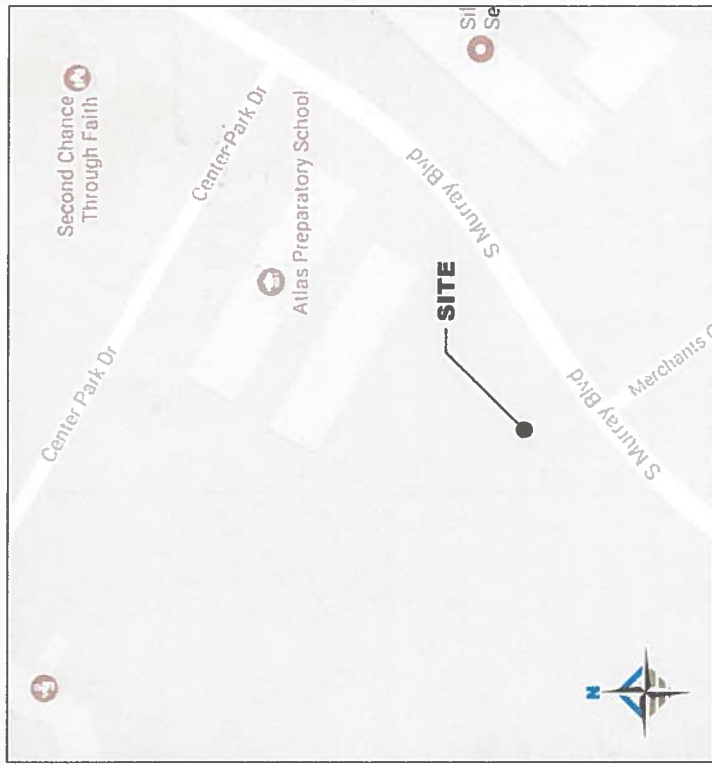


Eco-Site

**ECO-SITE SITE NAME:
CO-0074 PACE DRIVE
T-MOBILE SITE ID:
DN01600A**

**SITE ADDRESS:
1602 SOUTH MURRAY BOULEVARD,
COLORADO SPRINGS, COLORADO 80916**

VICINITY MAP:



LOCATION MAP:



- PROJECT DESCRIPTION:**
1. PROPOSED 40'-0" x 50'-0" FENCED COMMUNICATIONS COMPOUND TO BE INSTALLED WITHIN 50'-0" x 50'-0" LEASE AREA.
 2. PROPOSED 50'-0" CLOCK TOWER TO BE INSTALLED WITHIN FENCED COMPOUND.
 3. TWELVE (12) PROPOSED T-MOBILE ANTENNAS TO BE INSTALLED WITHIN NEW CLOCK TOWER.
 4. NEW ELECTRICAL SERVICE TO BE INSTALLED TO COMMUNICATIONS COMPOUND.
 5. NEW TELCO SERVICE TO BE INSTALLED TO COMMUNICATIONS COMPOUND.

DRIVING DIRECTIONS:

HEADING FROM COLORADO SPRINGS AIRPORT START OUT GOING EAST ON MILTON E PROBY PKWY TURN SLIGHT LEFT TOWARD LONG TERM PARKING/AIRPORT EXIT. TURN SLIGHT LEFT ONTO MILTON E PROBY PKWY. TURN SLIGHT RIGHT TOWARD GENERAL AVIATION. TURN SLIGHT RIGHT ONTO S POWERS BLVD/CO-21. TURN LEFT ONTO E FOUNTAIN BLVD. TURN LEFT ONTO S MURRAY. 1602 S MURRAY BLVD IS ON THE RIGHT.

SITE INFORMATION:

ECO-SITE SITE NAME: CO-0074 PACE DRIVE
 T-MOBILE SITE ID: DN01600A
 SITE ADDRESS: 1602 SOUTH MURRAY BOULEVARD, COLORADO SPRINGS, COLORADO 80916
 JURISDICTION: CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO
 ZONING: PIP20R CU AD (PLANNED INDUSTRIAL PARK/CONDITIONS OF RECORD-CONDITIONAL USE-AIRPORT OVERLAY DISTRICT)
 PARCEL ID: 66262-06-009
 PARCEL SIZE: 9.46 ACRES
 SITE COORDINATES: N 38°48'34.77" (38.8097) (NAD83), W 104°45'05.23" (-104.7515) (NAD83)
 GROUND ELEVATION: 5,988.4 ± (NAVD 88)
 STRUCTURE TYPE: CLOCK TOWER
 STRUCTURE HEIGHT: 50'-0" x 1 AGL (TOP OF CLOCK TOWER)
 GROUND OWNER NAME: ATLAS PREPARATORY SCHOOL / BUILDING COMP
 GROUND OWNER ADDRESS: 1602 SOUTH MURRAY BOULEVARD, COLORADO SPRINGS, COLORADO 80916-4501
 APPLICANT: ECO-SITE, LLC, 240 LEIGH FARM ROAD, SUITE 415, DURHAM, NORTH CAROLINA 27707

ABBREVIATIONS:

ATS	AUTOMATIC TRANSFER SWITCH	MAX	MAXIMUM
AWG	AMERICAN WIRE GAUGE	MIN	MINIMUM
ATTN	ATTENTION	MTS	MANUAL TRANSFER SWITCH
BTS	BASE TRANSMISSION SYSTEM	NES	NATIONAL ELECTRICAL CODE
CONT	CONTINUED	POB	POINT OF BEGINNING
COPPER	COPPER	POT	POINT OF CONNECTION
DWG	DRAWING	POT	POINT OF TERMINATION
EMT	ELECTRICAL METALLIC TUBING	PVC	POWER PROTECTION CABINET
GEN	GENERATOR	PVC	POLYMERIZING VINYL CHLORIDE
GRD	GROUND	RGS	RIGID GALVANIZED STEEL
IBC	INTERNATIONAL BUILDING CODE	RF	RADIO FREQUENCY
IFC	INTERNATIONAL FIRE CODE	RF	RADIO FREQUENCY
LOD	LIMIT OF DISTURBANCE	TYP	TYPICAL

COLORADO CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES:

BUILDING CODE: INTERNATIONAL BUILDING CODE 2015
 ELECTRICAL CODE: NATIONAL ELECTRICAL CODE 2017
 FIRE SAFETY CODE: INTERNATIONAL FIRE CODE 2012
 USE GROUP: U (UTILITY)
 CONSTRUCTION TYPE: IIB

STRUCTURAL NOTE:

ADVANTAGE ENGINEERS IS NOT RESPONSIBLE FOR DESIGN OR STRUCTURAL CERTIFICATION OF NEW ANTENNA MOUNTS REQUIRED FOR THE INSTALLATION OF THE PROPOSED EQUIPMENT ASSOCIATED WITH THIS PROJECT. PLEASE REFER TO THE STRUCTURAL ANALYSIS COMPLETED BY OTHERS FOR ALL STRUCTURAL INFORMATION RELATED TO THE ANTENNA MOUNTS.



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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 THE ENGINEER IN WRITING AT NO TIME WILL ANY ADDITIONAL ANTENNAS BE INSTALLED WITHOUT WRITTEN CONSENT FROM THE TOWER ENGINEER.

SHEET INDEX:

DRAWING SHEET:	DRAWING TITLE
T-1	TITLE SHEET
Z-1	EXISTING SITE PLAN
Z-2	PROPOSED SITE PLAN
Z-3	COMPOUND PLAN
Z-4	ELEVATION
Z-5	CONSTRUCTION DETAILS
L-1	LANDSCAPING PLAN, DETAIL & NOTES
PH-1	PHOTO SIMULATIONS

AE DESIGN INFO:

DESIGNER: BTG
 AE JOB NO: 1700207.007
DRAWING TITLE:
 TITLE SHEET
DRAWING SHEET:
 T-1
SITE INFORMATION:
 ECO-SITE SITE NAME: CO-0074 PACE DRIVE
 T-MOBILE SITE ID: DN01600A
 SITE ADDRESS: 1602 SOUTH MURRAY BLVD., COLORADO SPRINGS, COLORADO 80916
 CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO
SHEET NUMBER:
 1 OF 8

PLAN APPROVALS:

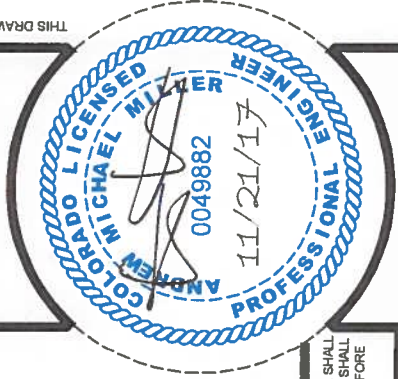
THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

R.F. ENGINEER: _____ DATE: _____
 ZONING MGR: _____ DATE: _____
 S.A. MGR: _____ DATE: _____
 CONSTRUCTION MGR: _____ DATE: _____
 A/E MGR: _____ DATE: _____
 PROPERTY OWNER: _____ DATE: _____

DRAWING SCALE NOTES:

THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 22"x34". CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE. SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

LAND USE REVIEW FILE NO: CPC CM1 17-00137



ANDREW M. MILLER, PE
 CO. ORADO PROFESSIONAL ENGINEER
 LICENSE # 0049882

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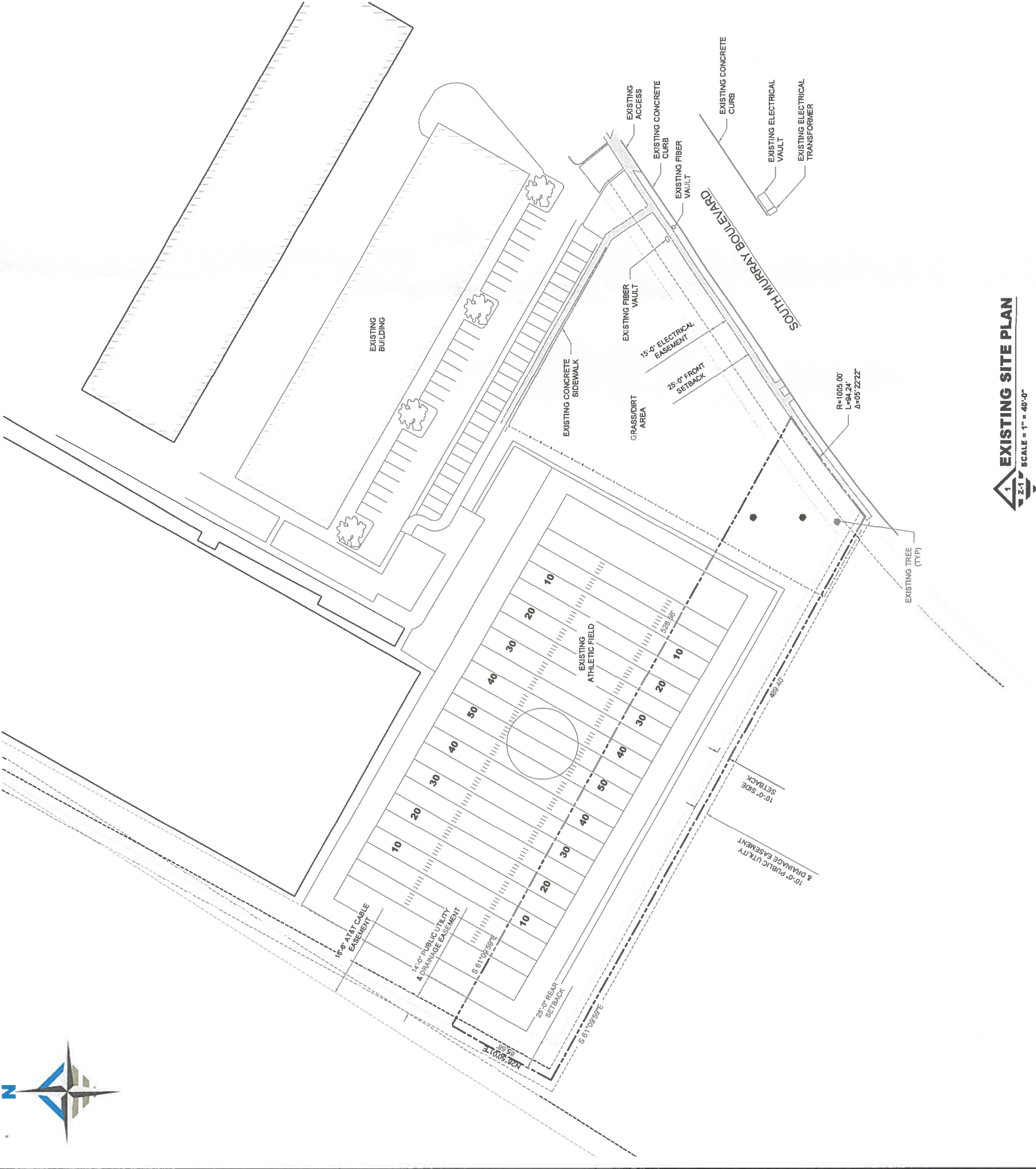
T-Mob e
 WEST
 T-MOBILE WEST, LLC
 2323 DELGANY STREET
 DENVER, COLORADO 80216
 PHONE: (215) 633-5200
 FAX: (215) 633-5393

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

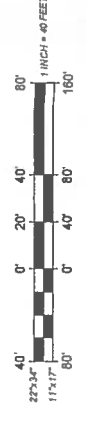
advantage engineers
 5452 212E PARKWAY, FORT COLLINS, CO 80526
 970.226.1111
 www.advantageengineers.com

PLAN REVISIONS:

REV	NO	DATE	DESIGNER	DESCRIPTION
5				
4				
3	11/21/17	K/P		ZONING COMMENTS
2	10/18/17	MTO		ADD PHOTO SIMULATIONS
1	9/27/17	MTO		ADD LANDSCAPING PLAN
0	8/12/17	MTO		ISSUED FOR ZONING
A	8/5/17	BTG		ISSUED FOR 80% REVIEW (ZON)



EXISTING SITE PLAN
 SCALE = 1" = 40'-0"



T-Mobie
 WES
 T-MOBILE WEST, LLC
 2323 DELGANY STREET
 DENVER, COLORADO 80216
 PHONE: (215) 633-5200
 FAX: (215) 633-6393

Eco-Site
 ECO-SITE, LLC
 240 LEWIS FARM ROAD
 SUITE 418
 DURHAM, NORTH CAROLINA 27707

advantage engineers
 845122 PARKWAY, FRESH HOUSE #4
 GREENWOOD VILLAGE, COLORADO 80111
 WWW.ADVANTAGEENGINEERS.COM

PLAN REVISIONS:

REV. NO.	DATE	DESIGNER	DESCRIPTION
A	9/5/17	BTG	ISSUED FOR 80% REVIEW (ZDA)
0	8/13/17	MTG	ISSUED FOR ZONING
1	8/27/17	MTG	ADD LANDSCAPING PLAN
2	10/16/17	MTG	ADD PHOTO SIMULATIONS
3	11/21/17	KCF	ZONING COMMENTS
4			
5			

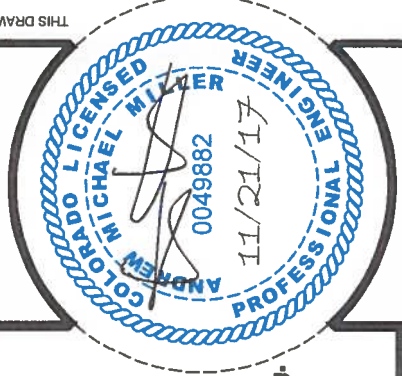
AE DESIGN INFO:
 DESIGNER: BTG
 AE JOB NO: 1700207.007

DRAWING TITLE:
 EXISTING SITE PLAN

DRAWING SHEET:
 Z-1

SITE INFORMATION:
 ECO-SITE SITE NAME: CO-0074 PACE DRIVE
 T-MOBILE SITE ID: DN01600A
 SITE ADDRESS: 1602 SOUTH MURRAY BLVD, COLORADO SPRINGS, COLORADO 80916
 JURISDICTION: COLORADO SPRINGS, EL PASO COUNTY, COLORADO

SHEET NUMBER:
 2 OF 8



ANDREW M. MILLER, PE
 CO. LICENSE # 0049882



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LAND USE REVIEW FILE NO: CPC CM1 17-00137

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FIGURE 1



T-MOBILE WEST LLC
2323 DELGANY STREET
DENVER, COLORADO 80218
PHONE (215) 633-5200
FAX (215) 633-5393



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



5142 DTC PARKWAY, FORT COCKER
DREEENWOOD, COLORADO 80101
www.advantageengineers.com

PLAN REVISIONS:

NO.	DATE	DESCRIPTION
3		
4		
1	1/2/17	K/P ZONING COMMENTS
2	10/16/17	M/TG ADD PHOTO SIMULATIONS
1	9/27/17	M/TG ADD LANDSCAPING PLAN
0	8/12/17	M/TG ISSUED FOR ZONING
A	8/5/17	B/TG ISSUED FOR SW REVIEW (ZONING)
		DESIGNER
		DATE
		REVISION

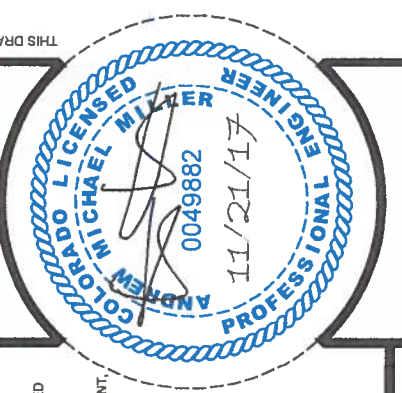
AE DESIGN INFO:
AE JOB NO:
BTG 1700207.007

DRAWING TITLE:
PROPOSED SITE PLAN

DRAWING SHEET:
Z-2

SITE INFORMATION:
ECO-SITE SITE NAME
CO-0074 PACE DRIVE
T-MOBILE SITE ID:
DN01600A
SITE ADDRESS:
1602 SOUTH MURRAY BLVD,
COLORADO SPRINGS,
COLORADO 80916
CITY OF COLORADO SPRINGS
EL PASO COUNTY, COLORADO

SHEET NUMBER:
3 OF 8



ANDREW M. MILLER, PE
COLORADO PROFESSIONAL ENGINEER
LICENSE # 0049882

- GENERAL NOTES:**
- THIS PLAN WAS PREPARED USING AN APPROVED PLAN ENTITLED "TOPOGRAPHIC SURVEY" BY ALTURA LAND CONSULTANTS, DATED 08-23-2017.
 - THE PROPOSED FACILITY WILL CAUSE "DE MINIMUS" INCREASE IN POTENTIAL WATER 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 RECEPACLES.
 - ACCORDING TO THE F.I.R.M. COMMUNITY PANEL # 08041C0749F, DATED 03-17-1987, THE PROPOSED SITE IS WITHIN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.

BULK REQUIREMENTS:
P/PZICR CU AO PLANNED INDUSTRIAL PARK/CONDITIONS OF RECORD-CONDITIONAL USE-AIRPORT OVERLAY DISTRICT

DESCRIPTION:	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT AREA:	0.5 AC	9.48 AC	(NO CHANGE)
MIN. LOT WIDTH:	N/A	N/A	N/A
MAX. LOT COVERAGE:	40%	N/A	3.6%
MIN. FRONT YARD:	25 FT	N/A	62.1 FT
MIN. SIDE YARD:	10 FT	N/A	60.7 FT
MIN. REAR YARD:	23 FT	N/A	447.8 FT
MAX. BUILDING HEIGHT:	45 FT	N/A	50 FT

COMMERCIAL MOBILE RADIO SERVICE: SECTION: 7.4.605

DESCRIPTION:	REQUIRED:	EXISTING:	PROPOSED:
TOWER SETBACK FROM PUD ZONE (5x HEIGHT)	250 FT	N/A	788.5 FT
MAX. TOWER HEIGHT:	45 FT	N/A	50 FT
FRONT SETBACK:	50 FT	N/A	62.1 FT

* CONDITIONAL USE REQUIRED

LEASE AREA LEGAL DESCRIPTION:
BEING A TELECOMMUNICATIONS LEASE PARCEL LYING WITHIN A PORTION OF LOT 1, BLOCK 1, IN GATEWAY FILING NO. 21, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY, RECORDED APRIL 24, 2015, AS INSTRUMENT NO. 215M40033, IN THE OFFICE OF THE CLERK AND RECORDER, SAID COUNTY, THENCE ALONG THE NORTH LINE OF SAID PARCEL, N81°09'59"W, 105.91 FEET TO THE POINT OF BEGINNING, THENCE S81°09'59"E, 50.00 FEET; THENCE S28°50'01"W, 35.68 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A", THENCE CONTINUING S28°50'01"W, 14.32 FEET, THENCE N81°09'59"W, 50.00 FEET, THENCE N28°50'01"E, 50.00 FEET TO THE POINT OF BEGINNING,
CONTAINING 2,500 SQ. FT., OR 0.057 ACRE, MORE OR LESS.

ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION:
BEING A STRIP OF LAND 20.00 FEET IN WIDTH LYING WITHIN A PORTION OF LOT 1, BLOCK 1, IN GATEWAY FILING NO. 21, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
BEGINNING AT POINT "A", AS DESCRIBED ABOVE, THENCE S34°04'34"E, 34.95 FEET TO THE RIGHT-OF-WAY OF SOUTH MURRAY ROAD AND THE END OF SAID STRIP OF LAND. EXCEPT ANY PORTION LYING WITHIN THE RIGHT-OF-WAY OF SOUTH MURRAY ROAD. SIDELINES OF SAID STRIP OF LAND ARE TO BE LENGTHENED AND/OR SHORTENED TO PREVENT GAPS AND/OR OVERLAPS.

- SCHEDULE B2 EXCEPTIONS:**
- PLAT RECORDED ON 04/05/1985 IN PLAT BOOK Y3, PAGE 8, (AFFECTS SURVEYED AREA AND PROPOSED 20' ACCESS/UTILITY EASEMENT, PLOTTED HEREON).
 - PLAT OF ATLAS PREPARATORY CHARTER SCHOOL FILING NO. 1 RECORDED ON 03/20/2012 IN INSTRUMENT NO. 212713203, (AFFECTS SURVEYED AREA AND PROPOSED 20' ACCESS/UTILITY EASEMENT, PLOTTED HEREON).
 - PLAT OF ATLAS PREPARATORY CHARTER SCHOOL FILING NO. 1A RECORDED ON 07/23/2015 IN INSTRUMENT NO. 215713654, RATIFICATION STATEMENT RECORDED ON 07/31/2015 IN INSTRUMENT NO. 215082948, RATIFICATION STATEMENT RECORDED ON 07/31/2015 IN INSTRUMENT NO. 215082950, (AFFECTS SURVEYED AREA AND PROPOSED 20' ACCESS/UTILITY EASEMENT, PLOTTED HEREON).

LAND USE REVIEW FILE NO: CPC CM1 17-00137

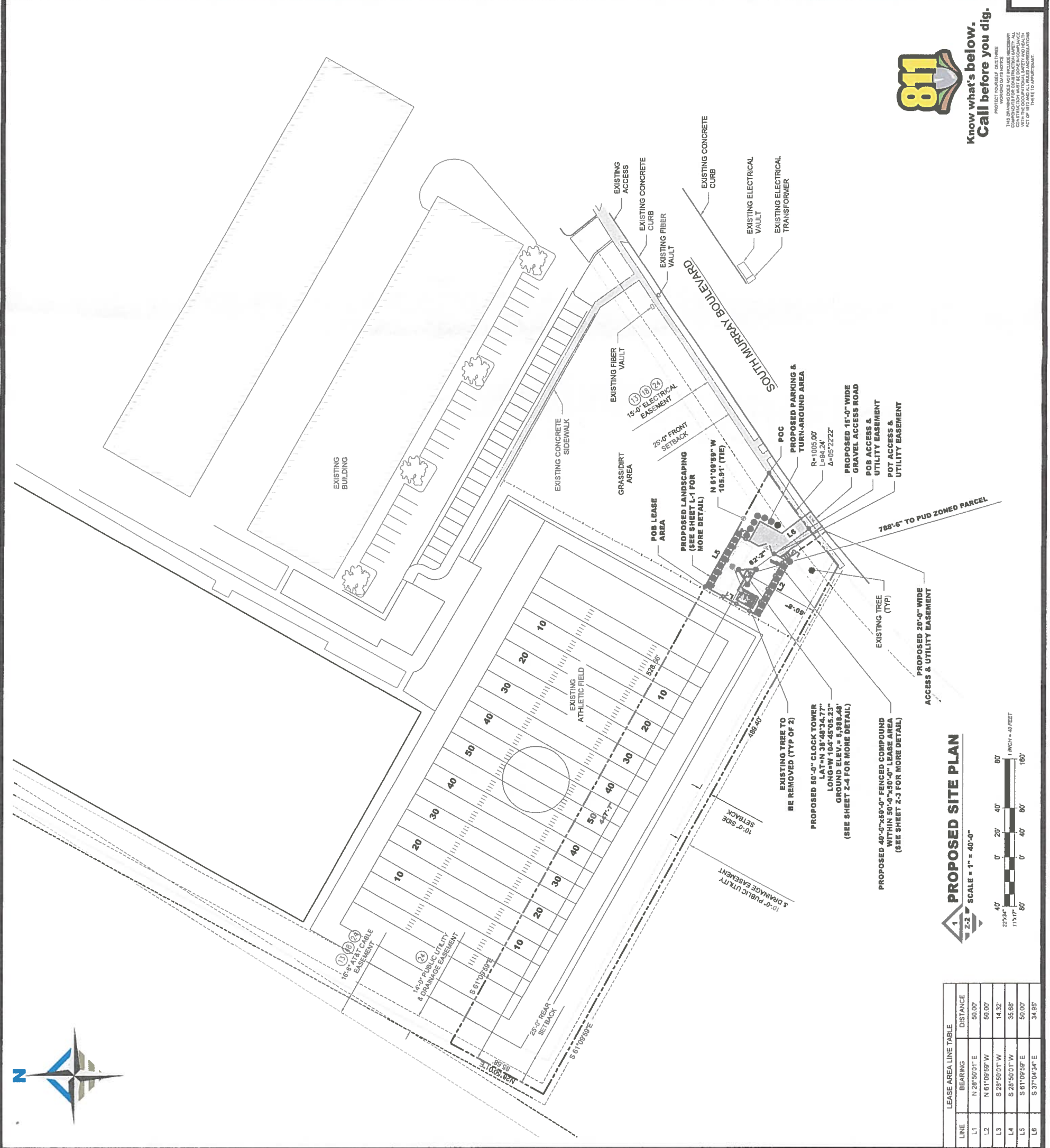


FIGURE 1

T-Mobile

T-MOBILE WEST LLC
 2323 DELGANY STREET
 DENVER, COLORADO 80216
 PHONE (215) 833-5200
 FAX (215) 833-5393

Eco-Site

ECOSITE, LLC
 240 LEIGH FARM ROAD,
 SUITE 415
 DURHAM, NORTH CAROLINA 27707

advantage engineers

2445 DTC PARKWAY, FIFTH FLOOR, SUITE 415
 GREENWOOD VILLAGE, COLORADO 80120-1511
 www.ae.com

PLAN REVISIONS:

NO.	DATE	REVISION
5		
4	11/21/17	RFI ZONING COMMENTS
3	10/19/17	ADD PHOTO SIMULATIONS
2	09/27/17	ADD LANDSCAPING PLAN
1	09/27/17	ISSUED FOR ZONING
0	09/27/17	ISSUED FOR PER REVIEW (ZONING)

AE DESIGN INFO:

DESIGNER: BTG
 AE JOB No: 1700207.007

DRAWING TITLE:

COMPOUND PLAN

DRAWING SHEET:

Z-3

SITE INFORMATION:

ECO-SITE SITE NAME: CO-0074 PACE DRIVE
 T-MOBILE SITE ID: DN01600A
 SITE ADDRESS: 1602 SOUTH MURRAY BLVD., COLORADO SPRINGS, COLORADO 80916
 JURISDICTION: CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO
 SHEET NUMBER: 4 OF 8



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, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AGENCY. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND COUNTY ORDINANCES, 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, LOCAL, STATE AND FEDERAL REGULATIONS AND ALL APPLICABLE PERSONAL PROTECTIVE & LIFE SAVING EQUIPMENT

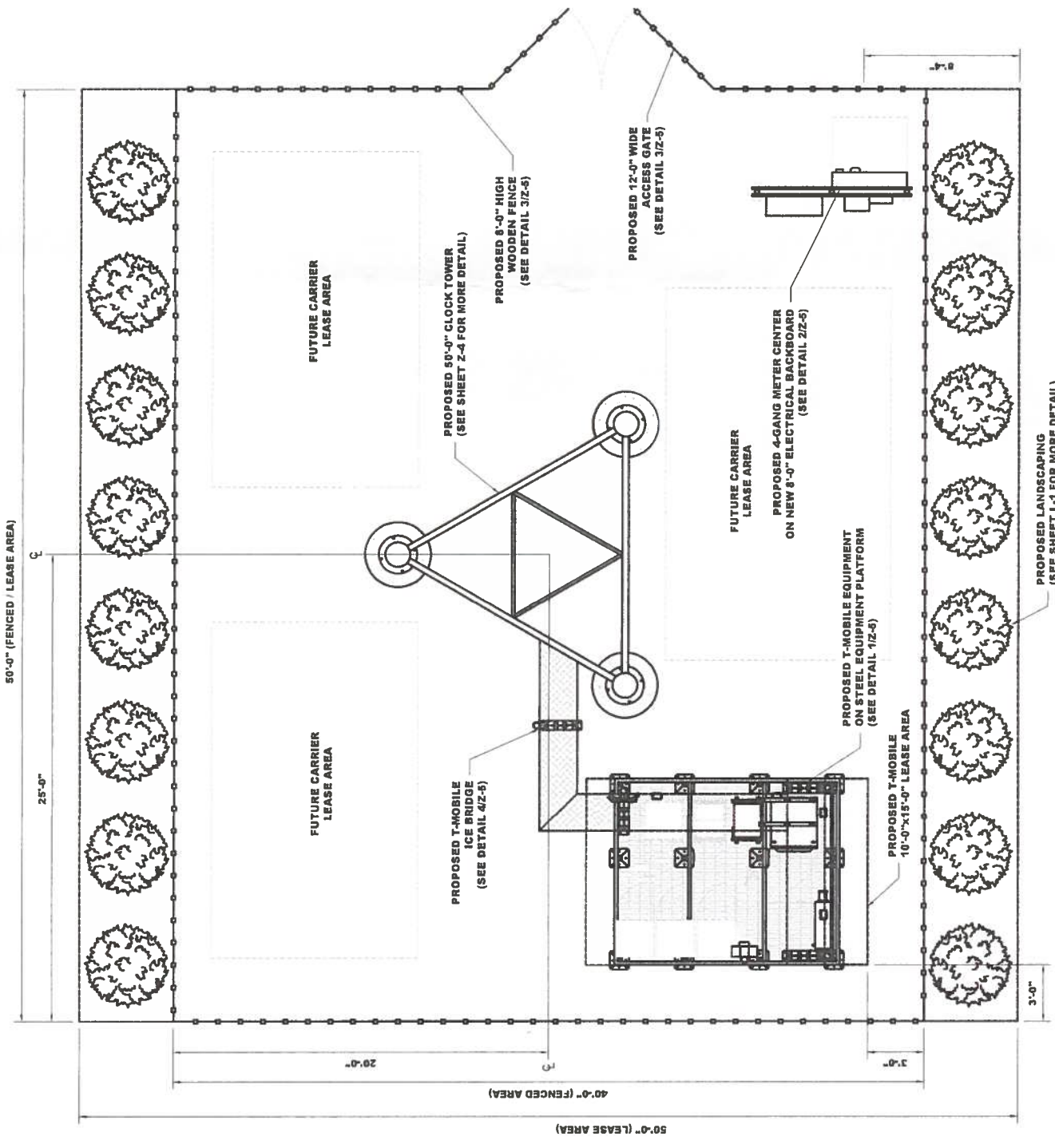
A) SIGNS, SIGNALS & BARRICADES
 B) TOOLS - HAND & POWER
 C) ELECTRICAL
 D) FALL PROTECTION
 E) EXCAVATIONS
 F) CONCRETE & MASONRY CONSTRUCTION
 G) STEEL ERECTION
 H) POWER TRANSMISSION & DISTRIBUTION
 I) CRANES & DERRICKS IN CONSTRUCTION
 J)

PROTECT TOGETHER, ONE PRICE
 THE DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL COMPONENTS FOR CONSTRUCTION SAFETY SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN HERE TO APPROPRIATE.

811

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LAND USE REVIEW FILE No: CPC CM1 17-00137



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

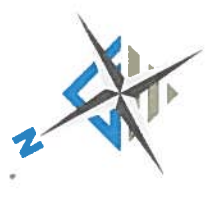
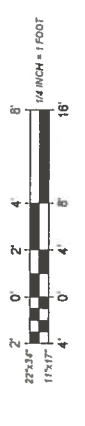


FIGURE 1

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T-Mobi
WE

T-MOBILE WEST LLC
2323 DELGANY STREET
DENVER, COLORADO 80218
PHONE (215) 633-6200
FAX (215) 633-6393

Eco-Site

ECO-SITE, LLC
LEONARD ROAD,
SUITE 418
DURHAM, NORTH CAROLINA 27707

advantage engineers

545 DICKINSON, PUEBLO, CO 81001
GREENWOOD VILLAGE, COLORADO 80111
www.advantageengineers.com

PLAN REVISIONS:

NO.	DATE	DESCRIPTION	
5			
4			
3	11/21/17	K&P ZONING COMMENTS	
2	10/16/17	ADD PHOTO SIMULATIONS	
1	9/21/17	ADD LANDSCAPING PLAN	
0	8/12/17	ISSUED FOR ZONING	
A	8/9/17	ISSUED FOR 80% REVIEW (ZON)	
REV	DATE	DESIGNER	DESCRIPTION

AE DESIGN INFO:

DESIGNER: BTG
AE JOB NO: 1700207.007

DRAWING TITLE:

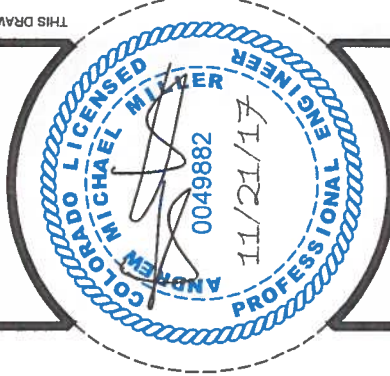
ELEVATION

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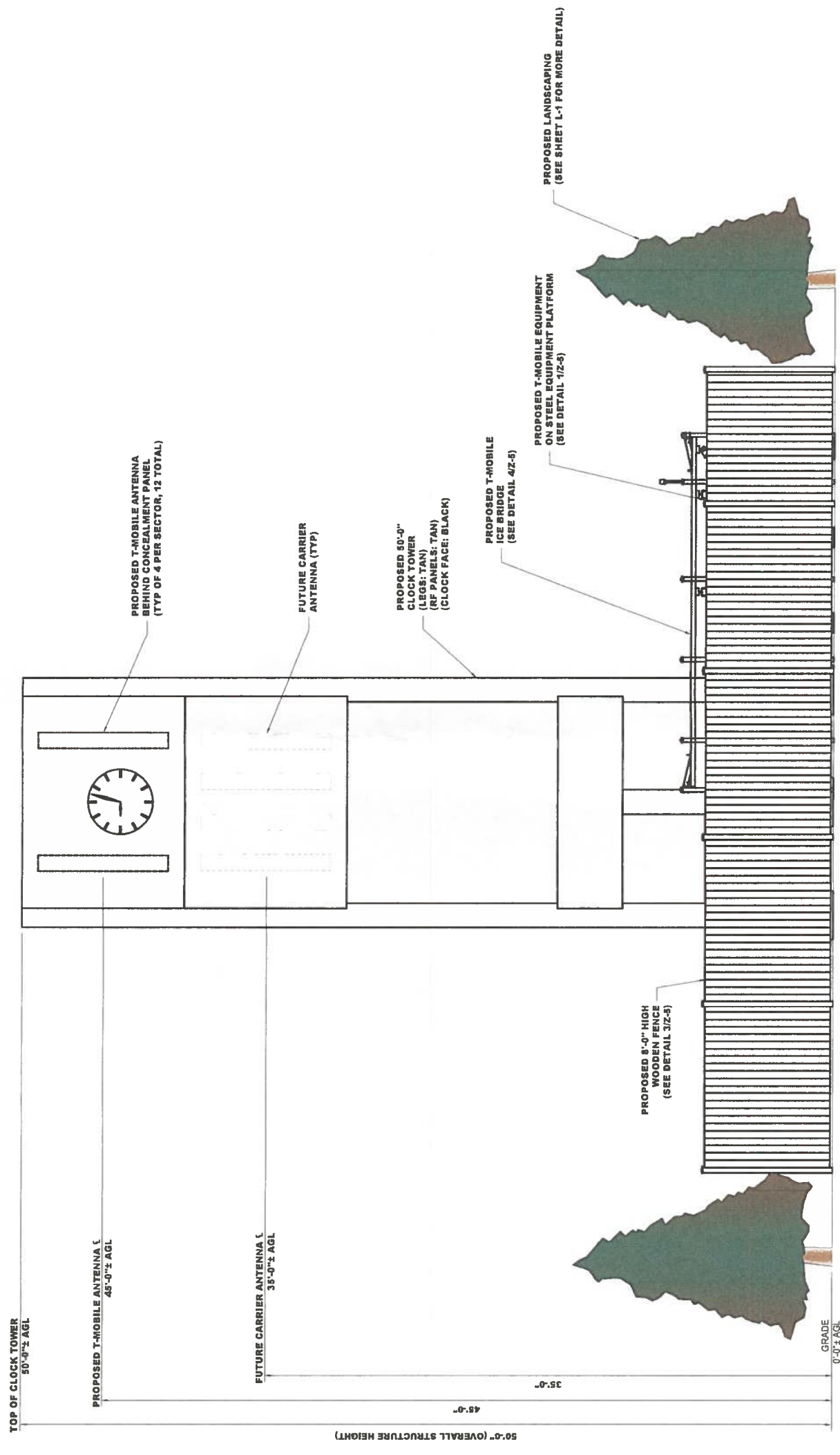
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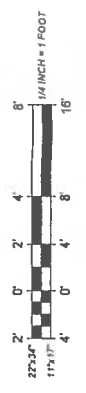
ECO-SITE SITE NAME
CO-0074 PACE DRIVE
T-MOBILE SITE ID
DN01600A
SITE ADDRESS
1602 SOUTH MURRAY BLVD,
COLORADO SPRINGS,
COLORADO 80916
URDISTRICT OF
EL PASO COUNTY, COLORADO
SHEET NUMBER:
5 OF 8



ANDREW M. MILLER, PE
COLORADO PROFESSIONAL ENGINEER
LICENSE # 0049882



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



LAND USE REVIEW FILE No: CPC CM1 17-00137

FIGURE 1

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T-Mobile

T-MOBILE WEST LLC
2323 DELGANY STREET
DENVER, COLORADO 80218
PHONE (215) 633-5200
FAX (215) 633-6393

Eco-Site

ECOSITE, LLC
240 LEIGH FARM ROAD,
SUITE 415
DURHAM, NORTH CAROLINA 27707

advantage engineers

3455 DEER PARKWAY, SUITE 100
DRETTWOOD VALLEY, COLORADO 80111
www.advantageengineers.com

PLAN REVISIONS:

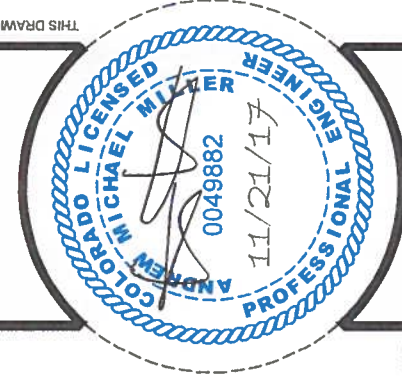
REV. NO.	DATE	DESIGNER	DESCRIPTION
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4	1/2/17	KJF	ZONING COMMENTS
3	10/16/17	MTG	ADD PHOTO SIMULATIONS
2	9/27/17	MTG	ADD LANDSCAPING PLAN
1	8/13/17	MTG	ISSUED FOR ZONING
0	9/5/17	BTG	ISSUED FOR 90% REVIEW (ZONING)

AE DESIGN INFO:
DESIGNER: BTG
AE JOB NO: 1700207.007

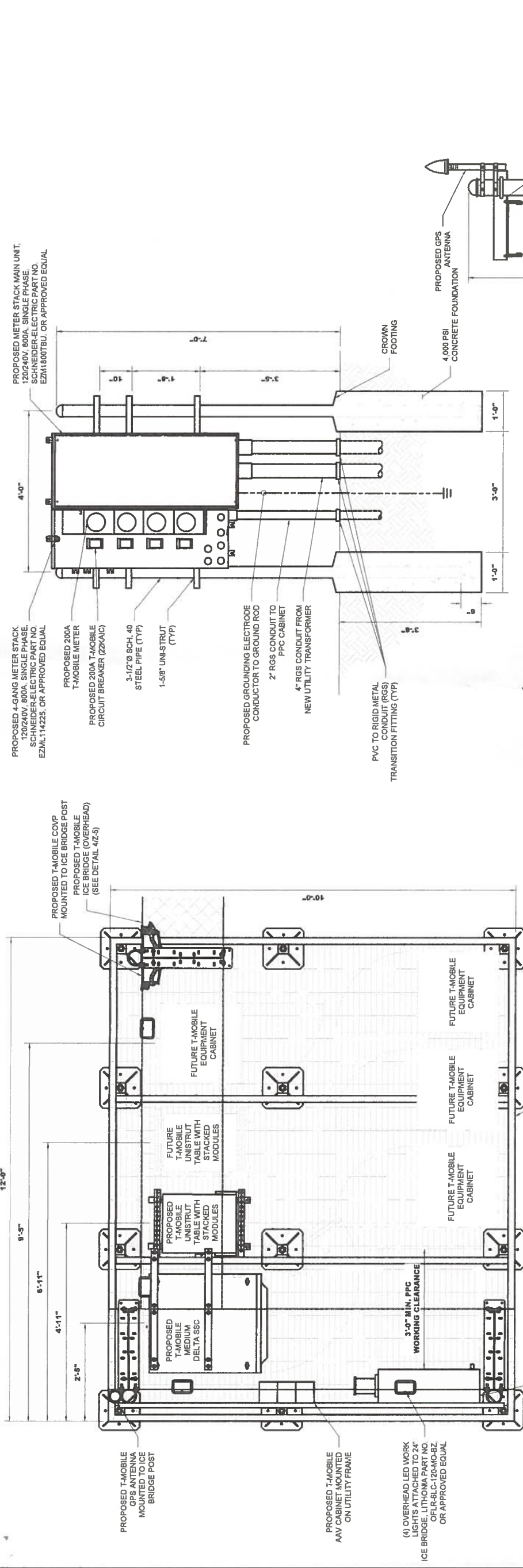
DRAWING TITLE:
CONSTRUCTION DETAILS

DRAWING SHEET:
Z-5

SITE INFORMATION:
ECO-SITE SITE NAME: CO-0074 PACE DRIVE
T-MOBILE SITE ID: DN01600A
SITE ADDRESS: 1602 SOUTH MURRAY BLVD., COLORADO SPRINGS, COLORADO 80916
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO
SHEET NUMBER: 6 OF 8

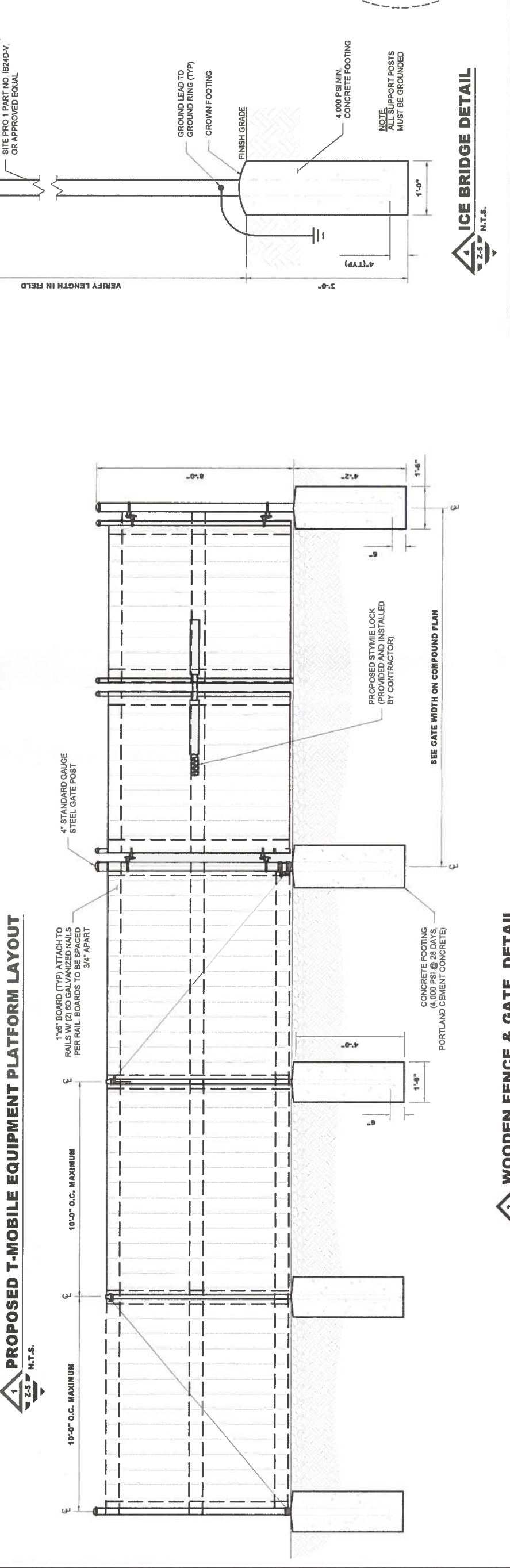


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COLORADO PROFESSIONAL ENGINEER
LICENSE # 004982



4'-0" ELECTRICAL BACKBOARD DETAIL
2
Z-5
N.T.S.

PROPOSED T-MOBILE EQUIPMENT PLATFORM LAYOUT
1
Z-5
N.T.S.

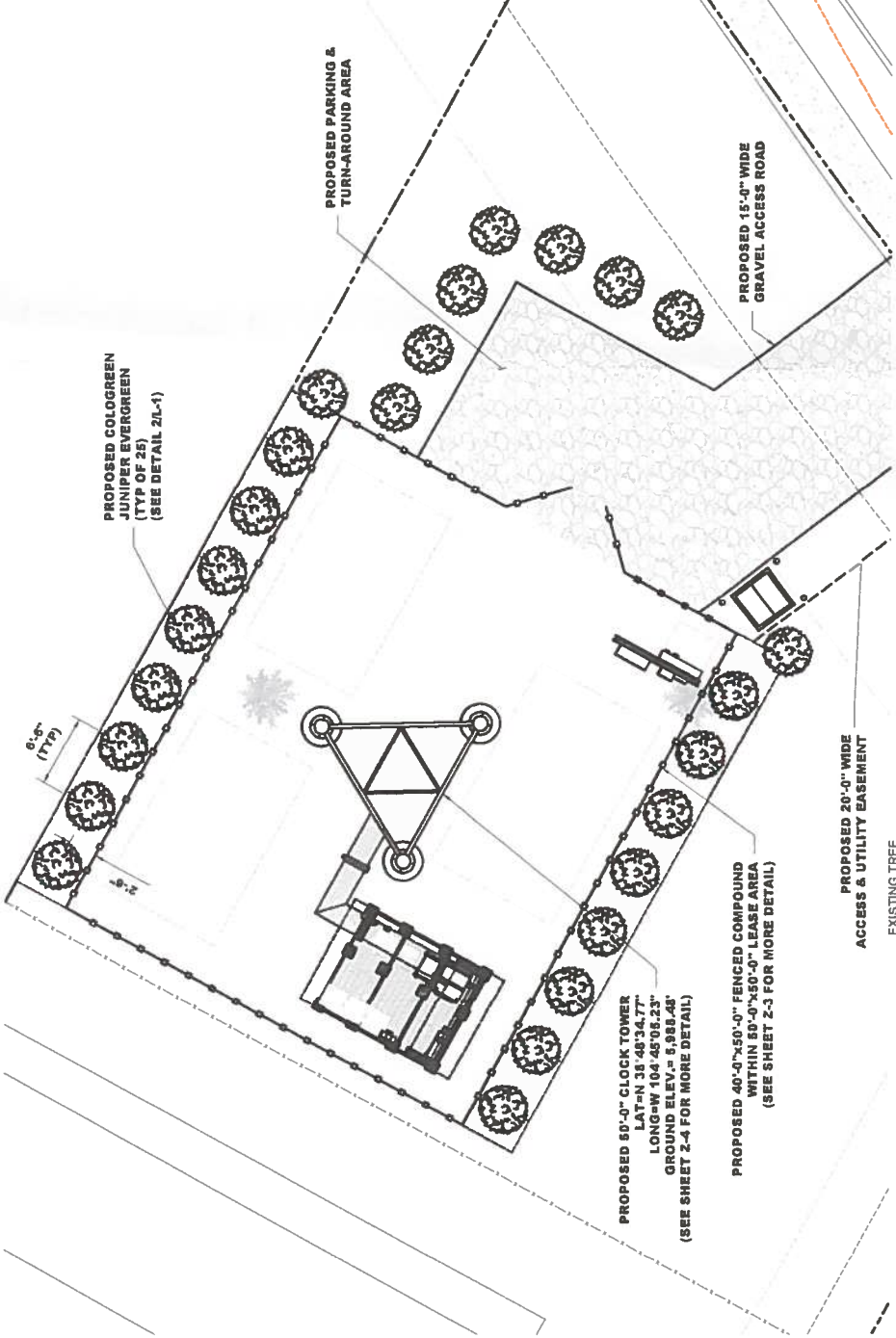


ICE BRIDGE DETAIL
4
Z-5
N.T.S.

WOODEN FENCE & GATE DETAIL
3
Z-5
N.T.S.

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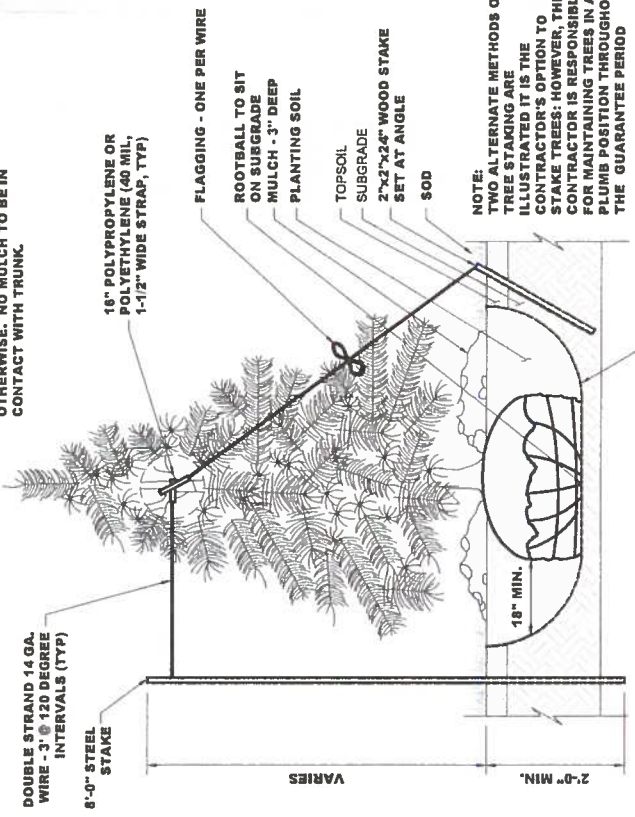
FIGURE 1



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

LANDSCAPE PLANT LIST				
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	WATER USE
	COLOGREEN JUNIPER	JUNIPERUS SCOPULORUM COLOGREEN	25	LOW

NOTE: CONFIRER TO HAVE SHREDEDDED HANDWOOD MULCH UNLESS NOTED OTHERWISE. NO MULCH TO BE IN CONTACT WITH TRUNK.



TREE PLANTING DETAIL
SCALE = 1/4" = 1'-0"

1. 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.
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 HABITAT OR GROWTH. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED HEN IN LEAF. THEY SHALL BE FREE OF DISEASE, INSECTS, PESTS, EGGS, OR LARVAE. THEY SHALL HAVE HEALTHY WELL-DEVELOPED ROOT SYSTEMS.
7. SUBSTITUTIONS, WHEN PLANTS OF A SPECIFIED KIND OR VARIETY ARE NOT AVAILABLE WITHIN A REASONABLE DISTANCE, SUBSTITUTING 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 INCHES OF SHREDDED HARDWOOD MULCH AS SHOWN ON DETAILS.
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 GROWTH.
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 THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
18. ALL EXISTING TREES THAT ARE TO BE SAVED AS DETERMINED BY LANDSCAPE ARCHITECT SHALL BE PROTECTED UNTIL CONSTRUCTION HAS BEEN COMPLETED. AREA WITHIN DRIPLINE SHALL NOT BE TRAVELED ACROSS BY CONSTRUCTION TRAFFIC.
19. TREES PLANTED ALONG STREETS SHALL HAVE A SINGLE STRAIGHT TRUNK THAT DOES NOT FORK BELOW 8 FEET.
20. 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.
21. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
22. 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 PLANTINGS WILL THEN BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ANY EXCAVATION OF PLANT PITS OR PLANT BEDS.
23. AT PLANTING TIME, ALL PLANT MATERIAL SHALL BE THINNED BY REMOVING BROKEN AND/OR DEAD VEGETATIVE MATERIAL.
24. ALL PLANTS SHALL BE INSTALLED AS PER DETAIL AND THE CONTRACT SPECIFICATIONS.
25. ALL PLANTS SHALL BE STAKED AND PLUMB UNLESS OTHERWISE SPECIFIED.
26. 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.
27. 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.
28. 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 PLANTS. THE CONTRACTOR SHALL STATE THE CONDITIONS AND SUBMIT A PROPOSAL FOR CORRECTING THE SAME TO THE CONSULTING LANDSCAPE ARCHITECT FOR REVIEW AND ACCEPTANCE BY THE PROJECT REPRESENTATIVE.
29. 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.

T-Mobile
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
5442 DICK PARKWAY, FENNER HOUSE #4
GREENWOOD VILLAGE, COLORADO 80111
www.advantageengineers.com

PLAN REVISIONS:

REV. NO.	DATE	DESIGNER	DESCRIPTION
A	8/5/17	BTG	ISSUED FOR RFR REVIEW (2/4)
0	8/12/17	MTG	ISSUED FOR ZONING
1	8/27/17	MTG	ADD LANDSCAPING PLAN
2	10/18/17	MTG	ADD PHOTO SIMULATIONS
3	11/21/17	KJF	ZONING COMMENTS
4			
5			

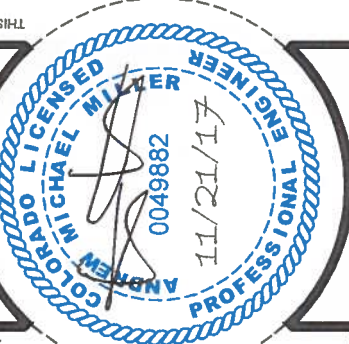
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DESIGNER: BTG
AE JOB NO: 1700207.007

DRAWING TITLE:
LANDSCAPING PLAN,
DETAIL & NOTES

DRAWING SHEET:
L-1

SITE INFORMATION:
ECO-SITE SITE NAME:
CO-0074 PACE DRIVE
T-MOBILE SITE ID:
DN01600A
SITE ADDRESS:
1602 SOUTH MURRAY BLVD.,
COLORADO SPRINGS,
COLORADO 80916
CITY OF COLORADO SPRINGS
EL PASO COUNTY, COLORADO

SHEET NUMBER:
7 OF 8



ANDREW M. MILLER, PE
COLORADO PROFESSIONAL ENGINEER
LICENSE # 0049882

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

PROTECT YOURSELF - OWE THREE
WORKING DAYS NOTICE
THIS SHALL BE THE MINIMUM NOTICE
COMPONENTS FOR CONSTRUCTION MAY VARY. ALL
UTILITIES SHALL BE LOCATED AND MARKED PRIOR
TO ANY EXCAVATION. ALL WORK SHALL BE IN
ACCORDANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH
ACT OF 1970 AND ALL RULES AND REGULATIONS
ISSUED THEREUNDER.

NOTE:
TWO ALTERNATE METHODS OF
TREE STAKING ARE
ILLUSTRATED. IT IS THE
CONTRACTOR'S OPTION TO
STAKE TREES; HOWEVER, THE
CONTRACTOR IS RESPONSIBLE
FOR MAINTAINING TREES IN A
PLUMB POSITION THROUGHOUT
THE GUARANTEE PERIOD.

SCARIFY BOTTOM AND SIDES
OF HOLE PRIOR TO PLANTING

FIGURE 1

T-Mobile
WES
T-MOBILE WEST, LLC
2323 DELGANY STREET
DENVER, COLORADO 80216
PHONE (215) 633-6200
FAX (215) 633-6393

Eco-Site
ECO-SITE, LLC
1817 W. WYOMING ROAD
SUITE 100
DURHAM, NORTH CAROLINA 27707

advantage engineers
5445 DEER CREEK PARKWAY, FRENCHESSE, LA
6702 FRENCHESSE DRIVE, SUITE 100, FRENCHESSE, LA 70444
www.advantageengineers.com

PLAN REVISIONS:

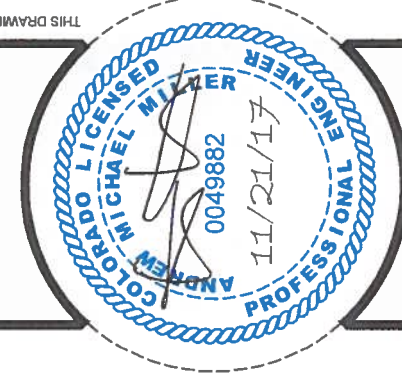
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1	02/27/17	WFO	ADD LANDSCAPING PLAN
0	8/15/17	WFO	ISSUED FOR ZONING
A	05/17	BTG	ISSUED FOR BPA REVIEW (ZON)

AE DESIGN INFO:
DESIGNER: BTG
AE JOB NO: 1700207.007

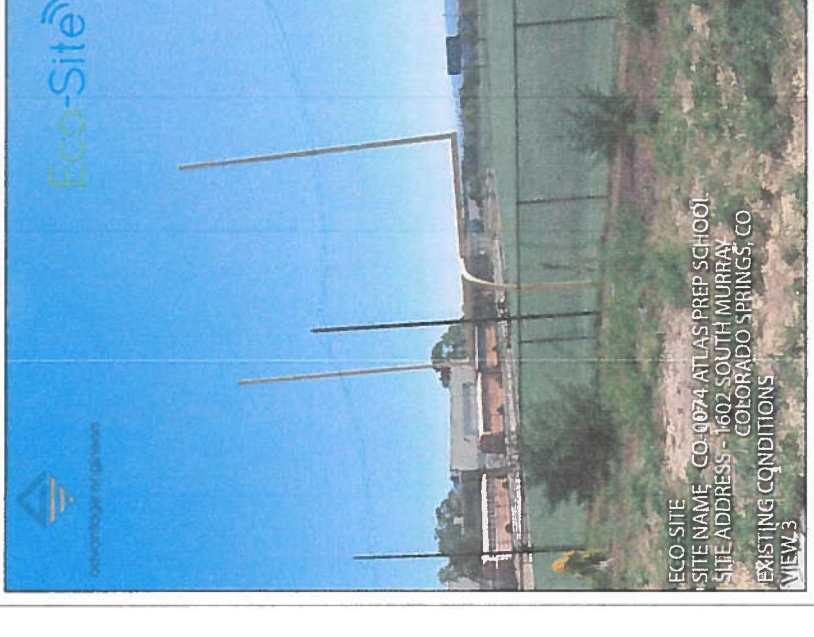
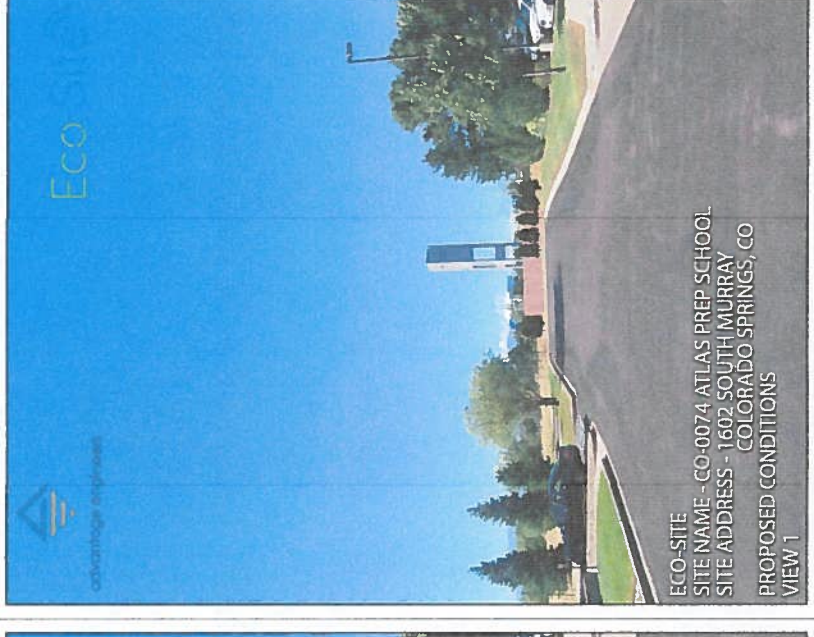
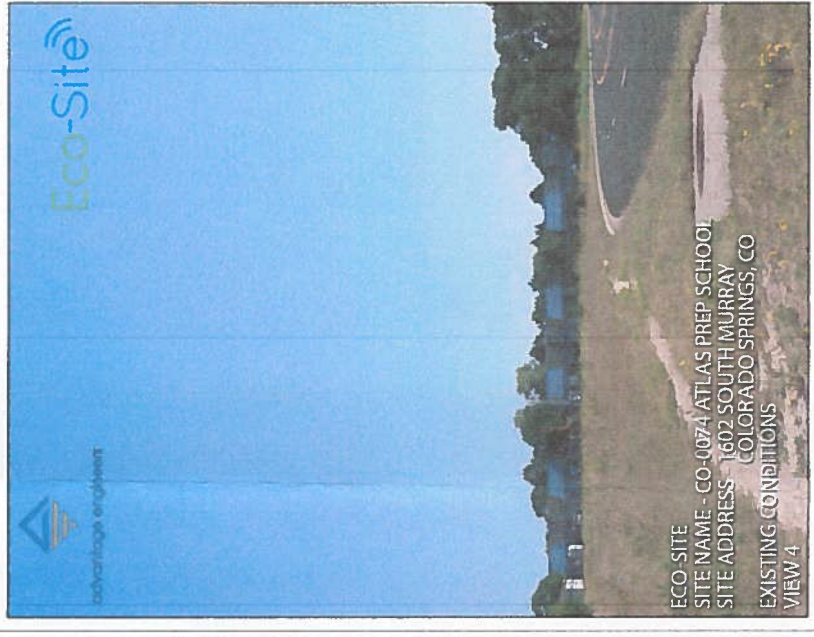
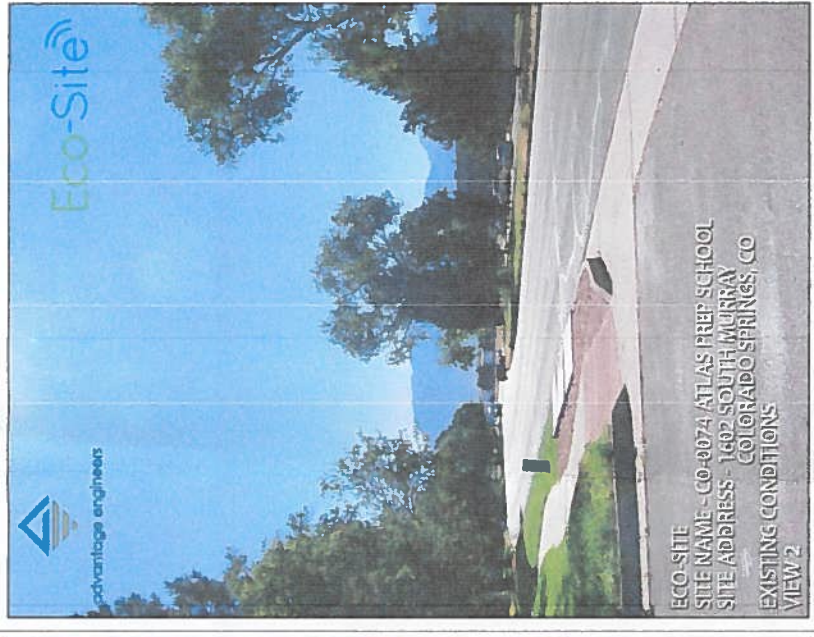
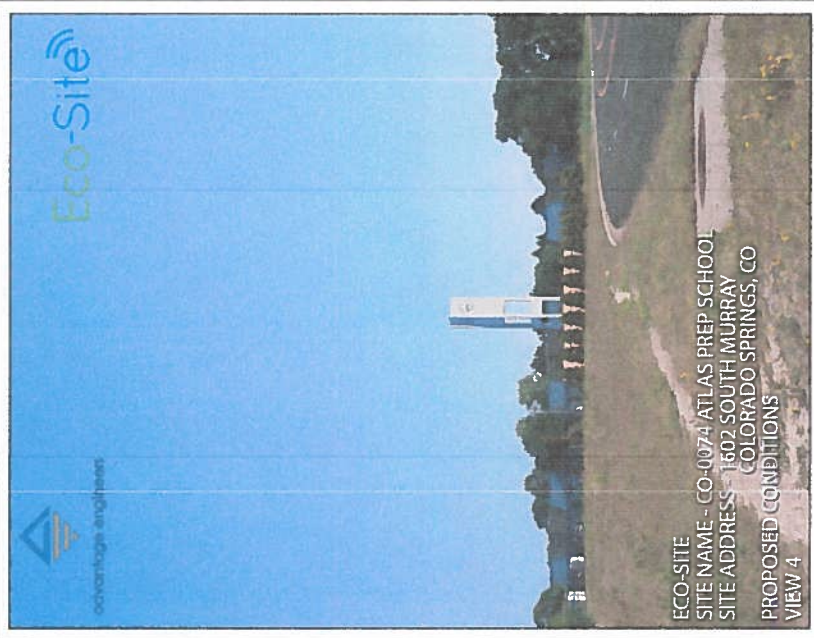
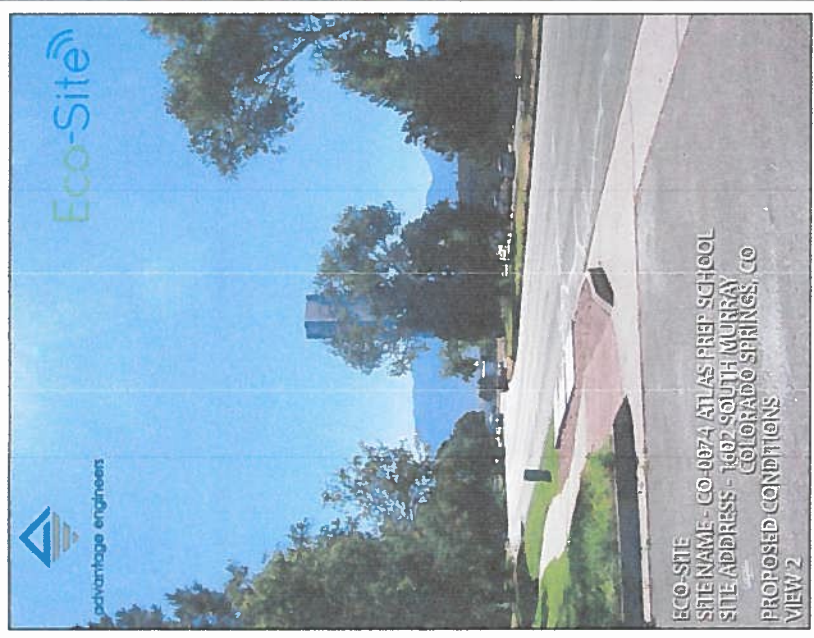
DRAWING TITLE:
PHOTO SIMULATIONS

DRAWING SHEET:
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SITE INFORMATION:
ECO-SITE SITE NAME: CO-0074 PACE DRIVE
T-MOBILE SITE ID: DN01600A
SITE ADDRESS: 1602 SOUTH MURRAY BLVD, COLORADO SPRINGS, COLORADO 80916
JURISDICTION: CITY OF COLORADO SPRINGS EL PASO COUNTY, COLORADO
SHEET NUMBER: 8 OF 8



ANDREW M. MILLER, PE
COLORADO PROFESSIONAL ENGINEER
LICENSE # 004982



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FIGURE 1