



# EL PASO COUNTY

Department of Planning  
& Community Development

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

September 10, 2025

RE: 7600 Wayfarer Drive – Special Use for tower height and increased accessory equipment area

File: AL2518

Parcel(s): 5528211001

Steve Schleiker

10/17/2025 10:01:03 AM

Doc \$0.00

Rec \$43.00

El Paso County, CO



24

Pages

225090456

This is to inform you that the above-referenced request for approval of a Special Use application for a tower height of 65 feet and an accessory equipment area of 550 square feet located at 7600 Wayfarer Drive was **approved** by the Planning and Community Development Director on September 10, 2025. It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the review criteria for approval of a Special Use included in Section 5.3.2 of the El Paso County Land Development Code (as amended).

This approval is subject to the following condition and notations:

### CONDITION OF APPROVAL

Approval is limited to the tower height of 65 feet and an accessory equipment area of 550 square feet, as discussed and depicted in the applicant’s letter of intent and site plan drawings.

### NOTATIONS

1. Special Use approval includes conditions of approval and the accompanying site plan. No substantial expansion, enlargement, intensification, or modification shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or Special Use conditions/standards are being violated, preceded by notice and public hearing.

3. If the Special Use is discontinued or abandoned for two (2) years or longer, the Special Use shall be deemed abandoned and of no further force and effect.

Pursuant to Colorado Rule of Civil Procedure 106, this decision may be appealed to the El Paso County District Court within 28 days of the date of the decision. Should you have any questions, please contact Lacey Dean at (719) 520-7943 or laceydean2@elpasoco.com.

Sincerely,



Meggan Herington, AICP, Executive Director

El Paso County Planning and Community Development Department

File: AL2518



## Letter of Intent

Land Owner:

Security Fire District  
POC: Derek Chambers, Battalion Chief  
7600 Wayfarer Drive  
Colorado Springs, CO 80925  
(719) 392-7121  
[dchambers@securityfiredept.org](mailto:dchambers@securityfiredept.org)

Applicant:

Tower Co  
Jennifer Jack, Director of Site Development  
5000 Valleystone Dr.  
Cary, NC 27519  
(502) 552-9220  
[jjack@towerco.com](mailto:jjack@towerco.com)

Consultants: (Civil, Permitting)

Power of Design Group, LLC  
Derrick Rath  
11490 Bluegrass Pkwy.  
Louisville, KY 40299  
(502) 276-2780  
[drath@podgrp.com](mailto:drath@podgrp.com)

The Special Use Permit Application Packet requires a Letter of Intent which includes what is being requested and why (“Project Overview”); how the request meets the definitions of requested use as outlined in Chapter 1 of the LDC; how the request meets Sections 5.3.2 (specifically the review criteria) of the LDC; and how the request meets the standards for the specific use as outlined in Section 5.2.19 (Commercial Mobile Radio Service Facility (CMRS) Facilities).

### Project Overview

TowerCo VI, LLC (“Applicant”) respectfully submits this application for special use permit approval to install a Commercial Mobile Radio Service Facility (the “Facility”) at 7610 Wayfarer Drive, Colorado Springs CO 80925 (Parcel #:5528211001) in the County of El Paso. The property is located in the CS CAD-0 Zoning District on a parcel owned by Security Fire District Station No. 4 (“Owner”), where the maximum height limit is forty-five feet (45’). TowerCo has secured a lease with the Owner and is proposing the construction of a sixty-foot (60’) three (3) sided stealth structure with a five-foot (5’) lightning arrestor and therefore is seeking special use approval in accordance with Section 5.2.19(B)(6)(d) of the Land Development Code (“LDC”) which states that “a freestanding CMRS facility, including antennae, shall not exceed the maximum structure height limit in the zoning district unless specifically authorized as part of the special use.” Additionally, TowerCo is requesting special use approval in accordance with Section 5.2.19(B)(5) where the area for accessory equipment is limited to 400 sf. TowerCo proposes a lease area of two thousand two hundred seventy-five square feet (2275sf) for the structure and attendant equipment. We require a total of approximately 550sf of equipment area for T-Mobile and all future carriers. The accessory equipment area for T-Mobile requires 160sf for T-Mobile’s platform and a future generator. The remaining 390sf of equipment area is reserved for future carriers accessory equipment to co-locate on the Facility.

The enclosed information demonstrates TowerCo’s efforts to comply with all applicable requirements outlined in the El Paso LDC and Special Use Permit Application for the development of the CMRS facility while carefully selecting a location that minimizes any perceived negative impact to current property use or the surrounding community.

### Chapter 1 - §1.15 Definition of Requested Use

TowerCo is proposing an unmanned telecommunications facility as defined at 47 U.S.C. Section 332 (c)(7)(C) that will provide personal wireless services for residents, businesses and emergency responders from licensed carriers located at the facility. This proposal meets the definition of the requested use of a **CMRS (Commercial Mobile Radio Service) Facility** as defined in Chapter 1 of the LDC. Further, the proposed facility consists of a sixty foot (60’), three (3) sided stealth tower with a five-foot (5’) lightning rod. This CMRS facility is an alternative design of the CMRS freestanding facility, and this design will conceal the presence of antennae and is consistent with the definition of a **CMRS Facility, Stealth**.

### Chapter 5 – Use Specific Standards

#### **§5.2.19 Commercial Mobile Radio Service (CMRS) Facility**

The proposed CMRS meets the purposes set forth in §5.2.19(A)(1). El Paso County ratified the CMRS provisions in order to facilitate the provision of wireless telecommunications services throughout El Paso County, allow the location of the CMRS subject to specified standards while encouraging co-location on the facilities and to prevent unreasonable discrimination among providers.

Below are the applicable General Standards outlined in §5.2.19(B) and TowerCo’s responses:

(1) **Co-Location.** Co-location of CMRS facilities is encouraged when feasible to minimize the number of CMRS facility sites. To further the goal of co-location: An applicant for a new freestanding CMRS facility shall demonstrate that a good faith effort has been made to co-locate on existing CMRS facilities. The applicant shall demonstrate that due to physical constraints, or economic or technological infeasibility, no such location or co-location is available. The applicant shall also demonstrate that contact has been made with the owners of all suitable structures within the search area of the proposed site and was denied permission to locate its CMRS facility on those structures.

*TowerCo Response:*

Selecting a location for a wireless telecommunications facility needed to improve service and provide reliable coverage depends on many factors, such as: topography, zoning regulations, existing structures, co-location opportunities, available utilities, site access, and a willing landlord. Wireless communication utilizes a line-of-sight technology that requires facilities to be in a relatively close proximity to the wireless handsets to be served. Each proposed site is unique and must be investigated and evaluated on its own merits.

That said, our site acquisition specialists searched the area surrounding the fire station and found that there were nine (9) parcels (including the fire station) that might work for T-Mobile coverage. Below is a synopsis of each location suitable for placement of the wireless facility and why the fire station was preferred while the others were ruled out.

- 1) Security Fire Department Station #4 new tower: Lat Long: 38.721358° -104.678852° This fire dept is the current candidate that T-Mobile wanted us to pursue. This property is one of the rare "CS: Commercial Service" zoned properties in the area which is favorable for a tower and a height increase is allowable pursuant to the Special Use Permit Process.
- 2) Colorado State Land Board new tower: Lat Long: 38.738008° -104.681919°. This is a raw land site that is owned by the State of Colorado. Currently, T-Mobile and UCI2 are developing a temporary tower at this site. The Colorado State Land Board intends to develop this property in 5 years and could not confirm a location for a new tower that wouldn't potentially require relocation. While this location might have worked from a technological perspective, the economic and temporal uncertainty made it infeasible for placement of a tower.
- 3) Widefield Development new tower: Lat Long: 38.722076° -104.679887°. While this location is feasible from a technological perspective, a lease was not pursued due to the superiority of the fire station location for a new structure.
- 4) Horizon Tower (existing): Lat Long: 38.740908° -104.693655°. This is a boarding school property that currently has a tower on it owned by Horizon Tower. T-Mobile's RF engineers reviewed this tower for co-location and found that it was not feasible to satisfy the significant gap in coverage.
- 5) HPHR Properties LLC new tower: Parcel 5500000401. 38.734899° -104.668542°: This property has a very low elevation and is not technologically feasible to build a new tower. Even with a proposed height of 90', the location would not satisfy the significant gap in coverage.
- 6) El Paso County-owned Parcel new tower: Parcel 5521407024. 38.724206° -104.673037°. This parcel has very unfavorable terrain for a tower and is substantially lower in elevation than other candidates in the area. There are no flat areas on this parcel for placement of a tower, and substantial erosion control would be needed at this location. Further, this parcel is zoned RS-6000: Residential Suburban and towers are not allowed on RS-6000 zoned property per the El Paso County LDC.

- 7) Jenkins Carolyn owned Parcel new tower: Parcel 5528000028. 38.720536° -104.681475°. While this location is comparable to the fire station property, the parcel is located within the City of Fountain which limits towers to 35' with no special use procedure to increase the height limitation. The parcel was unavailable for leasing as well.

The proposed CMRS will be designed and constructed to allow for co-location of a minimum of (2) users to thwart efforts for additional towers in the area.

### (2) Compliance with FCC Standards

*TowerCo Response:* Please accept this Letter of Intent as a certification that the CMRS facility will comply with all current FCC Regulations prohibiting localized interference with reception of television and radio broadcasts; the CMRS facility will comply with current FCC standards for cumulative field measurements of radio frequency power densities and electromagnetic fields as further described in the Certification of Compliance, dated 7/1/2025 and completed by Neeraj Beri, T-Mobile RF Engineer.

### (3) Abandonment and Expiration

*TowerCo Response:* If the CMRS facility ceases operation for any reason for a period of one year TowerCo will remove the CMRS facility within six months of the expiration and understands that any permit or approval authorizing the CMRS facility shall be considered expired.

(4) **Application Approval or Denial.** In considering an application for a CMRS facility, the County shall base its decision as to the approval or denial of the application on whether the proposed CMRS facility meets the design standards set forth in this Section and any approval criteria associated with the applicable application or review process.

*TowerCo Response:* Understood and acknowledged

(5) **Accessory Equipment for a CMRS Facility.** All accessory equipment for a CMRS Facility shall be 100% screened from view. All equipment shelters shall be located within the lease area for the CMRS facility. No equipment storage shelter shall exceed 15 feet in height. Equipment storage shelters shall be grouped as closely together as practical, so as to minimize impact on adjoining properties. The total area of all accessory equipment, including equipment storage shelters, shall not exceed 400 square feet per CMRS facility.

*TowerCo Response:* As noted above, TowerCo is requesting to build a Facility for multiple carriers. The lease area for both the tower and the equipment is 2275sf, with 550sf reserved for accessory equipment used by the carriers. TowerCo respectfully requests the additional space of 150sf (i.e. 400sf + 150sf) for the seamless co-location of future carriers and to avoid additional hearings for the increase when the carrier wishes to place its equipment.

### (6) Standards for Freestanding CMRS Facilities.

(a) **Tower/Structure Removal Agreement.** Prior to commencing construction of a new freestanding CMRS facility or any alteration of an existing freestanding CMRS facility, a Tower/Structure Removal Agreement shall be signed by the owner of the property and filed for recording with the Clerk and Recorder.

*TowerCo Response:* Understood and acknowledged. TowerCo has signed the CMRS Facility Removal Agreement form provided by El Paso County.

(b) **Financial Assurance Required.** Prior to commencing construction of a new freestanding CMRS facility or any alteration of an existing freestanding CMRS facility, the owner of a freestanding CMRS facility shall be required to provide the County with adequate financial assurance to cover removal of the facility if abandoned. The form of financial assurance shall be approved by the PCD Director. New financial assurance will be required prior approval of alteration of an existing freestanding CMRS facility and when the ownership of the lease or facility changes hands.

*TowerCo Response:* Understood and acknowledged. TowerCo has signed the CMRS Facility Removal Agreement form provided by El Paso County and will provide security in the form of a Bond or other documentation as required by El Paso County.

(c) **Minimum Setbacks for Freestanding CMRS Facilities.**

(i) Located Within 250 Feet of Residential Zoning District. A freestanding CMRS facility located within 250 feet of any property zoned for residential use shall be set back from any residential property line one foot of distance for every foot of facility height (as measured from grade elevation), plus an additional 10 feet.

(ii) Located Over 250 Feet from Residential Zoning District. A freestanding CMRS facility located greater than 250 feet from property zoned for residential use shall meet the minimum setback requirements for structures and structures of the underlying zoning district and located in a manner to contain any freefall or icefall on the same property.

*TowerCo Response:* Understood and acknowledged.

(d) **Maximum Height for Freestanding CMRS Facilities.** A freestanding CMRS facility, including antennae, shall not exceed the maximum structure height limit in the zoning district unless otherwise specifically authorized as a part of the special use or variance of use approval.

*TowerCo Response:* The maximum height in the CS Zoning District is 45'. TowerCo is filing the Special Use Permit application for review and approval of a 60' stealth structure in the CS Zoning District.

(e) **Administrative Special Use or Variance of Use Amendment.**

*TowerCo Response:* This paragraph of the Use Standards is not applicable as it pertains to modifications of an existing site. However, TowerCo acknowledges and understands this provision will apply to any modification requests to the proposed facility.

(f) **Design Standards for Freestanding CMRS Facilities.**

*TowerCo Response:* This paragraph of the Use Standards is not applicable as it pertains to freestanding, non-stealth CMRS Facilities and TowerCo is proposing a 3-sided stealth structure.

(g) **Photo Simulations Required.**

*TowerCo Response:* This paragraph of the Use Standards is not applicable as it pertains to freestanding, non-stealth CMRS Facilities and TowerCo is proposing a 3-sided stealth structure.

**(7) Stealth CMRS Facility Design Standards.** A stealth CMRS facility shall meet the same design standards and maximum height allowance of a freestanding CMRS facility.

*TowerCo Response:* Understood and Acknowledged. The maximum height in the CS Zoning District is 45'. TowerCo is filing the Special Use Permit application for review and approval of a 60' stealth structure in the CS Zoning District.

## **Chapter 5 – Section 5.3 Standards for Review, Approval and Administration of Uses**

### **§5.3.2 Special Use**

**(C) Criteria.** In approving a special use, the following criteria may be considered:

- The special use is generally consistent with the applicable Master Plan;

*TowerCo Response:* El Paso County's Master Plan projects a growth rate of nearly one million people by 2050 and has created the master plan to accommodate for that growth in specific areas of the County. The county aspires to maintain the special character, uniqueness and environmental and natural amenities of the region. The inclusion of a stealth CMRS in El Paso County is consistent with the goals of the Master Plan, specifically in the Suburban Residential placetype. The Suburban Residential placetype consists primarily of residential areas with supporting commercial uses at key places in the area. A CMRS is one of those supporting commercial uses. The CMRS is consistent with the character of the Suburban Residential placetype in that it is a complementary and not a dominant development type. The CMRS is a vital asset to the growing community of Suburban Residential neighborhoods and is most certainly an essential service not only for the growing demands of broadband, downloading, and making calls but also to ensure there are emergency services for the commercial entities, the parks and open spaces, the bike and walking trails, the multi and single family homes, and any and all institutions supported by the Suburban Residential placetype. The existence of a CMRS facility is a minimal change to the general character of the Suburban Residential placetype but it offers a massive benefit to the area, and since it is a stealth structure, it will be designed to blend into the general character of the Suburban Residential placetype. The area surrounding the CMRS will be landscaped in accordance with the standards set forth in the Master Plan, and because of its stealth nature, it will be essentially "hidden from public view" within the setbacks and buffer areas established by the El Paso County code. A CMRS will encourage growth, provide coverage to the existing and upcoming neighborhoods and business and will not impact the visual, environmental or natural amenities within the County. In fact, it will help the County attract more people and encourage economic growth by providing a key infrastructure element.

- The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area;

*TowerCo Response:* The proposed CMRS is a stealth structure which blends into the character of the neighborhood surrounding Wayfarer Drive. It will enhance the area by providing necessary means of communications and will be designed for multiple users. CMRS facilities are allowed in the CS Zoning District and a key component of the County's master plan.

- The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner;

*TowerCo Response:* The special use will neither overburden or exceed the capacity of public facilities and services. The increased height of 15' will provide necessary cell coverage to the area and will effectively lessen the need for additional towers in the area. The additional square footage for the future carriers' equipment is necessary to ensure seamless co-location.

- The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access;

*TowerCo Response:* The CMRS facility is an unmanned facility 24/7. The only traffic to the site is during routine maintenance checks and during emergencies. The access to the site is safe and reliable and consistent with the local building and fire codes.

- The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution;

*TowerCo Response:* The Special Use will comply with all local, state federal laws. Air, water, light and noise pollution are not by-products of a CMRS facility. Future generators will only run during routine checks and in an emergency and meets the noise requirements of the LDC.

- The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County; and/or

*TowerCo Response:* The CMRS facility complies with all health and safety guidelines as outlined by the FCC and local laws. The presence of a CMRS facility will increase the likelihood of a quicker response time to any potential or specific emergencies in the area.

- The special use conforms or will conform to all other applicable County rules, regulations or ordinances.

*TowerCo Response:* The special use will conform to all county rules, regulations and ordinances.

### **Relevant Federal Law and Legal Principles**

The Telecommunications Act of 1996 ("TCA"), 47 U.S.C. § 332(c)(7)(B)(i)(II), governs federal, state, and local control over the siting of wireless communications facilities. Congress enacted the Telecommunications Act to facilitate expansion of cell phone service across the United States and encourage competition between cell phone service providers. To achieve this purpose, the TCA places certain limitations on the traditional power of state and local authorities to regulate the placement of personal wireless service facilities. 47 U.S.C. § 332(c)(7). The TCA prohibits state and local governments from regulating "the placement, construction, and modification of personal wireless service facilities" so as to "prohibit or have the effect of prohibiting the provision of personal wireless services." 47 U.S.C. § 332(c)(7)(B)(i)(II).

In the Declaratory Ruling, the FCC clarified the standard of review for determining whether a municipal action has prohibited or effectively prohibited a carrier from providing personal wireless services or telecommunications services. "[A]n effective prohibition [of service] occurs where a state or local legal requirement 'materially inhibits' a provider's ability to engage in any of a variety of activities related to its provision of a covered service." *Declaratory Ruling at ¶ 37*. This is referred to as the "materially inhibit" standard. The FCC explained that "a state or local legal requirement could materially inhibit service in numerous ways – not only by rendering a service provider unable to provide an existing service in a new geographic area or by restricting the entry of a new provider in providing service in a particular area, but also by materially inhibiting the introduction of new services or the improvement of existing services." *Id.* A local government

materially inhibits a provider “not only when filling a coverage gap but also when densifying a wireless network, introducing new services or otherwise improving service capabilities.” *Id.*

To simplify, Courts have identified an “effective prohibition” when 1) a wireless carrier demonstrates a “significant gap” in wireless service coverage; [In declaratory Ruling at ¶ 37 the FCC clarified that “significant gap” includes “new wireless builds ... designed to add network capacity and take advantage of new technologies...”] and 2) the proposed facility would provide the “least intrusive means,” in relation to the land use values embodied in local regulations, to provide the service coverage necessary to fill that gap.

When this 2-prong test is met, the municipality must approve the wireless facility; and the burden shifts to the municipality to prove that a less intrusive alternative exists to meet the significant gap in coverage, and it is “less intrusive” than the proposed facility.

The request for a variance made under the TCA should be granted because the Applicants have shown that there is a substantial gap in coverage (see Exhibits F and G regarding the coverage gap). A variance under the TCA can be found when there is evidence of a substantial coverage gap and that the proposed facility would substantially address that coverage gap. See, e.g., *Galbi v. Sachs*, 19 MISC 389, 32 LCR 192, 204; 2024 WL 1917157, 2024 Mass LCR Lexis 56 (2024)(gap in coverage and no feasible alternative site requires variance under TCA).

### Health & Safety

According to the Telecommunications Act of 1996, local governments cannot regulate the placement of telecommunications facilities based on health concerns related to radiofrequency (RF) emissions if the facility complies with FCC radiation exposure guidelines, essentially preempting local zoning laws that would deny a facility solely due to perceived health risks from RF emissions. Local governments must rely on the FCC's established safety limits for RF radiation when evaluating the health impact of a telecommunications facility.

The proposed application conforms with El Paso County’s LDC and is compliant with the RF emissions requirements and standards established by the FCC.



# TowerCo

SITE NAME:

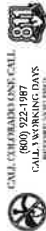
## WIDEFIELD

TOWERCO SITE ID: CO0130

T-MOBILE WIRELESS SITE NAME: WIDEFIELD - SECURITY FIRE #4

T-MOBILE WIRELESS SITE NUMBER: DN01985A

PROPOSED RAW LAND 60'-0" STEALTH TOWER WITH A 5' LIGHTNING ARRESTOR & INSTALLATION OF AN 10'-0" x 10'-0" EQUIPMENT PLATFORM W/ ICE BRIDGE CANOPY



CALL OR VISIT US ONLINE  
(800) 922-1987  
CALL US DURING HOURS  
OF SERVICE

### PROJECT INFORMATION

TOWER CO SITE NAME: WIDEFIELD  
 TOWER CO SITE NUMBER: CO0130  
 E911 ADDRESS: 7610 WAYFARER DRIVE, COLORADO SPRINGS, CO 80925

COUNTY: EL PASO  
 STRUCTURE TYPE: 60'-0" STEALTH TOWER  
 TAX SCHEDULE NUMBER: 552821.001  
 LATITUDE: 38°43'16.9"  
 LONGITUDE: 104°40'43.9"  
 CONSTRUCTION TYPE: H-B  
 USE GROUP: U  
 ZONING CLASSIFICATION: CS C40-D

EXISTING LAND USE: FIRE STATION & CELL TOWER  
 PROPOSED LAND USE: TOWERCO  
 APPLICANT: 5000 VALLEYSTONE DRIVE, COLORADO SPRINGS, CO 80925  
 JENNIFER JACK  
 JACK@TOWERCO.COM  
 PHONE: (903) 552-9220

PROPERTY OWNER: SECURITY FIRE DISTRICT, 7600 WAYFARER DRIVE, COLORADO SPRINGS, CO 80925  
 DEREK CHAMBERS  
 BATTALION CHIEF  
 PHONE: (719) 392-7121  
 DCHAMBERS@SECURITYFIREDEPT.ORG

### NON-EMERGENCY FIRE SERVICES

SECURITY FIRE PROTECTION DISTRICT  
 7600 WAYFARER DR.  
 COLORADO SPRINGS, CO 80925  
 PHONE: (719) 392-7121

### NON-EMERGENCY POLICE SERVICES

EL PASO COUNTY SHERIFF'S OFFICE  
 27 EAST VERMILIO AVENUE  
 COLORADO SPRINGS, CO 80903  
 PHONE: (719) 250-7100

### POWER COMPANY

MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.  
 11340 E WOODMEN RD.  
 FALCON, CO 80831  
 PHONE: (800) 388-5881

### PLAN PREPARER

POWER OF DESIGN GROUP, LLC  
 11900 BLUEGRASS PARKWAY  
 COLORADO SPRINGS, CO 80925  
 PHONE: (502) 437-5252  
 MARK PATTERSON, P.E.  
 PHONE: (502) 333-4045

### SPECIAL NOTES

- HANDICAPPED REQUIREMENTS:
  - FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
  - HANDICAPPED ACCESS REQUIREMENTS NOT REQUIRED
- PLUMBING REQUIREMENTS:
  - FACILITY HAS NO PLUMBING OR REFRIGERANTS
- FAA AND FCC REQUIREMENTS:
  - THIS FACILITY SHALL MEET ALL FAA AND FCC REQUIREMENTS
- CONSTRUCTION REQUIREMENTS:
  - CONSTRUCTION SHALL BE IN ACCORDANCE WITH VERIZON WIRELESS CONSTRUCTION INSTALLATION STANDARDS & ALL APPLICABLE CODES AND ORDINANCES.

### SHEET INDEX

TITLE SHEET & PROJECT INFORMATION  
 T-1

SURVEY:  
 LS-1

GRADING:  
 GD-1  
 GD-2  
 GD-3

CIVIL:  
 C-1  
 C-2  
 C-3.1  
 C-3.2  
 C-4  
 C-5  
 C-5.1

LANDSCAPE:  
 LP-1

SITE SURVEY (BY OTHERS)

GRADING, DRAINAGE & EROSION CONTROL PLAN  
 SURFACE & DRAINAGE DETAILS  
 EROSION CONTROL DETAILS

OVERALL SITE PLAN  
 FINISHED ELEVATION  
 TOWER ELEVATION  
 TOWER ELEVATION ALTERNATE VIEWS  
 FINISHED ELEVATION  
 FINISHED ELEVATION  
 SIGNAGE DETAILS

LANDSCAPING PLAN



### VICINITY MAP

### NOT TO SCALE

### BUILDING CODES AND STANDARDS

- CONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION FOR THE LOCAL CODES.
- CONTRACTOR SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
  - AMERICAN CONCRETE INSTITUTE 318
  - AMERICAN INSTITUTE OF STEEL CONSTRUCTION AISC 360
  - TELECOMMUNICATIONS INDUSTRY ASSOCIATION TIA-222
  - STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND SUPPORTING STRUCTURES TIA-601
  - LOCAL BUILDING GRADING AND BONDING
  - INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) FOR TELECOM. JO. PAGER SYSTEMS
  - TELECOM ENVIRONMENTAL PROTECTION
  - 2021 IMC
  - 2021 IFGC
  - 2021 IECC
  - 2021 NEC W/ AMENDMENTS
- FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN.



PRELIMINARY:  
NOT FOR  
CONSTRUCTION

### ZONING DRAWINGS

REV#	DATE	DESCRIPTION
A	03/14/25	PRELIM ISSUE
B	05/08/25	JDX COMMENTS
C	07/07/25	JDX COMMENTS
D	08/28/25	JDX COMMENTS

SITE NAME:  
WIDEFIELD

SITE INFORMATION:  
7610 WAYFARER DRIVE  
COLORADO SPRINGS, CO 80925  
EL PASO COUNTY

T-MOBILE SITE NAME:  
WIDEFIELD - SECURITY FIRE #4

T-MOBILE SITE ID:  
DN01985A

POD PROJECT NUMBER: 25-172643  
DRAWN BY: GH  
CHECKED BY: MEP  
DATE: 08/28/25

SHEET TITLE:  
TITLE SHEET  
& PROJECT  
INFORMATION

SHEET NUMBER:  
T-1

AL2518  
Pg. 11/24



**PRELIMINARY:  
 NOT FOR  
 CONSTRUCTION**

**ZONING DRAWINGS**

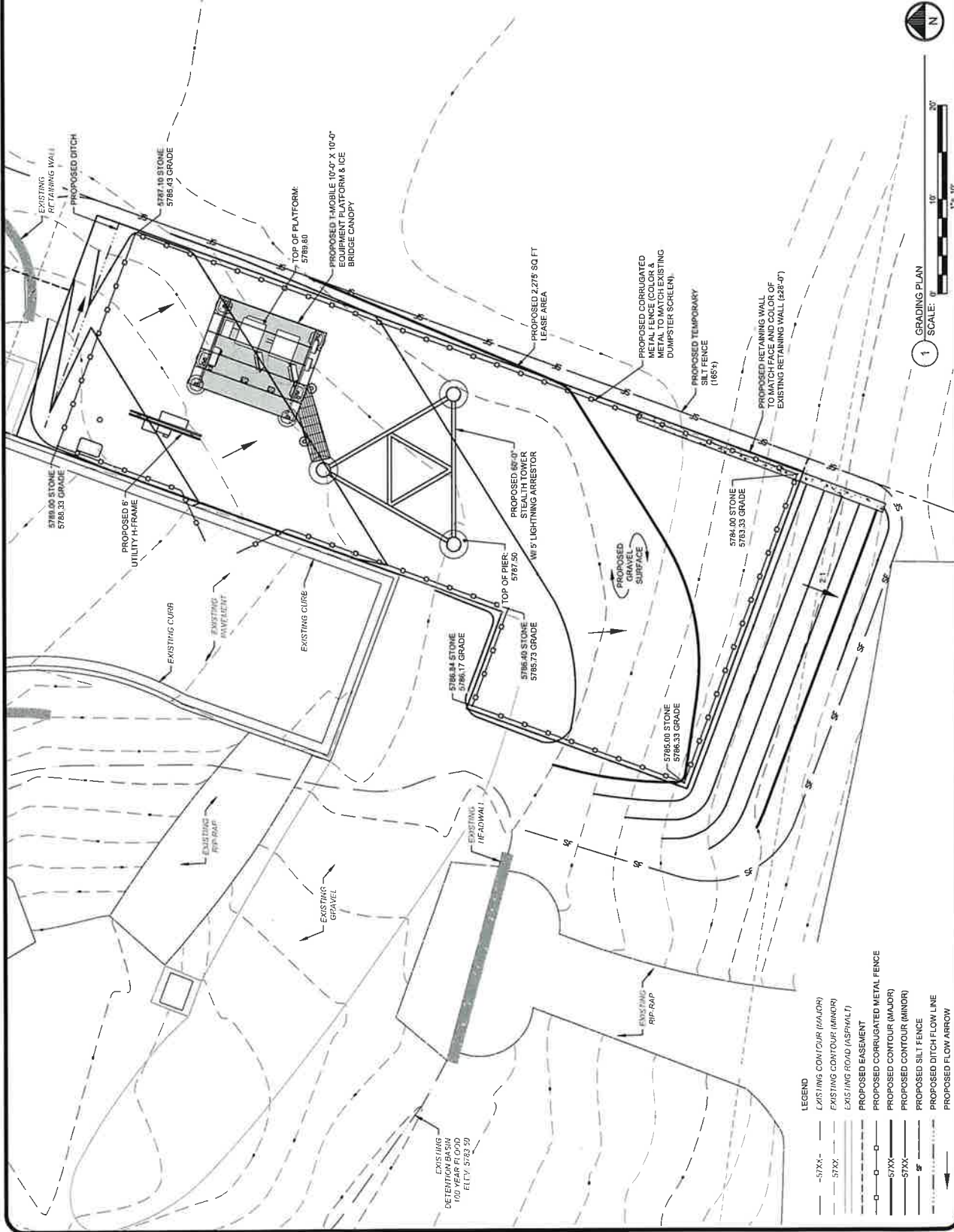
REV	DATE	DESCRIPTION
A	03/14/25	PRELIM ISSUE
B	05/08/25	JDX COMMENTS
C	07/01/25	JDX COMMENTS
D	08/28/25	JDX COMMENTS

SITE NAME:  
 WIDEFIELD  
 SITE INFORMATION:  
 7610 WAYFARER DRIVE  
 COLORADO SPRINGS, CO 80925  
 EL PASO COUNTY  
 T-MOBILE SITE NAME:  
 WIDEFIELD - SECURITY FIRE #4  
 T-MOBILE SITE ID:  
 DNO1985A

POD PROJECT NUMBER: 25-178243  
 DRAWN BY: MRP  
 CHECKED BY: MRP  
 DATE: 08/28/25

SHEET TITLE:  
**GRADING, DRAINAGE &  
 EROSION CONTROL  
 PLAN**

SHEET NUMBER:  
**GD-1**





**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

PREPARED BY:

PREPARED FOR:

PREPARED FOR:

**ZONING DRAWINGS**

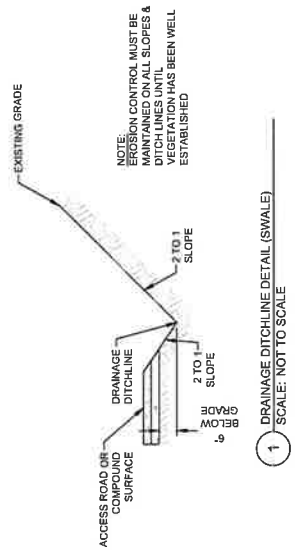
REV	DATE	DESCRIPTION
A	03/14/25	PRELIM ISSUE
B	05/08/25	JDX COMMENTS
C	07/01/25	JDX COMMENTS
D	08/28/25	JDX COMMENTS

**SITE NAME:**  
WIDEFIELD  
**SITE INFORMATION:**  
7610 WAYFAER DRIVE  
COLORADO SPRINGS, CO 80925  
EL PASO COUNTY  
**T-MOBILE SITE NAME**  
WIDEFIELD - SECURITY FIRE #4  
**T-MOBILE SITE ID:**  
DIND1985A

**POD PROJECT NUMBER:** 25-179243  
**DRAWN BY:** GH  
**CHECKED BY:** MEP  
**DATE:** 08/28/25

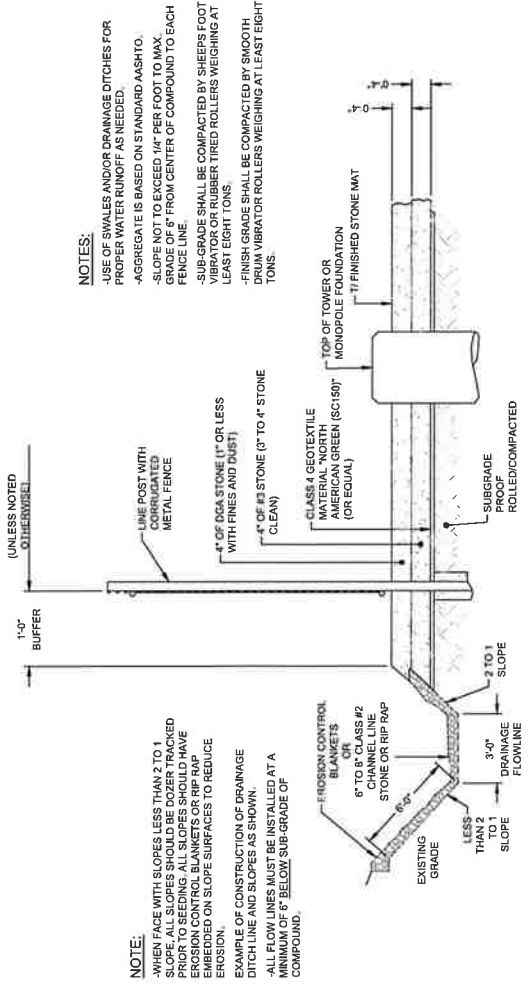
**SHEET TITLE:**  
**SURFACE &  
DRAINAGE  
DETAILS**

**SHEET NUMBER:**  
**GD-2**



**1 DRAINAGE DITCHLINE DETAIL (SWALE)**  
SCALE: NOT TO SCALE

- NOTES:**
- WHEN FACED WITH SLOPES LESS THAN 2 TO 1, SLOPES, ALL SLOPES SHOULD BE DOZER TRACKED PRIOR TO SEEDING. ALL SLOPES SHOULD HAVE EROSION CONTROL BLANKETS OR RIP RAP EMBEDDED ON SLOPE SURFACES TO REDUCE EROSION.
  - ALL FLOW LINES MUST BE INSTALLED BELOW SUB-GRADE OF COMPOUND. (A MINIMUM OF 6" BELOW)



**2 SITE COMPOUND AREA SURFACING DETAIL**  
SCALE: NOT TO SCALE

- NOTE:**
- WHEN FACE WITH SLOPES LESS THAN 2 TO 1, SLOPES SHOULD BE DOZER TRACKED PRIOR TO SEEDING. ALL SLOPES SHOULD HAVE EROSION CONTROL BLANKETS OR RIP RAP EMBEDDED ON SLOPE SURFACES TO REDUCE EROSION.
  - EXAMPLE OF CONSTRUCTION OF DRAINAGE DITCH LINE AND SLOPES AS SHOWN.
  - ALL FLOW LINES MUST BE INSTALLED AT A MINIMUM OF 6" BELOW SUB-GRADE OF COMPOUND.

AL2518  
Pg. 14/24



**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

PREPARED BY:

PREPARED FOR:

PREPARED FOR:

**ZONING DRAWINGS**

REV.	DATE	DESCRIPTION
A	03/14/25	PRELIM. ISSUE
B	05/08/25	JDX COMMENTS
C	07/01/25	JDX COMMENTS
D	08/28/25	JDX COMMENTS

**SITE NAME:**  
WIDEFIELD

**SITE INFORMATION:**  
7610 WAYFARER DRIVE  
COLORADO SPRINGS, CO 80925  
EL PASO COUNTY

**T-MOBILE SITE NAME:**  
WIDEFIELD - SECURITY FIRE #4

**T-MOBILE SITE ID:**  
DN07855A

**POD PROJECT NUMBER:** 25-17853

**DRAWN BY:** GPD

**CHECKED BY:** GPD

**DATE:** 08/28/25

**SHEET TITLE:**  
EROSION  
CONTROL  
DETAILS

**SHEET NUMBER:**  
GD-3

3 NOT USED  
SCALE: NOT TO SCALE

**EROSION MAINTENANCE AND CLEAN-OUT**

- MAINTENANCE AND CLEAN-OUT SHALL BE PERFORMED BY THE SITE CONTRACTOR UNDER THE FOLLOWING GUIDELINES:
- ROUTINE CHECKS OF THE EROSION CONTROL DEVICES SHALL BE PERFORMED AT A MINIMUM OF 7 DAYS OR AFTER EVERY ONE INCH OF RAINFALL.
  - ANY FAILURES OF EROSION CONTROL DEVICES SHOULD IMMEDIATELY BE ADDRESSED AND THE APPROPRIATE STEPS TAKEN TO REPAIR THE FAILURE.
  - THE CONTRACTOR SHALL MAINTAIN AN ACCURATE LOG OF THE EROSION SITE CONDITIONS.
  - THE CONTRACTOR IS TO REMOVE ANY DIRT OR MUD ON THE PUBLIC STREETS.
  - SILT FENCING SHALL REMAIN IN PLACE DURING ALL CONSTRUCTION ACTIVITIES AND MUST BE CLEANED OUT IF MORE THAN 1/3 FULL.
  - REMOVE THE FENCE AFTER ITS CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED. REMOVE THE FENCE AND SEDIMENT DEPOSITS, BRING THE DISTURBED AREA TO GRADE, AND STABILIZE IT USING THE APPROPRIATE PERMANENT STABILIZATION METHOD.

**EROSION PREVENTION & SEDIMENT CONTROL NOTES**

TO PREVENT EROSION, ALL SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE FOR THE SITE. ANY MODIFICATIONS TO SILT CONTROLS SHOWN ON THE APPROVED PLANS AS A RESULT OF ACTUAL FIELD CONDITIONS OR CONSTRUCTION PRACTICES SHALL BE APPROVED BY THE ENGINEER. BEST MANAGEMENT PRACTICES PER THE EPA'S "STORM WATER MANAGEMENT FOR CONSTRUCTION ACTIVITIES" MANUAL (LATEST EDITION).

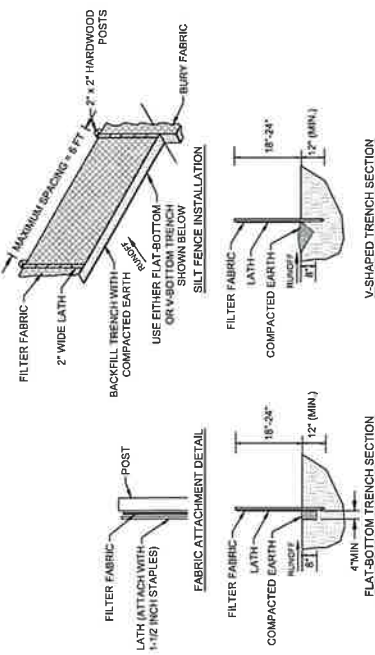
ANY SUCH MODIFICATIONS SHALL BE THE RESPONSIBILITY OF THE OWNER AND SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

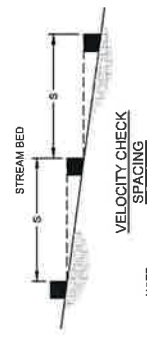
WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT LACEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.

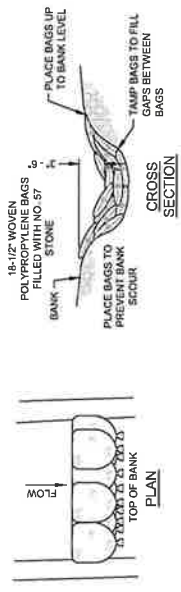


1 FILTER FABRIC SILT FENCE DETAIL  
SCALE: NOT TO SCALE

- NOTES:**
- SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
  - INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 18" MAX. RECOMMENDED STORAGE HEIGHT.
  - REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.



**NOTE:**  
SPACE SERIES OF VELOCITY CHECKS ALL ON STREAM REACH. USE SPACING "S" SUCH THAT THE CREST DOWNSTREAM CHECKS ARE THE SAME ELEVATION AS THE TOE OF UPS TREAM CHECKS



2 STONE BAG SILT VELOCITY CHECK DETAIL  
SCALE: NOT TO SCALE

**NOTE:**  
STRAW BALE MAY BE USED IN LIEU OF STONE BAGS AS APPROVED BY CITY ENGINEER



**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

REV.	DATE	DESCRIPTION
A	10/14/25	PRELIM ISSUE
B	05/08/25	JDX COMMENTS
C	07/01/25	JDX COMMENTS
D	08/28/25	JDX COMMENTS

**SITE NAME:**  
WIDEFIELD

**SITE INFORMATION:**  
7610 WAYFARER DRIVE  
COLORADO SPRINGS, CO 80925  
EL PASO COUNTY

**T-MOBILE SITE NAME:**  
WIDEFIELD - SECURITY FIRE #4

**T-MOBILE SITE ID:**  
DND01985A

**POD PROJECT NUMBER:** 25-176243

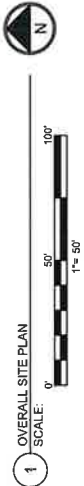
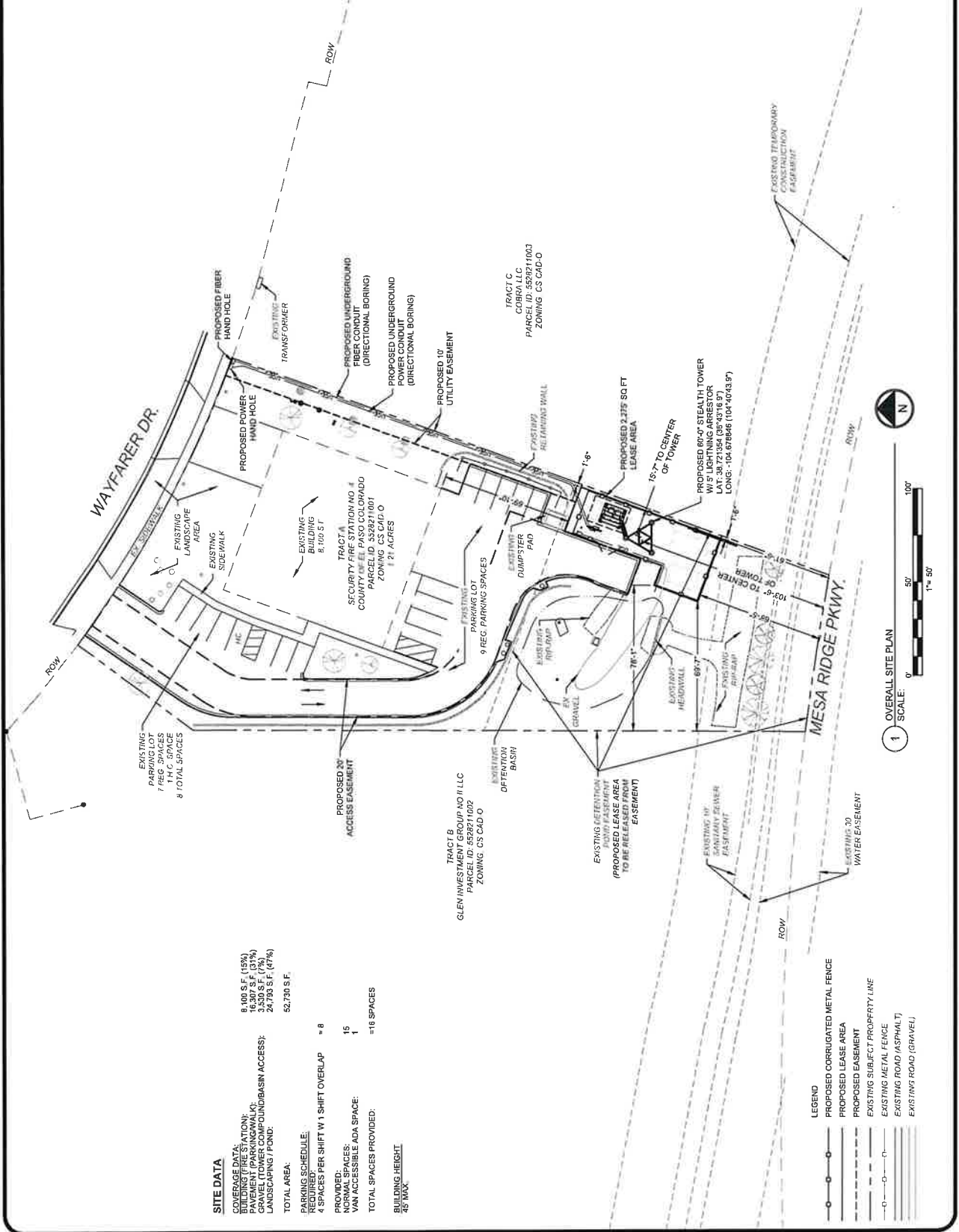
**DESIGNED BY:** GEP

**CHECKED BY:** GEP

**DATE:** 08/28/25

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

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



**SITE DATA**

**COVERAGE DATA:**  
BUILDING (FIRE STATION): 8,100 S.F. (15%)  
PAVEMENT (PARKING/WALK): 16,307 S.F. (31%)  
LANDSCAPING / FOND: 24,793 S.F. (47%)

**TOTAL AREA:** 52,793 S.F.

**PARKING SCHEDULE:**  
REQUIRED PER SHIFT W/ 1 SHIFT OVERLAP = 8  
PROVIDED SPACES: 15  
VAN ACCESSIBLE ADA SPACE: 1 = 16 SPACES

**TOTAL SPACES PROVIDED:** 16

**BUILDING HEIGHT:** 45' MAX.

- LEGEND**
- PROPOSED CORRUGATED METAL FENCE
  - PROPOSED LEASE AREA
  - PROPOSED EASEMENT
  - EXISTING SUBJECT PROPERTY LINE
  - EXISTING METAL FENCE
  - EXISTING ROAD (ASPHALT)
  - EXISTING ROAD (GRAVEL)

AL2518  
Pg. 14/24

**PRELIMINARY:  
 NOT FOR  
 CONSTRUCTION**

REV	DATE	DESCRIPTION
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C	07/01/25	JDX COMMENTS
D	08/28/25	JDX COMMENTS

SITE NAME:  
 WIDEFIELD

SITE INFORMATION:  
 7610 WAYFARER DRIVE  
 COLORADO SPRINGS, CO 80925  
 EL PASO COUNTY

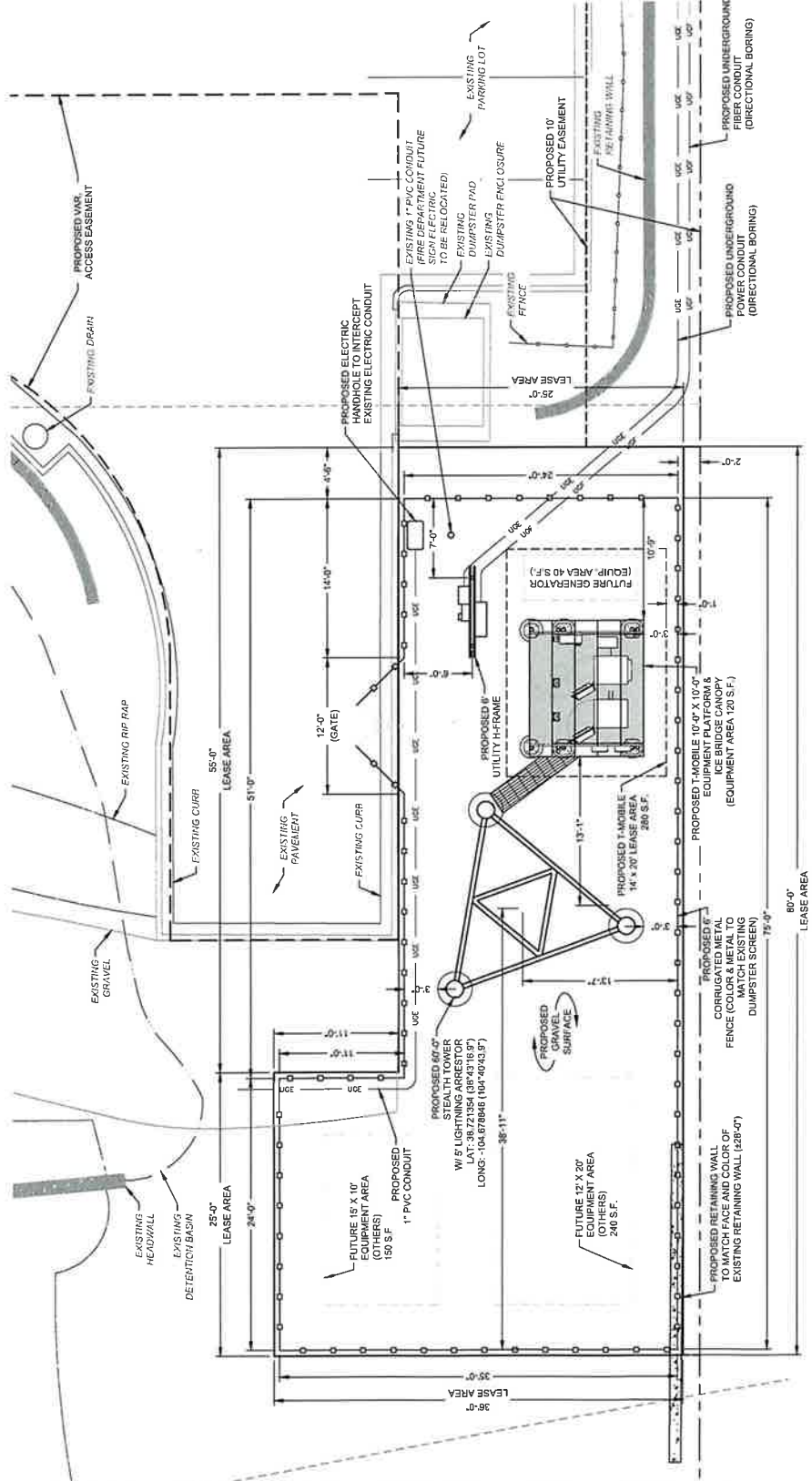
T-MOBILE SITE NAME:  
 WIDEFIELD - SECURITY FIRE #4

T-MOBILE SITE ID:  
 DND1985A

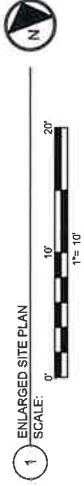
POD PROJECT NUMBER: 25-178243  
 DRAWN BY: GH  
 CHECKED BY: JEP  
 DATE: 08/28/25

SHEET TITLE:  
**ENLARGED SITE PLAN**

SHEET NUMBER:  
**C-2**



- LEGEND**
- PROPOSED CORRUGATED METAL FENCE
  - PROPOSED UNDERGROUND ELECTRIC
  - PROPOSED UNDERGROUND FIBER
  - PROPOSED LEASE AREA
  - PROPOSED EASEMENT
  - EXISTING EASEMENT
  - EXISTING METAL FENCE
  - EXISTING ROAD (SPIRAL T)
  - EXISTING ROAD (GRAVE)



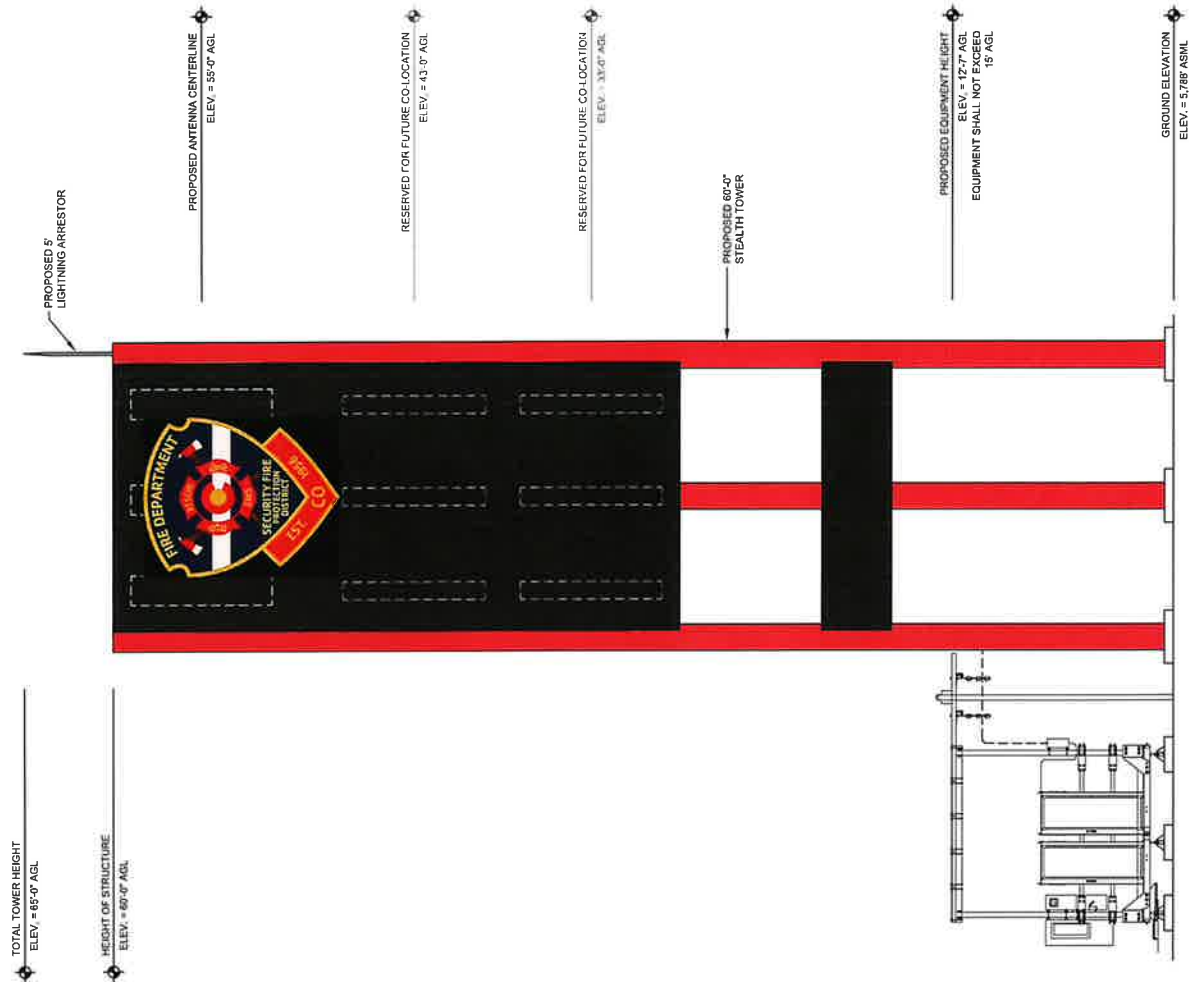
AL2518  
 PG.17/24

TOTAL TOWER HEIGHT  
 ELEV. = 65'-0" AGL

HEIGHT OF STRUCTURE  
 ELEV. = 62'-0" AGL

- TOWER NOTES:**
1. THE NEW TOWER, FOUNDATION, ANTENNA MOUNTS, AND ANTENNAS WERE DESIGNED BY OTHERS.
  2. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.
  3. TOWER AND FOUNDATION DESIGN WAS NOT PROVIDED TO POWER OF DESIGN GROUP, LLC.
  4. SEE TOWER MANUFACTURER'S DRAWINGS FOR TOWER AND FOUNDATION DETAILS & SPECIFICATIONS.
  5. MANUFACTURER'S DRAWINGS SUPERCEDE A&E DRAWINGS.
  6. CARRIER LOADING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REPRESENT ACTUAL FINAL LOADING. PLEASE REFER TO THE LATEST RFDS OR APPLICATION FOR CONFIRMATION.
  7. ONLY ONE SECTOR SHOWN FOR CLARITY.

- GENERAL NOTES:**
1. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF THE WORK SHOWN ON THESE DRAWINGS. THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE AND/OR COUNTY IN WHICH IT IS TO BE PERFORMED.
  2. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND REGISTERED FOR INSTALLATION. THE CONTRACTOR SHALL PROVIDE FACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
  4. ALL DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE OWNER IMMEDIATELY IF DISCREPANCIES ARE DISCOVERED.
  5. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE.



1 PROPOSED TOWER ELEVATION  
 SCALE: NOT TO SCALE

PREPARED BY:  
**POD**  
 POWER OF DESIGN  
 11400 BLUEGRASS PARKWAY  
 COVINGTON, KY 40209  
 502-593-9522

PREPARED FOR:  
**TowerCo**

PREPARED FOR:  
**T-Mobile**

**PRELIMINARY:  
 NOT FOR  
 CONSTRUCTION**

**ZONING DRAWINGS**

REV	DATE	DESCRIPTION
A	03/14/23	PRELIM ISSUE
B	05/08/25	JDX COMMENTS
C	07/01/25	JDX COMMENTS
D	08/28/25	JDX COMMENTS

SITE NAME:  
 WIDEFIELD

SITE INFORMATION:  
 7610 WAYFARER DRIVE  
 COLORADO SPRINGS, CO 80925  
 EL PASO COUNTY

T-MOBILE SITE NAME:  
 WIDEFIELD - SECURITY FIRE #4

T-MOBILE SITE ID:  
 DND1985A

POD PROJECT NUMBER: 25-178243  
 DRAWN BY: GH  
 CHECKED BY: MEP  
 DATE: 06/28/25

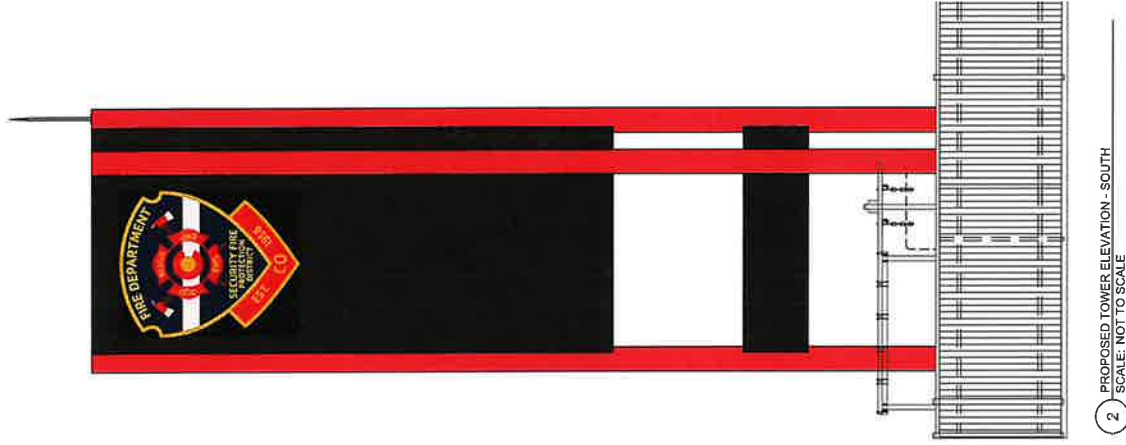
SHEET TITLE:  
**TOWER ELEVATION**

SHEET NUMBER:  
**C-3**

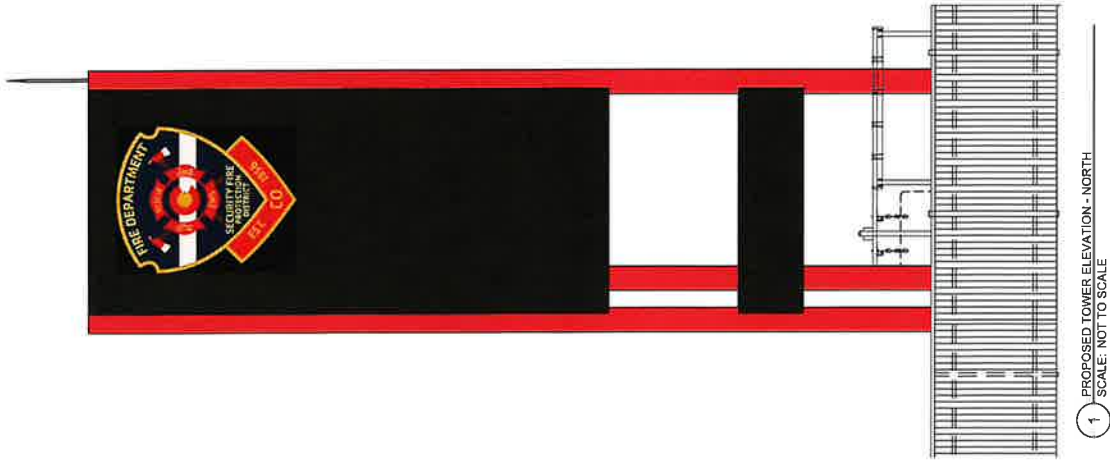
AL2518  
 Pg. 18/24

**TOWER NOTE:**

- CARRIER LOADINGS SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REPRESENT ACTUAL FINAL WEIGHTS. REFER TO THE LATEST BRGS OR APPLICATION FOR CONFIRMATION.



2 PROPOSED TOWER ELEVATION - SOUTH  
SCALE: NOT TO SCALE



1 PROPOSED TOWER ELEVATION - NORTH  
SCALE: NOT TO SCALE

PREPARED BY:  
**POD**  
TOWER OF DESIGN  
13400 ALLEGRASS PARKWAY  
FORT COLLINS, CO 80525  
970-221-9292

PREPARED FOR:  
**TowerCo**

PREPARED FOR:  
**T-Mobile**

**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

**ZONING DRAWINGS**

REV.	DATE	DESCRIPTION
A	10/14/25	PRELIM ISSUE
B	06/08/25	JDX COMMENTS
C	07/01/25	JDX COMMENTS
D	08/28/25	JDX COMMENTS

SITE NAME:  
WIDEFIELD  
SITE INFORMATION:  
7610 WAYFARER DRIVE  
COLORADO SPRINGS, CO 80925  
EL PASO COUNTY  
T-MOBILE SITE NAME  
WIDEFIELD - SECURITY FIRE #4  
T-MOBILE SITE ID:  
DND1985A

POD PROJECT NUMBER: 2E-178243  
DRAWN BY: GH  
CHECKED BY: MEP  
DATE: 08/28/25

SHEET TITLE:

**TOWER ELEVATION**

SHEET NUMBER:  
**C-3.1**

ALZ518  
PG. 19/24



**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

ZONING DRAWINGS		
REV	DATE	DESCRIPTION
A	03/14/25	PRELIM ISSUE
B	06/09/25	JDX COMMENTS
C	07/01/25	JDX COMMENTS
D	08/28/25	JDX COMMENTS

SITE NAME:  
WIDEFIELD

SITE INFORMATION:  
7610 WAYFARER DRIVE  
COLORADO SPRINGS, CO 80925  
EL PASO COUNTY

T-MOBILE SITE NAME:  
WIDEFIELD - SECURITY FIRE #4

T-MOBILE SITE ID:  
DND19865A

POD PROJECT NUMBER: 25-178243

DRAWN BY: GHD

CHECKED BY: GHD

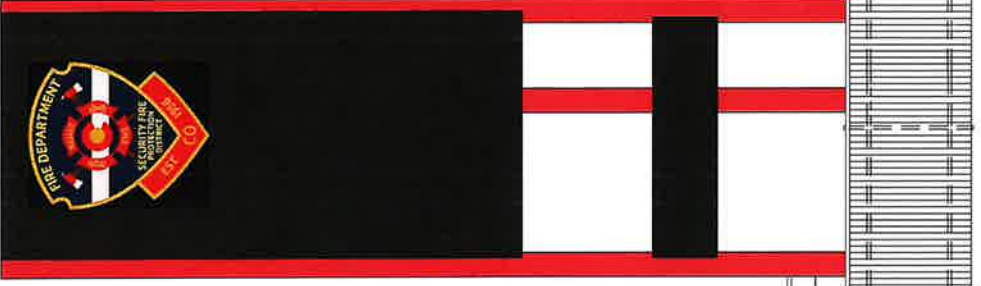
DATE: 08/28/25

SHEET TITLE:  
**TOWER ELEVATION**

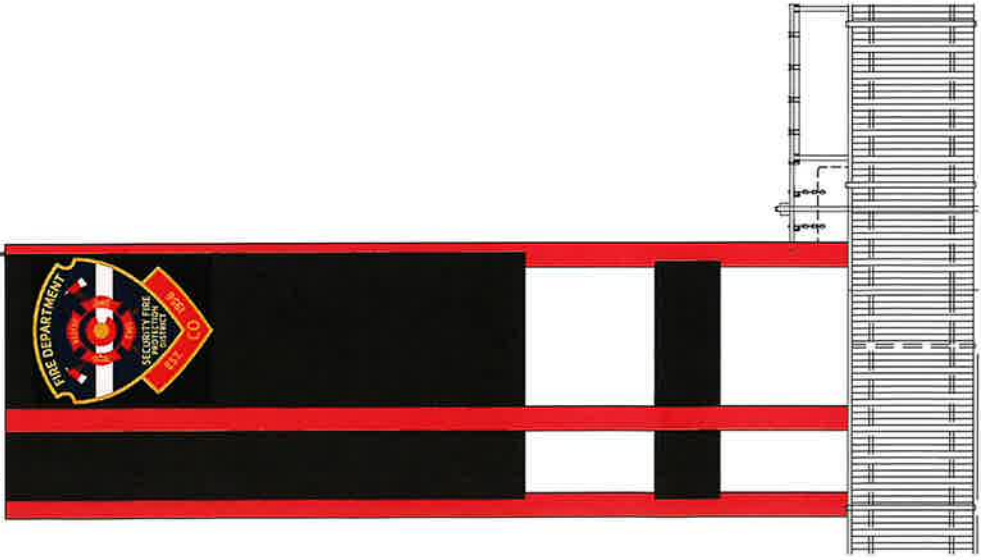
SHEET NUMBER:  
**C-3.2**

**TOWER NOTE:**

1. CARRIER LOADING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REPRESENT ACTUAL FINAL APPROVED CARRIER CONFIGURATION. LATEST RFDS OR APPLICATION FOR CONFIRMATION.



4. PROPOSED TOWER ELEVATION - EAST  
SCALE: NOT TO SCALE



3. PROPOSED TOWER ELEVATION - WEST  
SCALE: NOT TO SCALE

PREPARED BY:  
**POD**  
 POWER OF DESIGN  
 11000 BLUEGRASS PARKWAY  
 COVINGTON, LA 70011-5222  
 (504) 835-5222

PREPARED FOR:  
**TowerCo**

PREPARED FOR:  
**T-Mobile**

**PRELIMINARY:  
 NOT FOR  
 CONSTRUCTION**

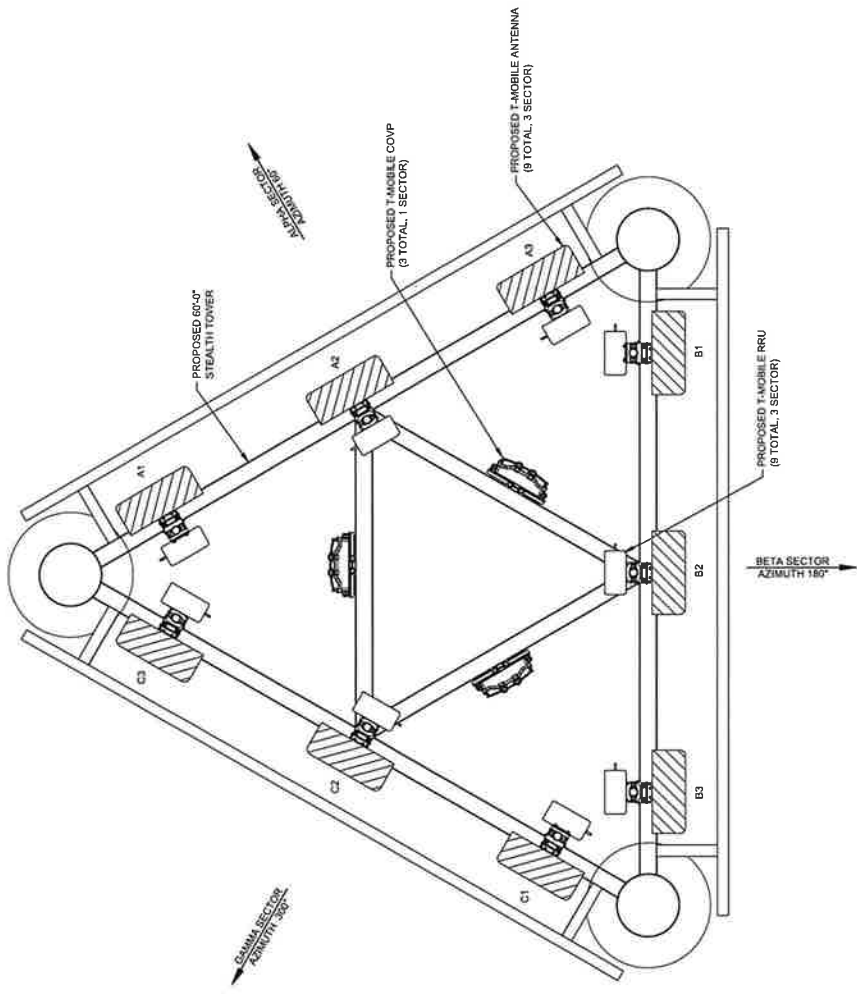
REV	DATE	DESCRIPTION
A	03/14/25	PRELIM ISSUE
B	06/08/25	JDX COMMENTS
C	07/01/25	JDX COMMENTS
D	08/28/25	JDX COMMENTS

SITE NAME:  
 WIDEFIELD  
 SITE INFORMATION:  
 7610 WAYFARER DRIVE  
 COLORADO SPRINGS, CO 80925  
 EL PASO COUNTY  
 T-MOBILE SITE NAME:  
 WIDEFIELD - SECURITY FIRE #4  
 T-MOBILE SITE ID:  
 DND01985A

POD PROJECT NUMBER: 25-178243  
 DRAWN BY: GLE  
 CHECKED BY: JEP  
 DATE: 08/28/25

SHEET TITLE:  
**ANTENNA LAYOUT**

SHEET NUMBER:  
**C-4**



1 ANTENNA LAYOUT  
 SCALE: NOT TO SCALE

AL2518  
 PG. 21/24

PREPARED BY:  
**POD**  
 POWER OF DESIGN  
 11400 BLUEGRASS PARKWAY  
 LOUISVILLE, KY 40299  
 502-437-9522

PREPARED FOR:  
**TowerCo**

PREPARED FOR:  
**T-Mobile**

**PRELIMINARY:  
 NOT FOR  
 CONSTRUCTION**

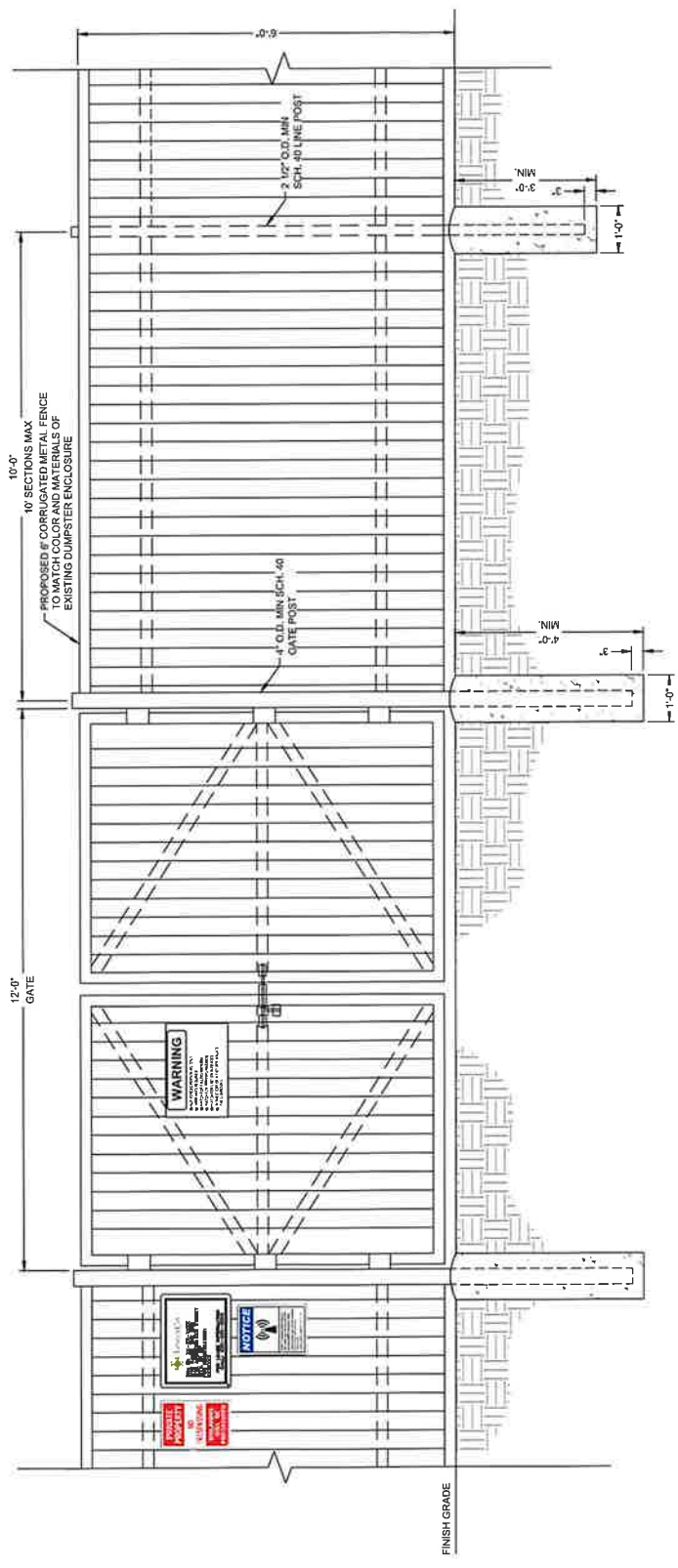
REV.	DATE	DESCRIPTION
A	10/14/25	PRELIM ISSUE
B	05/08/25	JDX COMMENTS
C	07/01/25	JDX COMMENTS
D	08/28/25	JDX COMMENTS

SITE NAME:  
 WIDEFIELD  
 SITE INFORMATION:  
 7610 WAYFARER DRIVE  
 COLORADO SPRINGS, CO 80925  
 EL PASO COUNTY  
 T-MOBILE SITE NAME:  
 WIDEFIELD - SECURITY FIRE #4  
 T-MOBILE SITE ID:  
 DNDY1985A

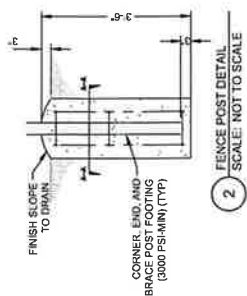
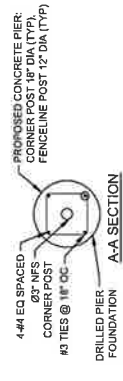
POD PROJECT NUMBER: 25-178243  
 DRAWN BY: GH  
 CHECKED BY: MEF  
 DATE: 08/28/25

SHEET TITLE:  
**FENCE DETAILS**

SHEET NUMBER:  
**C-5**



1 FENCE ELEVATION DETAIL  
 SCALE: NOT TO SCALE



ALZ518  
 PG. 22/24

PRELIMINARY:  
 NOT FOR  
 CONSTRUCTION

REV#	DATE	DESCRIPTION
A	03/14/25	PRELIM ISSUE
B	06/08/25	JDX COMMENTS
C	07/01/25	JDX COMMENTS
D	08/28/25	JDX COMMENTS

SITE NAME:  
 WIDEFIELD

SITE INFORMATION:  
 7610 WAYFARER DRIVE  
 COLORADO SPRINGS, CO 80925  
 EL PASO COUNTY

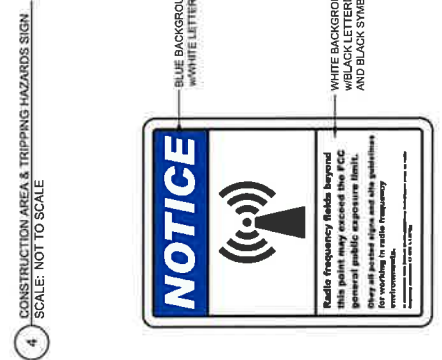
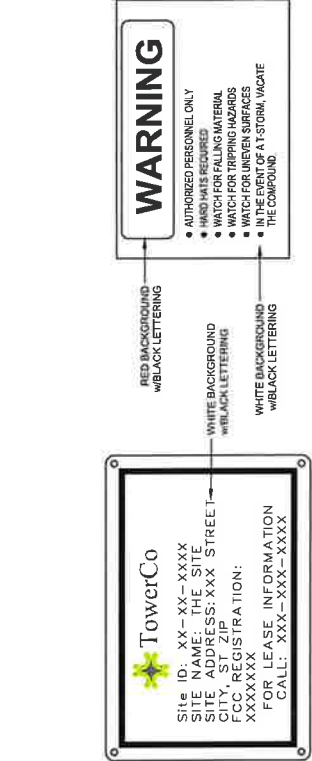
T-MOBILE SITE NAME:  
 WIDEFIELD - SECURITY FIRE #4

T-MOBILE SITE ID:  
 DND1985A

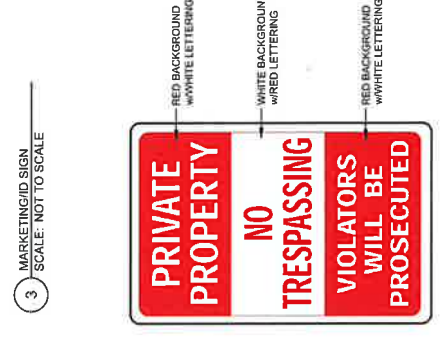
POD PROJECT NUMBER: 25-78243  
 DRAWN BY: MEP  
 CHECKED BY: MEP  
 DATE: 08/28/25

SHEET TITLE:  
**SIGNAGE DETAILS**

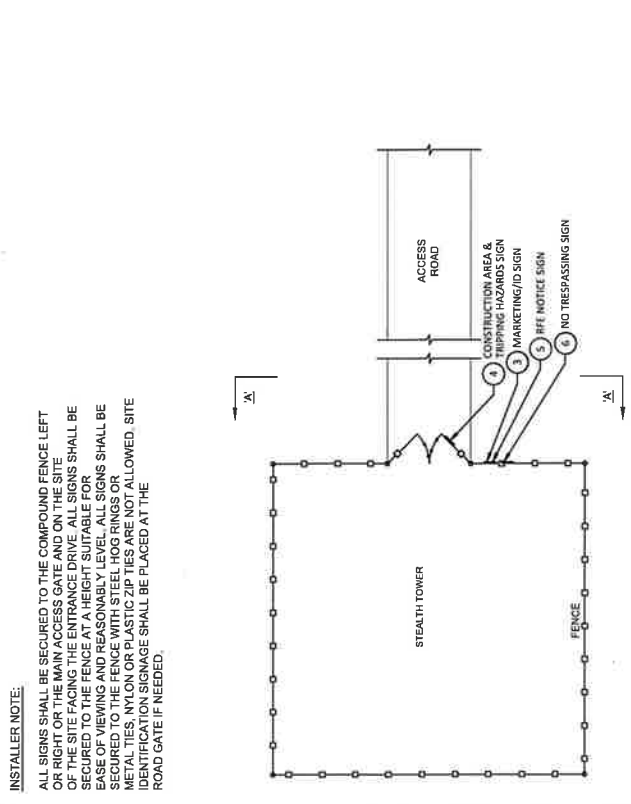
SHEET NUMBER:  
**C-5.1**



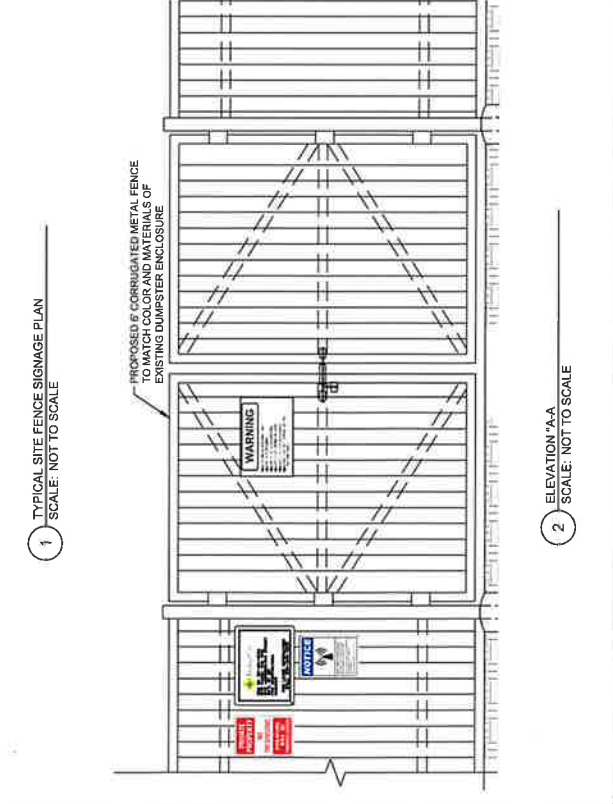
6 12"x18" RFE NOTICE SIGN  
 SCALE: NOT TO SCALE



5 8"x12" NO TRESPASSING SIGN  
 SCALE: NOT TO SCALE



**INSTALLER NOTE:**  
 ALL SIGNS SHALL BE SECURED TO THE COMPOUND FENCE LEFT OR RIGHT OR THE MAIN ACCESS GATE AND ON THE SITE OF THE SITE FACING THE ENTRANCE DRIVE. ALL SIGNS SHALL BE SECURED TO THE FENCE WITH STEEL-HOG RINGS OR EASE OF VIEWING AND REASONABLY LEVEL. ALL SIGNS SHALL BE SECURED TO THE FENCE WITH STEEL-HOG RINGS OR METAL TIES. NYLON OR PLASTIC ZIP TIES ARE NOT ALLOWED. SITE IDENTIFICATION SIGNAGE SHALL BE PLACED AT THE ROAD GATE IF NEEDED.





**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

REV	DATE	DESCRIPTION
A	10/14/25	PRELIM ISSUE
B	08/09/25	IDJ COMMENTS
C	07/01/25	IDJ COMMENTS
D	08/29/25	IDJ COMMENTS

**SITE NAME:**  
WIDEFIELD

**SITE INFORMATION:**  
7610 WAYFARER DRIVE  
COLORADO SPRINGS, CO 80925  
EL PASO COUNTY

**T-MOBILE SITE NAME**  
WIDEFIELD - SECURITY FIRE #4

**T-MOBILE SITE ID:**  
DND19B5A

**POD PROJECT NUMBER:** 25-179243

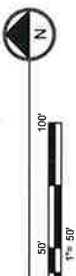
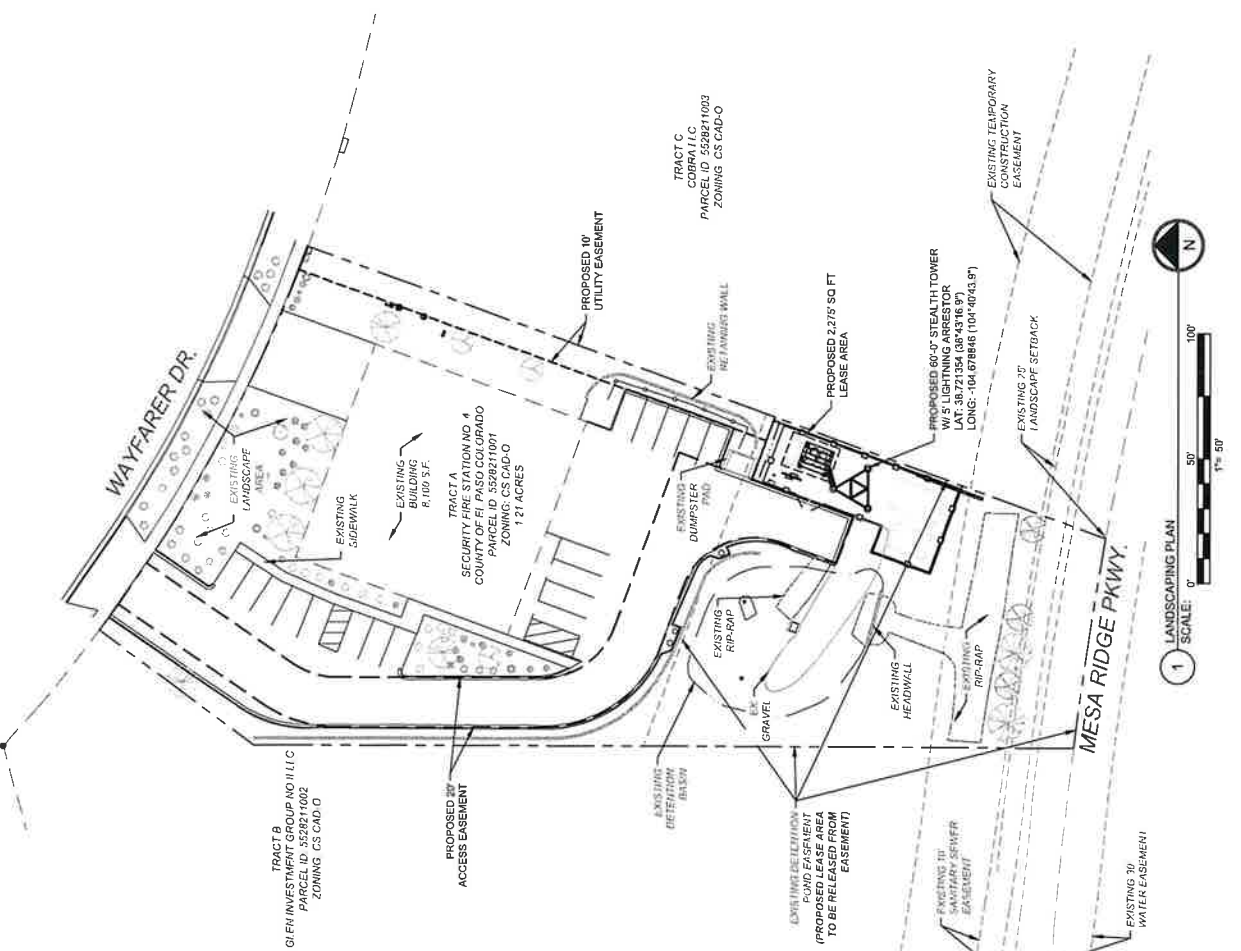
**DRAWN BY:** GH

**CHECKED BY:** MEP

**DATE:** 08/29/25

**SHEET TITLE**  
LANDSCAPING  
PLAN

**SHEET NUMBER:**  
LP-1



- GENERAL NOTES**
- ALL PLANTS MUST BE HEALTHY, FREE OF PESTS AND DISEASES.
  - STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL PLANT MATERIAL.
  - THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE BY THE OWNER. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
  - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) AREAS AND LAWNS UNTIL THE WORK AREAS ARE ACCEPTED IN TOTAL.
  - ALL DISTURBED AREAS AND ISLANDS SHALL BE SEEDED OR SOODED PER DIRECTION OF THE OWNER.
  - ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DEFECTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE MONTHS.
  - ALL PLANTING BEDS SHALL BE COVERED IN A 3" THICK LAYER OF BARK MULCH.

**EXISTING TREES**

CODE	QTY	BOTANICAL NAME	COMMON NAME
GEL OCC	3	Celtis occidentalis	Common Hackberry
CRA VAR	3	Callisagus crux-galli inermis TM	Thornless Cockspur Hawthorn
JUN SCO	3	Juniperus scopulorum	Rocky Mountain Juniper
PIN EDU	3	Pinus edulis	Pinyon Pine
PIN PON	2	Pinus ponderosa	Ponderosa Pine

**EXISTING SHRUBS**

CODE	QTY	BOTANICAL NAME	COMMON NAME
CAR DAR	8	Cercocarpus x dondonensis	Dark Knight
CER LED	2	Cercocarpus ledifolius	Dark Knight Blue Mist Shrub
CHA MIL	2	Chamaelirium luteolum	Curl-Leaf Mountain Mahogany
CHA MIL	2	Chamaelirium luteolum	Fernbush
CYT SPR	11	Cytisus scoparius	Black Locust
CYT SPR	5	Cytisus scoparius	Spanish Gold Broom
FAL PAR	5	Fallopia parviflora	Apache Plume
FOR NEM	2	Forestiera neomexicana	New Mexico Privet
JUN BUIF	15	Juniperus sabinia 'Bulifol'	Bulifol Juniper
PIN CO2	5	Pinus contorta	Colorado Blue Pine
PIN CO2	5	Pinus contorta	Dwarf Mugo Pine
RHU GRO	12	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac

**LEGEND**

- PROPOSED CORRUGATED METAL FENCE
- PROPOSED LEASE AREA
- PROPOSED EASEMENT
- EXISTING SUBJECT PROPERTY LINE
- EXISTING METAL FENCE
- EXISTING ROAD (ASPHALT)
- EXISTING ROAD (GRAVEL)

**NOTE: ALL LANDSCAPING SHOWN ON THE PLAN MUST BE INSTALLED AND NOT BE DISTURBED DURING CONSTRUCTION.**