

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	ELEVATIONS
L-1	LANDSCAPE PLAN

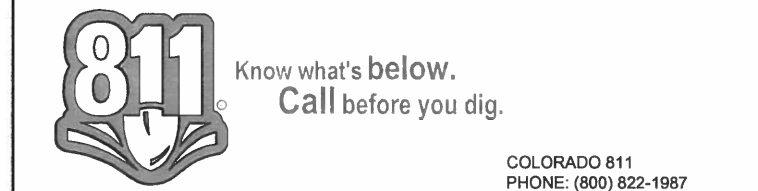
PROPERTY LESSEE(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING:

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 AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN 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. COLORADO SPRINGS UTILITIES' 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 METERS AND TRANSFORMERS (NORTH WORK CENTER 668-4985 OR SOUTH WORK CENTER 668-5564).
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.

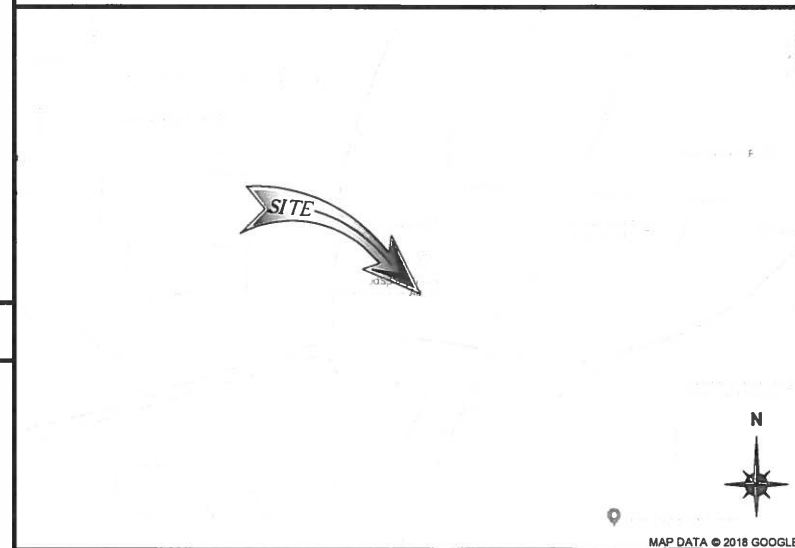
UTILITIES COORDINATION

<p>POWER COMPANY: COLORADO SPRINGS UTILITIES CONTACT: GINNY HALVORSON PHONE: 719-668-5567</p>	<p>GAS COMPANY: T.B.D. CONTACT: T.B.D. PHONE: T.B.D.</p>
<p>TELEPHONE COMPANY: T.B.D. CONTACT: T.B.D. PHONE: T.B.D.</p>	<p>PUBLIC WORKS: CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT CONTACT: T.B.D. PHONE: (719) 385-5905</p>

BENCHMARK INFORMATION	GENERAL CONTRACTOR NOTES
TBD STATION NO.: T.B.D. STATION ELEV.: T.B.D. LATITUDE: T.B.D. LONGITUDE: T.B.D. <u>DESCRIPTION:</u> T.B.D.	<u>DO NOT SCALE DRAWINGS</u> CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER/ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.



LOCATION MAP



AERIAL MAP



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. C/O MIDLAND ASSET L.P. 501 NW GRAND BLVD. OKLAHOMA CITY, OK 73118 CONTACT: T.B.D. TEL: T.B.D.
APPLICANT:	CAPITAL TELECOM HOLDINGS II LLC 1500 MT. KEMBLE AVENUE, SUITE 203 MORRISTOWN, NJ 07960
CO-APPLICANT:	T-MOBILE USA 8550 BRYN MAWR 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

<p>ARCHITECT / PROFESSIONAL ENGINEER:</p> <p>W-T COMMUNICATION DESIGN GROUP, LLC 8560 SOUTH EASTERN AVE., SUITE 220 LAS VEGAS, NV 89123 CONTACT: RYAN GROSS TEL: (702) 998-1000</p>	<p>STRUCTURAL ENGINEER:</p> <p>T.B.D.</p>	 <p>Land Use Review Approved</p> <p>08/28/2019</p>
--	--	---



PLANS PREPARED BY:

W-T

**W-T COMMUNICATION
DESIGN GROUP, LLC.**

WIRELESS INFRASTRUCTURE

8550 Eastern Ave., Suite 220
Las Vegas, NV 89123
PH (702) 968-1000 FAX. (224) 292-6444
www.wtengineering.com

COPYRIGHT © 2018 W-T COMMUNICATION DESIGN GROUP, LLC.

SEAL:

NOT TO BE USED
FOR CONSTRUCTION

[illegible]

SITE INFORMATION:

**AIRPORT CREEK
COLO. SPRINGS
DN01471G**

**575 AIRPORT CREEK POINT
COLORADO SPRINGS, CO 80916**

W-T JOB NUMBER: T1701660

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:
T-1

PLOT SCALE: 1:1 @ 24"x36"

CPC CM1 18-00100

1. GENERAL CONTRACTOR WILL NOT START CONSTRUCTION UNTIL AFTER THEY HAVE RECEIVED THE PRE-CON PACKAGE AND HAVE A PRE-CON WALK WITH THE PROJECT MANAGER.
2. GENERAL CONTRACTOR TO HIRE PUBLIC (811) AND PRIVATE LOCATING SERVICE IN ORDER TO LOCATE AND PROTECT ALL SURFACE UTILITIES. DO NOT SCALE OFF THESE PLANS FOR ANY BELOW GRADE UTILITIES
3. 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.
4. CONTRACTOR TO VERIFY ALL HEIGHTS AND AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CAPITAL, TELECOM AND ENGINEERING FIRM OF ANY DISCREPANCIES BEFORE PROCEEDING.
5. CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION

[illegible]

SHEET TITLE:

**OVERALL
SITE PLAN**

CPC CM1 18-00100



OVERALL SITE PLAN	1
SCALE: 1"=80'-0" (1"=120'-0" ON 11"x17" SHEET)	

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

FEMA NOTE:
IF SITE SITS WITHIN THE FLOODPLAIN
DESIGNER/CONTRACTOR TO COORDINATE WITH
REGIONAL FLOODPLAIN ADMINISTRATOR.

NOTE:
TOTAL AREA OF EARTH DISTURBANCE ASSOCIATED WITH
THIS PROJECT WILL BE 1,190 SQ.FT.

AREA OF IMPERIOUS INCREASE:
CONCRETE EQUIPMENT PAD: 138 SQ.FT.
CONCRETE TOWER FOUNDATION: 20 SQ.FT.
GRAVEL YARD (COMPOUND): 1,032 SQ.FT.
TOTAL = 1,190 SQ.FT.

LEGEND:

XXX	PROPOSED CONTOUR	LF	LINEAR FEET
XXX.XX	PROPOSED ELEVATION	→	FLOW DIRECTION
T/F= XXX.XX	TOP OF FOUNDATION	— CC —	PROPOSED CMP (CORRUGATED METAL PIPE)
XXX.XX	INVERT/INLET	—	CENTER OF SWALE
XXX.XX	PROPOSED SPOT GRADE	—	PROPOSED CONTOUR

CAPITAL TELECOM
CAPITAL TELECOM HOLDINGS II LLC
1900 MT. KEMBLE, SUITE 203
MORRISTOWN, NJ 07960
PH: (973) 425-9006
FAX: (973) 425-1616

PLANS PREPARED BY:
W-T
W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
8595 Eastern Ave., Suite 220
Las Vegas, NV 89123
PH: (702) 998-1000 FAX: (2

