A	PROPOSED SITE PLAN
Z-2	COMPOUND PLAN
Z-3	ELEVATION
Z-4	CONSTRUCTION DETAILS
L-1	LANDSCAPE PLAN, DETAILS & NOTES
PH-1	PHOTO SIMULATIONS

PROJECT DESCRIPTION	
1.	PROPOSED 40'-0" X 40'-0" FENCED COMMUNICATIONS COMPOUND TO BE INSTALLED WITHIN 50'-0" X 50'-0" LEASE AREA.
2.	PROPOSED 55'-0" BELL TOWER TO BE INSTALLED WITHIN FENCED COMPOUND.
3.	TWELVE (12) PROPOSED T-MOBILE ANTENNAS TO BE INSTALLED WITHIN NEW BELL TOWER.
4.	NEW ELECTRICAL SERVICE TO BE INSTALLED TO COMMUNICATIONS COMPOUND.
5.	PROPOSED T-MOBILE EQUIPMENT CABINETS TO BE INSTALLED ON NEW STEEL EQUIPMENT PLATFORM.

SITE INFORMATION	
ECO-SITE NAME	CO-0041 DELIGHT CIRCLE
T-MOBILE SITE ID	DN01535B
SITE ADDRESS	4206 HOPEFUL DRIVE COLORADO SPRINGS, COLORADO 80917
JURISDICTION	CITY OF COLORADO SPRINGS EL PASO COUNTY, COLORADO
ZONING	R1 6000/ACCUJUV - SINGLE FAMILY RESIDENTIAL JURISDICTION OVERLAYS WITH CONVENTIONAL USE AND USE VARIANCE
TAX ACCOUNT ID	0328142-001
CENSUS TRACT / BLOCK	55.02 / 2
LOT NUMBER	1
PARCEL SIZE / COMPOUND SIZE	3.11 AC. / 1,000.0 S.F.
SITE COORDINATES	N 35° 53' 24.60" (NAD 83) W 104° 44' 59.31" (NAD 83)
GROUND ELEVATION	8470.88' (NAVD 88)
STRUCTURE TYPE	BELL TOWER
STRUCTURE HEIGHT	55'-0" AGL (TOP OF BELL TOWER)
ANTENNA RAD CENTER	50'-0" AGL
GROUND LANDLORD NAME	LIGHTHOUSE BAPTIST CHURCH OF COLORADO SPRINGS
GROUND LANDLORD ADDRESS	4290 HOPEFUL DRIVE COLORADO SPRINGS, COLORADO 80917
APPLICANT	ECO-SITE, INC. 246 LIGHTNING ROAD, SUITE 416 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	BB

LAND USE REVIEW FILE No: CPC CM1 17-00021

FIGURE 1 - Site Plan

T-Mobile
WEST LLC
T-MOBILE NORTHEAST LLC
2323 DELAWARE STREET
DENVER, COLORADO 80216
PHONE: (316) 633-6200
FAX: (316) 633-6383

Eco-Site
ECO-SITE, INC.
240 LEIGHT FARM ROAD,
SUITE 100
DURHAM, NORTH CAROLINA 27707

advantage engineers
ADVANTAGE ENGINEERS, P.C.
MECHANICAL, ELECTRICAL, PLUMBING, P.E.
1000 S. WASHINGTON STREET, SUITE 100
DENVER, COLORADO 80202

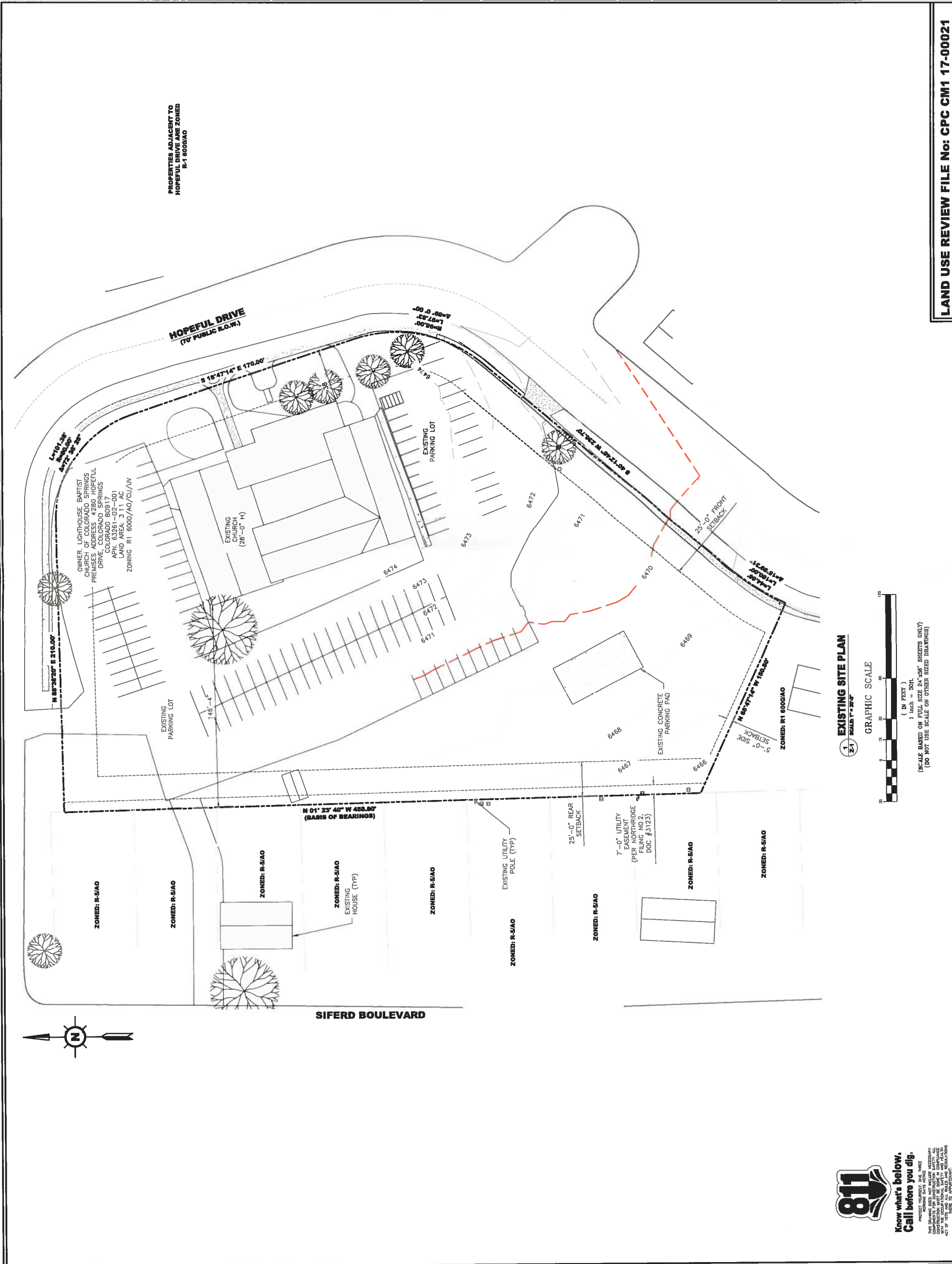
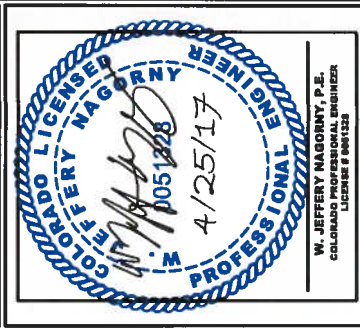
SCHEDULE OF REVISIONS		
NO.	DESCRIPTION OF CHANGES	
3	04-25-17 REV. PER REVIEW COMMENTS	
1	01-24-17 REV. FENCE & TOWER HEIGHT	
0	08-16-16 ISSUED FOR ZONING	
4	07-28-16 ISSUED FOR 90% REVIEW (ZEM)	
REV. NO.	DATE	DESCRIPTION OF CHANGES

DRAWN BY: MTG
CHECKED BY:
SCALE: NOTED
JOB NO: NS90360.00
DRAWING TITLE:
EXISTING SITE PLAN

DRAWING SHEET:
Z-1

SHEET NUMBER:
2 OF 8

SITE INFORMATION:
ECO-SITE SITE NAME:
CO-0041 DELIGHT CIRCLE
T-MOBILE SITE ID:
DNO1535B
SITE ADDRESS:
4206 HOPEFUL DRIVE
COLORADO SPRINGS,
COLORADO 80917
JURISDICTION:
CITY OF COLORADO SPRINGS



EXISTING SITE PLAN
GRAPHIC SCALE
(IN FEET)
1 inch = 30ft
(SCALE BASED ON FULL SIZE 24" X 36" SHEETS ONLY)
(DO NOT USE SCALE ON OTHER SIZED DRAWINGS)



PROTECT YOURSELF, CIVIL ENGINEERS
THE DRAWING DOES NOT INCLUDE NECESSARY
COMPONENTS FOR CONSTRUCTION SAFETY. ALL
WORK SHALL BE PERFORMED IN ACCORDANCE WITH
THE OCCUPATIONAL SAFETY AND HEALTH
ACT OF 1970 AND ITS REGULATIONS.

LAND USE REVIEW FILE No: CPC CM1 17-00021

FIGURE 1 - Site Plan

T-Mobile
WEST LLC
T-MOBILE NORTHEAST LLC
2333 DELAWARE STREET
DENVER, COLORADO 80216
PHONE: (316) 853-5286
FAX: (316) 853-5282

Eco-Site
ECO-SITE, INC.
240 LEIGHT FARM ROAD,
DURHAM, NORTH CAROLINA 27717

advantage engineers
105 KENDRICK AVENUE, SUITE C
MECHANICVILLE, VIRGINIA 22942
PHONE: (540) 717-1171
WWW.ADVANTAGEENGINEERS.COM

SCHEDULE OF REVISIONS

REV. NO.	DATE	DESCRIPTION OF CHANGES
1	04-25-17	REV. PER REVIEW COMMENTS
2	01-24-17	REV. FENCE & TOWER HEIGHT
3	08-18-16	ISSUED FOR ZONING
4	07-28-16	ISSUED FOR 90% REVIEW (ZD-4)

DRAWN BY: MTG
CHECKED BY:
SCALE: NOTED
JOB NO: H500366.00
DRAWING TITLE:
PROPOSED SITE PLAN

DRAWING SHEET:
Z-1A
SHEET NUMBER:
3 OF 8

SITE INFORMATION:
ECO-SITE SITE NAME:
CO-0041 DELIGHT CIRCLE
T-MOBILE SITE ID:
DNO1535B
SITE ADDRESS:
4206 HOPEFUL DRIVE
COLORADO SPRINGS,
COLORADO 80917
JURISDICTION:
CITY OF COLORADO SPRINGS

PROFESSIONAL ENGINEER
W. JEFFERY MAGORANTY, P.E.
COLORADO LICENSE # 0011238
4/25/17

GENERAL NOTES:

- THIS PLAN WAS PREPARED USING AN APPROVED PLAN ENTITLED "RAW LAND SURVEY" BY CLARK LAND SURVEYING, INCORPORATED DATED 07/20/2016.
- THE PROPOSED FACILITY WILL CAUSE "DE MINOR" 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 RECEIPTACLES.
- ACCORDING TO THE F.J.R.L. COMMUNITY PANEL #0804100538F, DATED 03/17/1997, THE PROPOSED SITE IS NOT IN A FLOODPLAIN.

LEGAL DESCRIPTION OF ACCESS AND UTILITY EASEMENT:

A PORTION OF LOT 1, BLOCK 1, NORTHDRIVE FILING NO. 2, PLAT BOOK M-2, PAGE 26, RECEPTION NO. 717422, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A STRIP OF LAND, 30 FEET IN WIDTH, LYING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE.
COMMENCING AT THE SOUTH CORNER OF SAID LOT 1; THENCE N03°01'57"W (BEARINGS BASED ON THE WEST LINE OF LOT 1, BLOCK 1, NORTHDRIVE FILING NO. 2, WHICH BEARS N03°23'40"W), A DISTANCE OF 152.50 FEET; THENCE N82°31'05"E, A DISTANCE OF 50.00 FEET; THENCE S77°43'48"W, A DISTANCE OF 101.22 FEET; MORE OR LESS, TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HOPEFUL DRIVE, SAID POINT BEING THE POINT OF TERMINUS.
SIDELINES OF SAID STRIP EXTEND OR SHORTEN AS NECESSARY TO INTERSECT THE LINES THAT THE POINT OF BEGINNING AND POINT OF TERMINUS ARE PART OF.
SAID PARCEL CONTAINS AN AREA OF 3,498 S.F. OR 0.080 ACRES, MORE OR LESS.

LEASE AREA LEGAL DESCRIPTION:

A PORTION OF LOT 1, BLOCK 1, NORTHDRIVE FILING NO. 2, FILING NO. 2, PLAT BOOK M-2, PAGE 26, RECEPTION NO. 717422, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH CORNER OF SAID LOT 1; THENCE N03°01'57"W (BEARINGS BASED ON THE WEST LINE OF LOT 1, BLOCK 1, NORTHDRIVE FILING NO. 2, WHICH BEARS N03°23'40"W), A DISTANCE OF 152.50 FEET TO THE POINT OF BEGINNING; THENCE N82°31'05"E, A DISTANCE OF 50.00 FEET; THENCE S82°28'55"E, A DISTANCE OF 50.00 FEET; THENCE S28°31'05"W, A DISTANCE OF 50.00 FEET; THENCE N03°28'55"W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS AN AREA OF 2,500 S.F. OR 0.057 ACRES, MORE OR LESS.

SCHEDULE B-2 EXCEPTIONS:

- ITEM NO.
- SUBJECT TO EASEMENT FROM S. WALTER RUMINSON AND ELIZABETH N. RUMINSON TO COLORADO INTERSTATE GAS COMPANY AS SET FORTH IN BOOK 1367, PAGE 408 RECORDED 12/16/1952, EL PASO COUNTY RECORDS.
 - SUBJECT TO PLAT MAP OF NORTHDRIVE FILING NO. 2 AS SET FORTH IN DOC# 3123 RECORDED 03/04/1970, EL PASO COUNTY RECORDS.
- B-2 ITEMS NOT LISTED ABOVE ARE DETERMINED NON-SURVEY RELATED ITEMS AND ARE NOT PLATTED HEREON.

LEGAL LOT DESCRIPTION:

LOT 1, BLOCK 1, NORTHDRIVE FILING NO. 2, EL PASO COUNTY, COLORADO.

BULK REQUIREMENTS

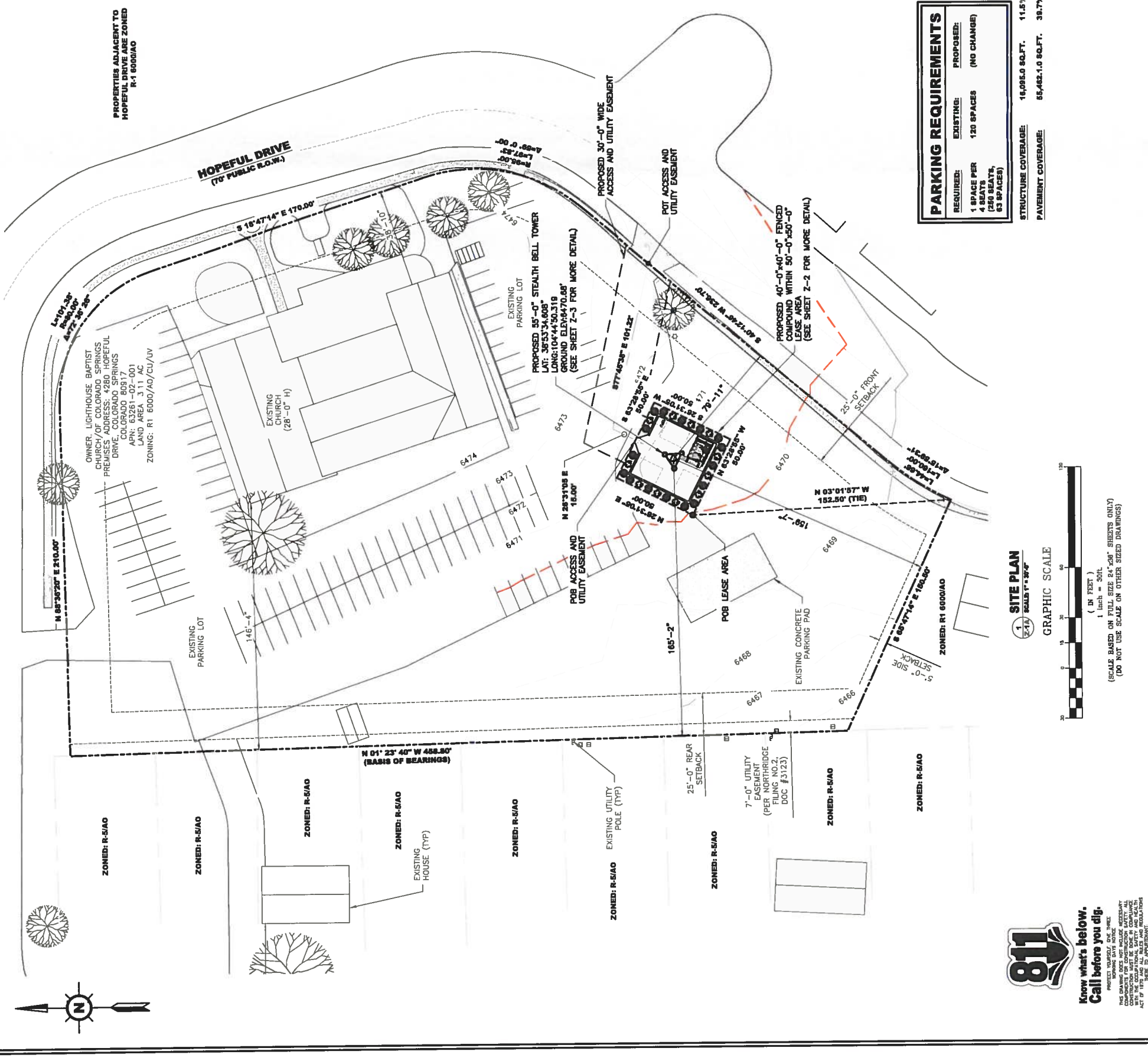
DESCRIPTION:	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT AREA:	6,000 SQ FT	3,111 AC	(NO CHANGE)
MIN. LOT WIDTH:	50 FT	975.9 FT	(NO CHANGE)
MAX. BUILDING COVERAGE:	30%	12%	13% (NO CHANGE)
MIN. FRONT YARD:	5 FT	384.1 FT	(NO CHANGE)
MIN. REAR YARD:	25 FT	146.3 FT	165.2 FT (NO CHANGE)
MAX. BUILDING HEIGHT:	30 FT	28 FT	55 FT*

DESCRIPTION:	REQUIRED:	EXISTING:	PROPOSED:
TOWER HEIGHT:	30 FT	N/A	55 FT*
TOWER SETBACK FROM R-1-0000:	275 FT	N/A	169.6 FT*
SPACING BETWEEN TOWERS FROM R-5:	275 FT	N/A	165.2 FT*

COMMERCIAL MOBILE RADIO SERVICE: SECTION 7.4.608

* CONDITIONAL USE APPROVAL REQUIRED

LAND USE REVIEW FILE NO: CPC CM1 17-00021



PARKING REQUIREMENTS

REQUIREMENT:	EXISTING:	PROPOSED:
1 SPACE PER 4 BEATS (250 BEATS, 83 SPACES)	120 SPACES	(NO CHANGE)

STRUCTURE COVERAGE:	EXISTING:	PROPOSED:
11.5%	38.7%	

811
Know what's below.
Call before you dig.
PROTECT YOURSELF, ONE SERVICE AT A TIME.
THE DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL WORK SHALL BE IN ACCORDANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF THE UNITED STATES OF AMERICA.

SITE PLAN
1/2" = 1'-0"
GRAPHIC SCALE
(1 INCH = 30 FT)
1 inch = 30ft
(SCALE BASED ON FULL SIZE 24" X 36" SHEETS ONLY)
(DO NOT USE SCALE ON OTHER SIZED DRAWINGS)

FIGURE 1 - Site Plan

T-Mobile
WEST LLC
T-MOBILE NORTHEAST LLC
2323 DELGANY STREET
DENVER, COLORADO 80216
PHONE: (316) 633-5260
FAX: (316) 633-5262

Eco-Site
ECO-SITE, INC.
240 LEIGH FARM ROAD,
BURHAM, NORTH CAROLINA 27707

advantage engineers
1833 MEADOWS AVENUE, SUITE C
MECHANICSVILLE, PENNSYLVANIA 17058
PH: (717) 766-9000
WWW.ADVANTAGEENGINEERS.COM

SCHEDULE OF REVISIONS	
NO.	DESCRIPTION OF CHANGES
0	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

DRAWN BY: MITO
CHECKED BY:
SCALE: NOTED
JOB NO: N590380.00
DRAWING TITLE:
COMPOUND PLAN

DRAWING SHEET:
Z-2
SHEET NUMBER:
4 OF 8

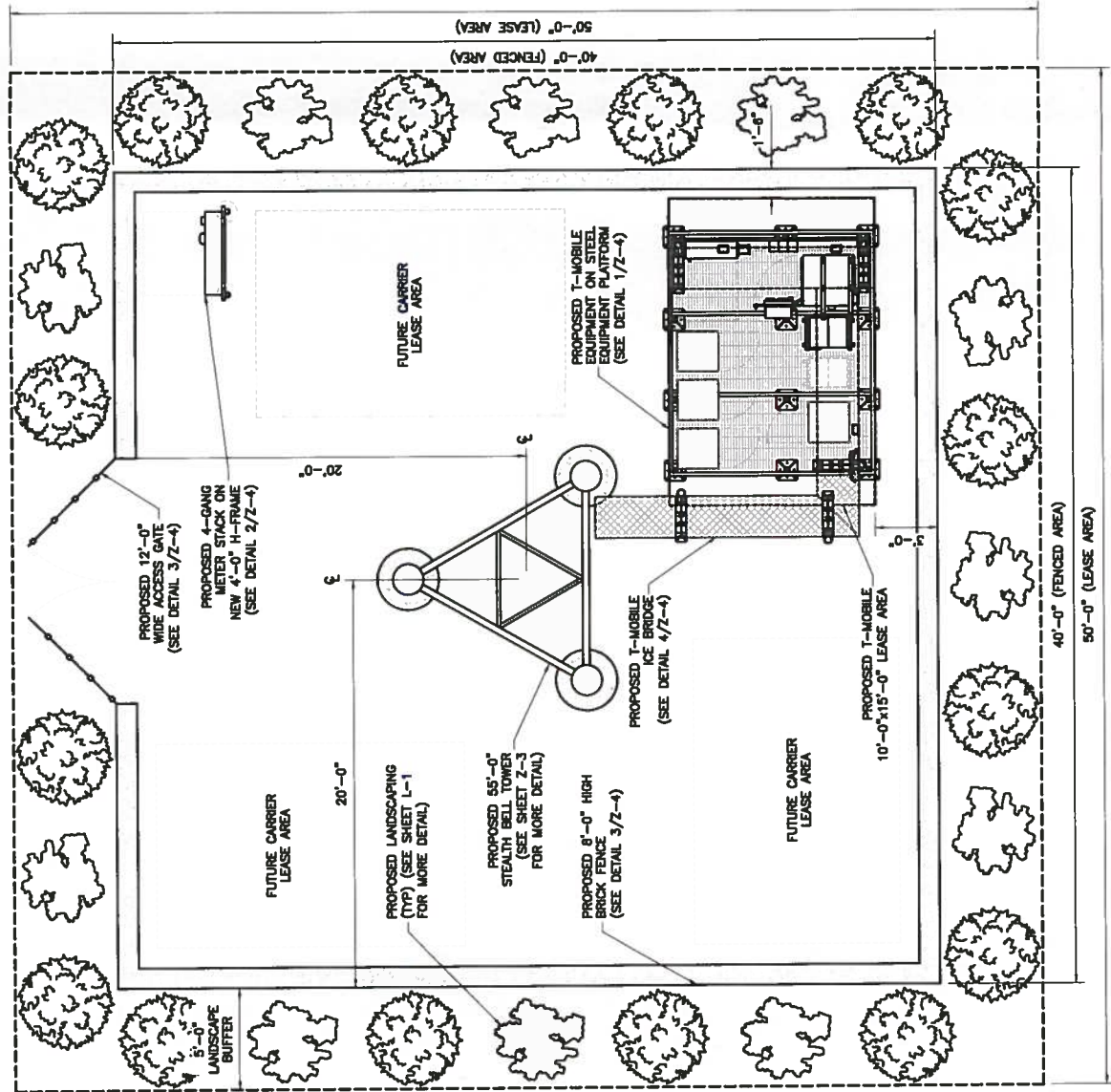
SITE INFORMATION:
ECO-SITE SITE NAME:
CO-0041 DELIGHT CIRCLE
T-MOBILE SITE ID:
DN01535B
SITE ADDRESS:
4206 HOPEFUL DRIVE
COLORADO SPRINGS,
COLORADO 80917
JURISDICTION:
CITY OF COLORADO SPRINGS

811
Know what's below.
Call before you dig.
PROFESSIONAL SERVICE
UNIFORM SERVICE
THIS DRAWING DOES NOT INDICATE NECESSARY UTILITY LOCATIONS. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS PRIOR TO CONSTRUCTION.

W. JEFFERY MAGORNY, P.E.
COLORADO PROFESSIONAL ENGINEER
LICENSE # 8041232
4/25/17

GENERAL NOTES

- 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
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTOR SHALL VISIT THE CELL SITE AND VERIFY THE EXISTING CONDITIONS AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS PRIOR TO CONSTRUCTION. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES 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.
- CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND T1 TIE-OUT 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 REMAINING FROM THE PROJECT AS CORRAL 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 NEGLIGENCE, OMISSION, OR ERROR BY PERSON(S) OR PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT.
- 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 EQUIPMENT
B) SIGNS, SIGNALS & BARRICADES
C) TOOLS - HAND & POWER
D) ELECTRICAL
E) FALL PROTECTION
F) EXCAVATIONS
G) CONCRETE & MASONRY CONSTRUCTION
H) PILING
I) POWER TRANSMISSION & DISTRIBUTION
J) CRANES & DERRICKS IN CONSTRUCTION



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

GRAPHIC SCALE



(IN FEET)
1/4 inch = 1 ft.
(SCALE BASED ON FULL SIZE 24"X36" SHEETS ONLY)
(DO NOT USE SCALE ON OTHER SIZED DRAWINGS)

LAND USE REVIEW FILE NO: CPC CM1 17-00021

FIGURE 1 - Site Plan

T-Mobile

T-MOBILE NORTHEAST LLC
2333 DELAWARE STREET
DENVER, COLORADO 80216
PHONE: (303) 733-5800
FAX: (303) 733-5385

Eco-Site

ECO-SITE, INC.
240 LEWIS AND CLARK ROAD,
SUITE 410
DURHAM, NORTH CAROLINA 27707



advantage engineers
425 INDEPENDENCE AVENUE, SUITE C
MEADOWS BLVD, FORT WORTH, TX 76102
PHONE: (817) 335-1100
WWW.ADVANTAGEENGINEERS.COM

SCHEDULE OF REVISIONS

REV. NO.	DATE	DESCRIPTION OF CHANGES
4	07-28-18	ISSUED FOR 90% REVIEW (20%)
3	04-25-17	REV. PER REVIEW COMMENTS
2	01-24-17	REV. FENCE & TOWER HEIGHT
1	08-10-16	ISSUED FOR ZONING

DRAWN BY: MTG
CHECKED BY: NOTED
SCALE: NSB0360.00
JOB NO: NSB0360.00

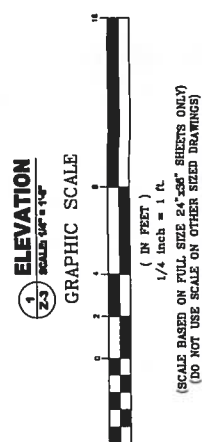
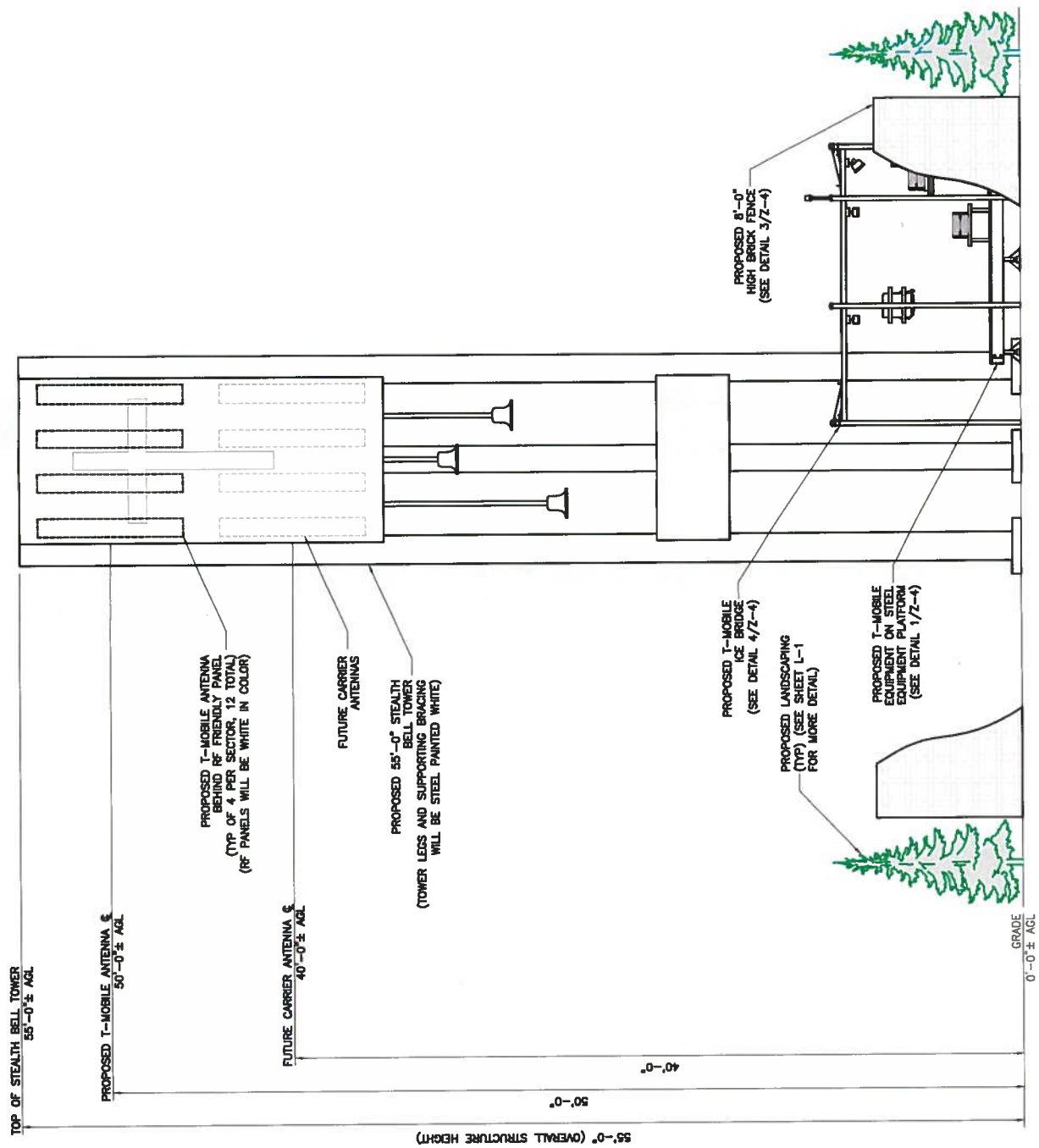
ELEVATION

DRAWING SHEET:

Z-3

SHEET NUMBER:
5 OF 8

SITE INFORMATION:
**ECO-SITE SITE NAME:
CO-0041 DELIGHT CIRCLE**
T-MOBILE SITE ID:
DN01535B
SITE ADDRESS:
**4206 HOPEFUL DRIVE
COLORADO SPRINGS,
COLORADO 80917**
JURISDICTION:
CITY OF COLORADO SPRINGS



LAND USE REVIEW FILE No: CPC CM1 17-00021

FIGURE 1 - Site Plan

T-Mobile
WEST LLC
T-MOBILE NORTHEAST LLC
2333 DELGANY STREET
DENVER, COLORADO 80216
PHONE: (303) 425-3386
FAX: (303) 425-3382

Eco-Site
ECO-SITE, INC.
240 LEWIS AND CLARK ROAD,
SUITE 418
DURHAM, NORTH CAROLINA 27707

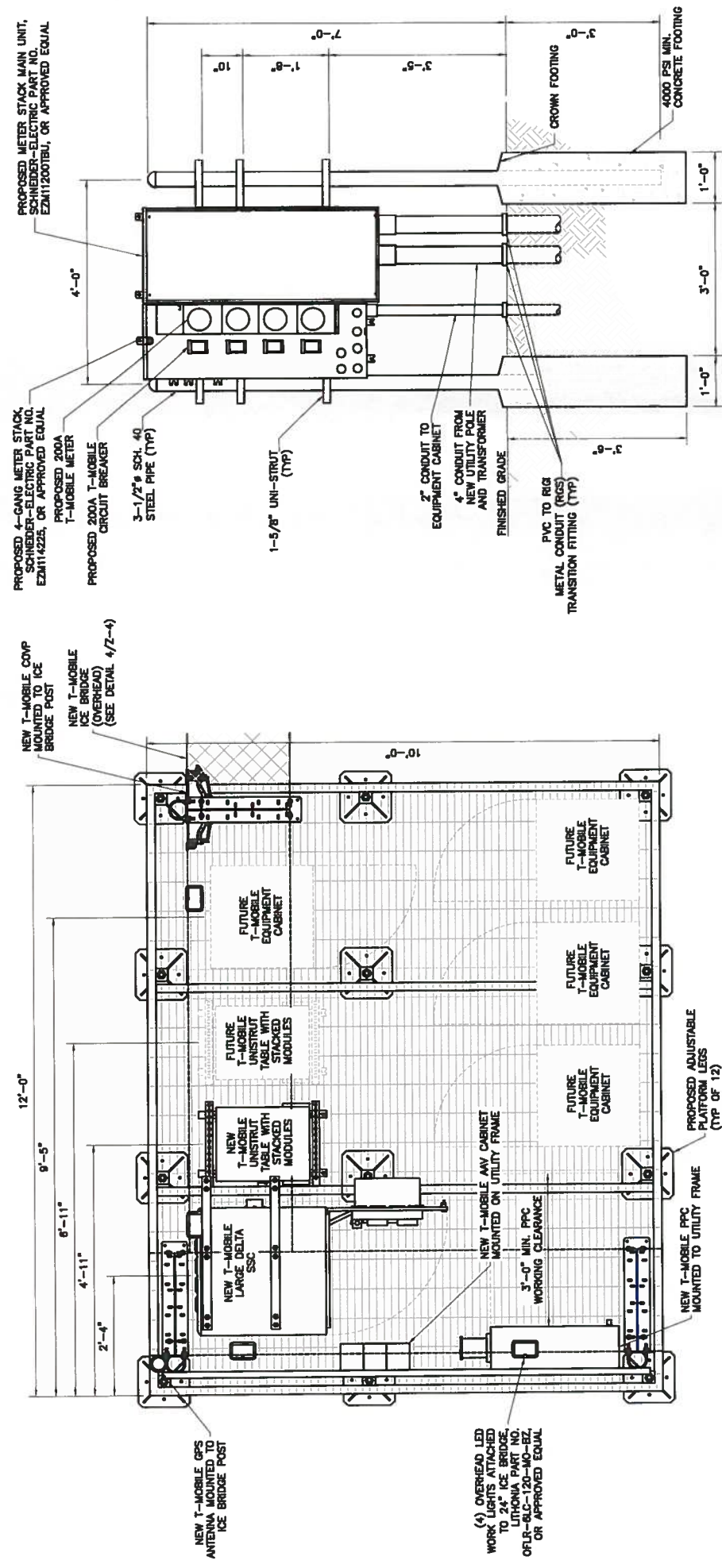
advantage engineers
425 INDEPENDENCE AVENUE, SUITE C
DENVER, COLORADO 80202
PHONE: (303) 733-9000
WWW.ADVANTAGEENGINEERS.COM

SCHEDULE OF REVISIONS			
#	DATE	REV. PER REVIEW COMMENTS	REV. PER REVIEW COMMENTS
3	04-25-17	REV. PER REVIEW COMMENTS	REV. PER REVIEW COMMENTS
1	01-24-17	REV. FENCE & TOWER HEIGHT	REV. FENCE & TOWER HEIGHT
0	08-10-16	ISSUED FOR ZONING	ISSUED FOR ZONING
A	07-28-16	ISSUED FOR 90% REVIEW (20%)	ISSUED FOR 90% REVIEW (20%)
REV. NO.	DATE	DESCRIPTION OF CHANGES	

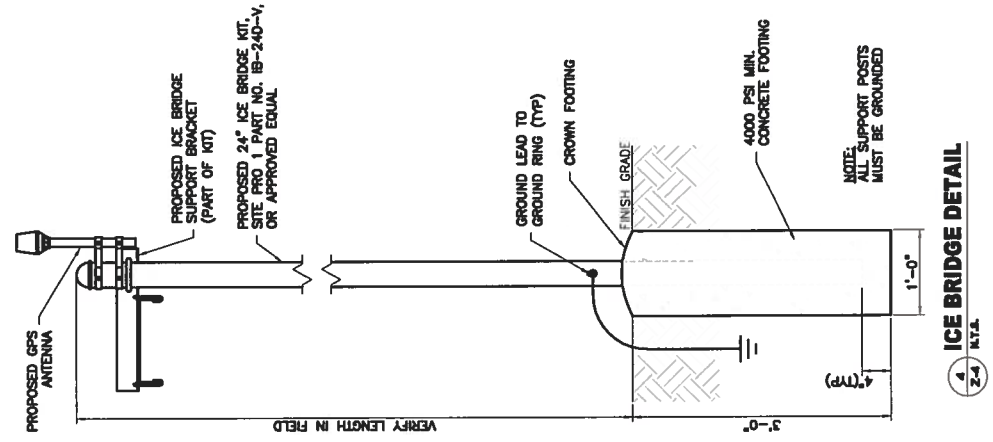
DRAWN BY: MTG
CHECKED BY: NOTED
SCALE: NS90360.00
JOB NO: NS90360.00
DRAWING TITLE: CONSTRUCTION DETAILS

CONSTRUCTION DETAILS
Z-4
DRAWING SHEET:
SHEET NUMBER: 6 OF 8

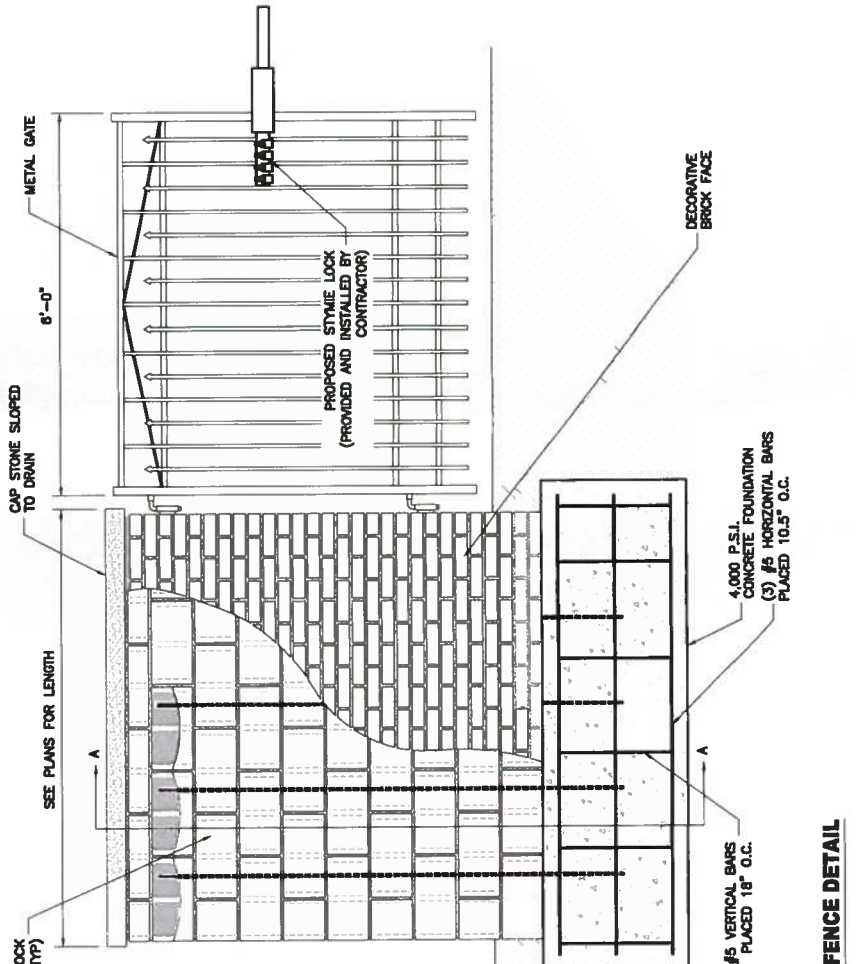
SITE INFORMATION:
ECO-SITE SITE NAME:
CO-0041 DELIGHT CIRCLE
T-MOBILE SITE ID:
DN01535B
SITE ADDRESS:
4206 HOPEFUL DRIVE
COLORADO SPRINGS,
COLORADO 80917
JURISDICTION:
CITY OF COLORADO SPRINGS



PROPOSED T-MOBILE EQUIPMENT PLATFORM LAYOUT
1 2/4 N.T.A.



ICE BRIDGE DETAIL
4 2/4 N.T.A.



BRICK FENCE DETAIL
3 2/4 N.T.A.

LAND USE REVIEW FILE No: CPC CM1 17-00021

FIGURE 1 - Site Plan

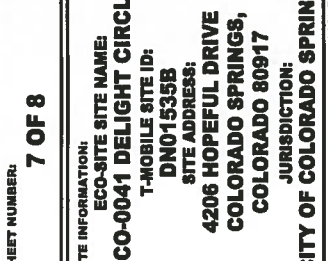


REV. NO.	DATE	DESCRIPTION OF CHANGES
04-25-17		REV. PER REVIEW COMMENTS
01-24-17		REV. FENCE & TOWER HEIGHT
08-10-16		ISSUED FOR ZONING
07-28-16		ISSUED FOR 90% REVIEW (CDM)

DRAWN BY: MTG
 CHECKED BY: NOTED
 SCALE: N500360.00
 JOB NO: N500360.00
 DRAWING TITLE: LANDSCAPE PLAN, DETAILS & NOTES

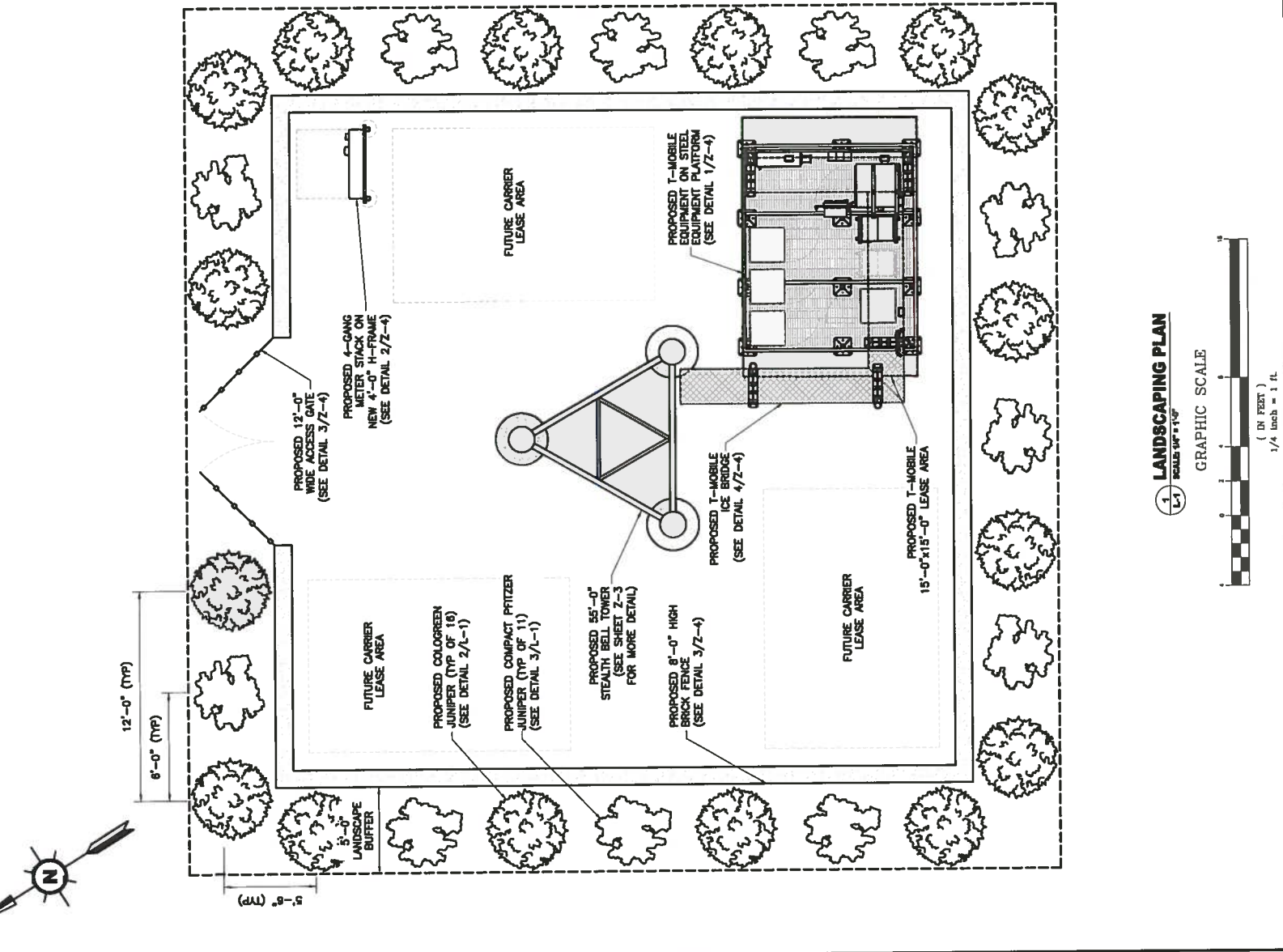
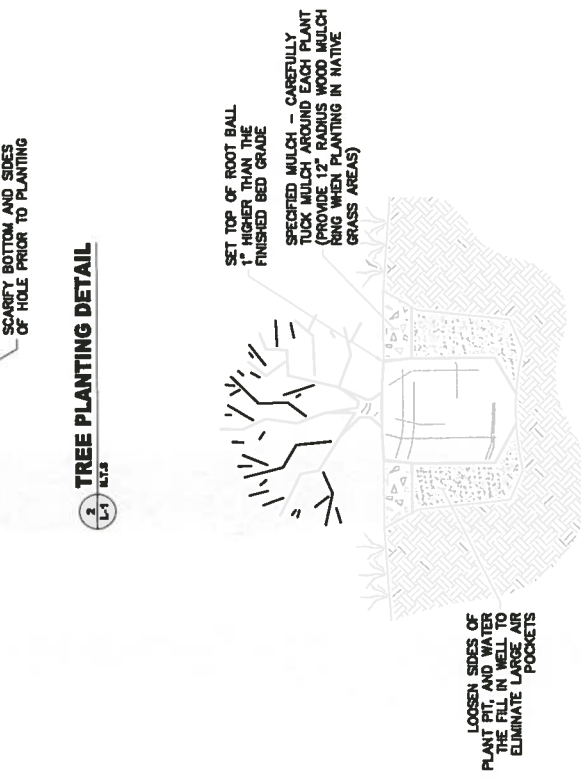
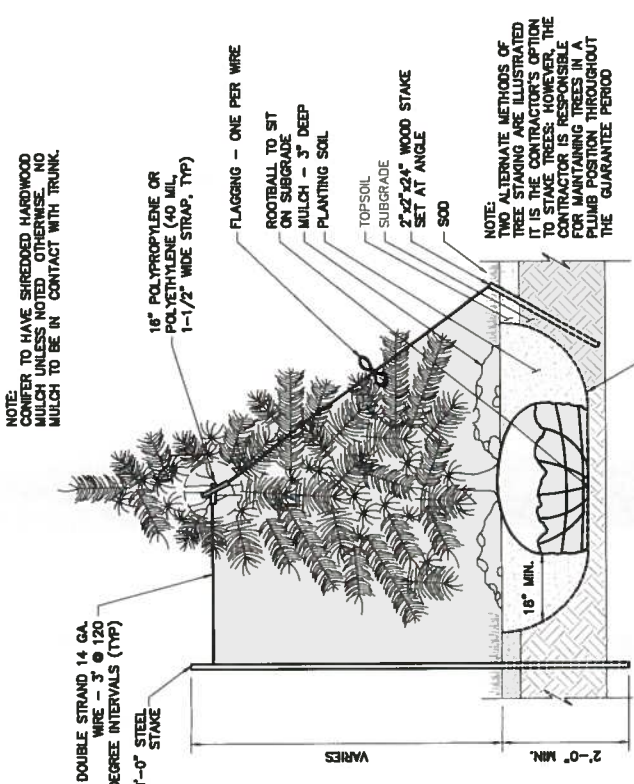
DRAWING SHEET: L-1
 SHEET NUMBER: 7 OF 8

SITE INFORMATION:
 ECO-SITE SITE NAME: CO-0041 DELIGHT CIRCLE
 T-MOBILE SITE ID: DN01535B
 SITE ADDRESS: 4206 HOPEFUL DRIVE
 COLORADO SPRINGS, COLORADO 80917
 JURISDICTION: CITY OF COLORADO SPRINGS



LANDSCAPING NOTES

1. ALL PLANT MATERIAL AND INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK - PUBLISHED BY AMERICAN HORTICULTURE INDUSTRY ASSOCIATION, LATEST EDITION.
2. CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN WORK AREA AND SHALL BE RESPONSIBLE FOR THEIR PROTECTION.
3. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS SHOWN ON THE DRAWINGS, AS SPECIFIED, AND IN QUANTITIES INDICATED ON THE PLANT LIST.
4. ALL PLANTS SHALL BE NURSERY GROWN.
5. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
6. 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.
7. 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.
8. ALL AREAS TO BE SHOWN AS LAWN SHALL BE GRASSED, AS SPECIFIED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
9. TREE LOCATIONS MAY NEED TO BE ADJUSTED BASED ON LOCATIONS OF PROPOSED UTILITIES.
10. ALL PLANTING BEDS TO RECEIVE 3" SHREDDED HARDWOOD MULCH AS SHOWN ON DETAIL 5.
11. ROOT BALLS OF ALL PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS OR FROST.
12. PLANTS WITH BROKEN ROOT BALLS OR EXCESSIVE DAMAGE TO THE CROWN SHALL BE REPLACED PRIOR TO PLANTING.
13. ROPES AT TOP OF BALL SHALL BE CUT. REMOVE TOP 1/3 OF BURLAP. NON-Biodegradable MATERIAL SHALL BE TOTALLY REMOVED.
14. PREPARATION OF PLANTING: CLEAN TOPSOIL OF ROOTS, PLANTS, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL OR TOXIC TO PLANT OR WITH.
15. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
16. 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.
17. ALL PLANTS SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS A.L. EXISTING TREES THAT ARE TO BE SAVED AS DETERMINED BY LANDSCAPE ARCHITECT. TREE SHALL BE PROTECTED UNTIL CONSTRUCTION HAS BEEN COMPLETED AREA WITHIN DRIPLINE SHALL NOT BE TRAVELLED ACROSS BY CONSTRUCTION TRAFFIC.
18. TREES PLANTED ALONG STREETS SHALL HAVE A SINGLE STRAIGHT TRUNK THAT DOES NOT FORK BELOW 6'.
19. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED. F.T.S. ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING.
20. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
21. THE CONTRACTOR SHALL LAYOUT WITH IDENTIFIABLE STAKES AND VERTICAL 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 THE LANDSCAPE ARCHITECT PRIOR TO ANY EXCAVATION OF PLANT PITS OR PLANT BEDS.
22. AT PLANTING TIME, ALL PLANT MATERIAL SHALL BE THINNED BY REMOVING BROKEN AND/OR DEAD VEGETATIVE MATERIAL.
23. ALL PLANTS SHALL BE INSTALLED AS PER DETAIL AND THE CONTRACT SPECIFICATIONS.
24. ALL PLANTS SHALL BE STAKED AND PLUMB UNLESS OTHERWISE SPECIFIED.
25. ALL PLANTS SHALL BE THOROUGHLY WATERED 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.
26. WARRANTY 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 OF PROBLEMS DEVELOPED. PLANTS THAT DIE DURING THE WARRANTY PERIOD SHALL BE REMOVED IMMEDIATELY. REPLACEMENTS SHALL BE PLACED UNDER WARRANTY FOR AN ADDITIONAL ONE YEAR PERIOD.
27. 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 CONDITIONS. CONDITIONS SHALL BE IN COST FOR REVIEW AND ACCEPTANCE BY THE PROJECT REPRESENTATIVE.
28. MINOR ADJUSTMENTS TO TREE LOCATION MAY BE NECESSARY DUE TO FIELD CONDITIONS AND FINAL GRADING. THE CONTRACTOR SHALL NOTIFY THE OWNER OF MAJOR ADJUSTMENTS ARE REQUIRED.



TYPICAL PLANT LIST

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	MATURE HEIGHT	MATURE SPREAD	WATER USE
	COLORGREEN JUNIPER	JUNIPERUS SCOPULORUM COLORGREEN	16	16'-20'	8'-12'	LOW
	COMPACT JUNIPER	JUNIPERUS X Pfitzeriana COMPACTA	11	3'-4'	4'-6'	LOW



LAND USE REVIEW FILE No: CPC CM1 17-00021

FIGURE 1 - Site Plan

T-Mobile
WEST LLC
T-MOBILE NORTHEAST LLC
2323 DELCANY STREET
DENVER, COLORADO 80216
PHONE: (716) 633-5200
FAX: (716) 633-5292

Eco-Site
ECO-SITE, INC.
1801 LIGHT FARM ROAD,
DURHAM, NORTH CAROLINA 27707

advantage engineers
105 HANCOCK AVENUE, SUITE C
MECHANICSBURG, PENNSYLVANIA 17055
PHONE: (717) 766-8800
WWW.ADVANTAGEENGINEERS.COM

SCHEDULE OF REVISIONS	
REV. NO.	DATE
2	04-25-17
1	01-24-17
0	08-10-16
4	07-28-16

REV. PER REVIEW COMMENTS
REV. FENCE & TOWER HEIGHT
ISSUED FOR ZONING
ISSUED FOR 90% REVIEW (20%)
DESCRIPTION OF CHANGES

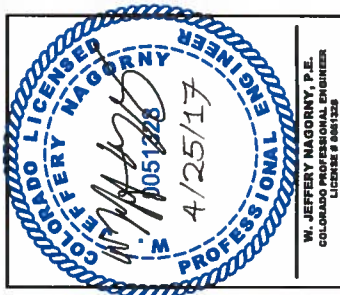
DRAWN BY: BTG
CHECKED BY:
SCALE: NOTED
JOB NO: NS90566.00

DRAWING TITLE:
PHOTO SIMULATIONS

DRAWING SHEET:
PH-1

SHEET NUMBER:
8 OF 8

SITE INFORMATION:
ECO-SITE SITE NAME:
CO-0041 DELIGHT CIRCLE
T-MOBILE SITE ID:
DN01535B
SITE ADDRESS:
**4206 HOPEFUL DRIVE
COLORADO SPRINGS,
COLORADO 80917**
JURISDICTION:
CITY OF COLORADO SPRINGS



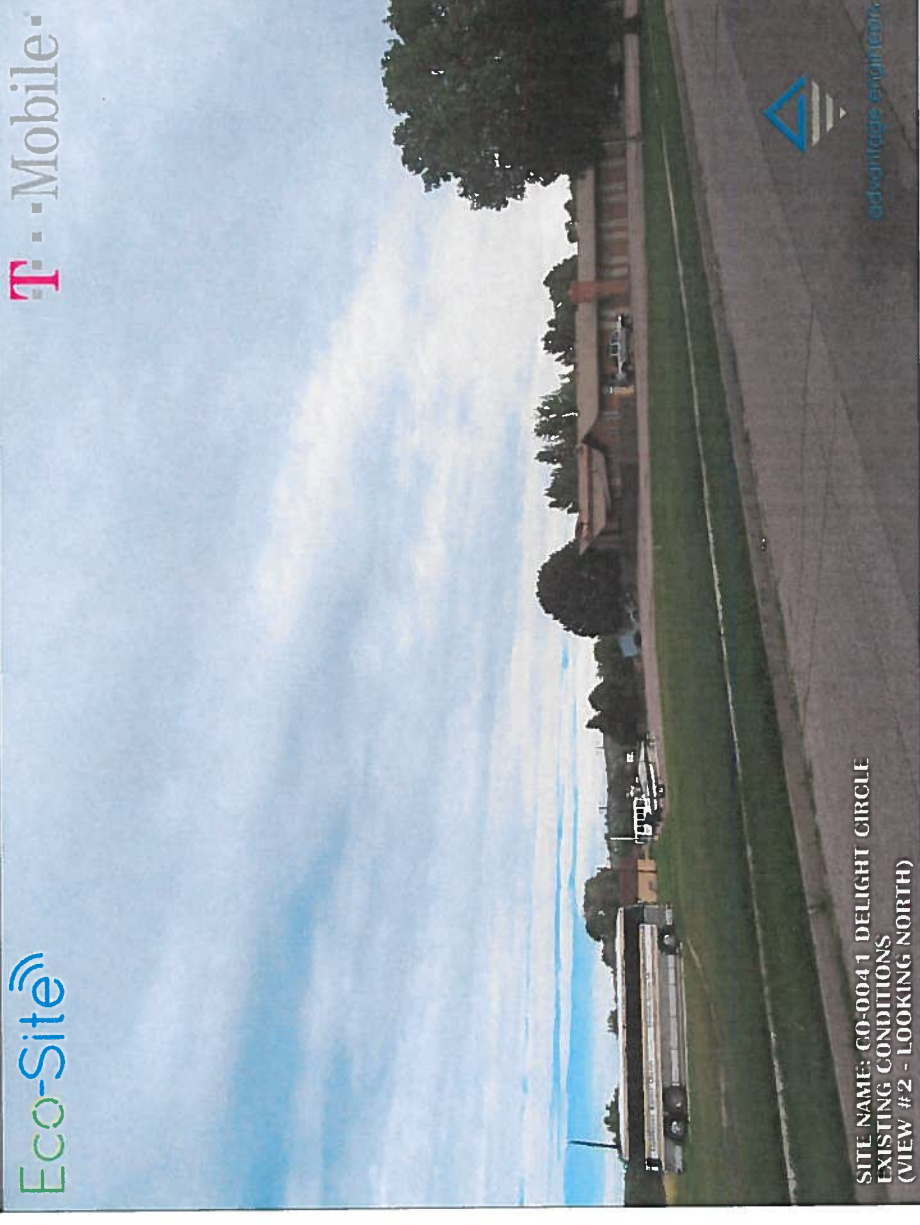
SITE NAME: CO-0041 DELIGHT CIRCLE
PROPOSED CONDITIONS
(VIEW #1 - LOOKING SOUTH)



SITE NAME: CO-0041 DELIGHT CIRCLE
PROPOSED CONDITIONS
(VIEW #2 - LOOKING NORTH)



SITE NAME: CO-0041 DELIGHT CIRCLE
EXISTING CONDITIONS
(VIEW #1 - LOOKING SOUTH)



SITE NAME: CO-0041 DELIGHT CIRCLE
EXISTING CONDITIONS
(VIEW #2 - LOOKING NORTH)

LAND USE REVIEW FILE No: CPC CM1 17-00021

FIGURE 1 - Site Plan