



# 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 COLORADO ONE CALL  
(800) 922-1987  
CALL 3 WORKING DAYS  
BEFORE YOU DIG!



### 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: 5528211001  
LATITUDE: 38°43'16.9"  
LONGITUDE: 104°40'43.9"  
CONSTRUCTION TYPE: II-B  
USE GROUP: U  
ZONING CLASSIFICATION: CS CAD-O  
EXISTING LAND USE: FIRE STATION  
PROPOSED LAND USE: FIRE STATION & CELL TOWER  
APPLICANT: TOWERCO  
5000 VALLEYSTONE DRIVE  
SUITE 200  
CARY, NORTH CAROLINA 27519  
JENNIFER JACK  
JJACK@TOWERCO.COM  
PHONE: (502) 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) 520-7100

### POWER COMPANY

MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC  
11140 E WOODMEN RD.  
FALCON, CO 80831  
PHONE: (800) 388-9881

### PLAN PREPARER

POWER OF DESIGN GROUP, LLC  
11490 BLUEGRASS PKWY  
LOUISVILLE, KY 40299  
PHONE: (502) 437-5252  
MARK PATTERSON, P.E.  
PHONE: (502) 533-4045

### 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:

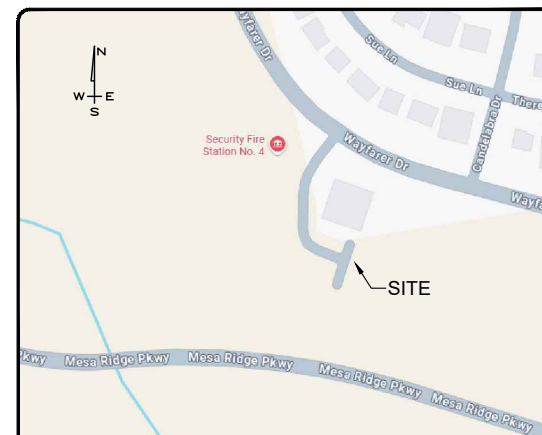
- ALL WORK MUST CONFORM TO VERIZON WIRELESS CONSTRUCTION INSTALLATION STANDARDS & ALL APPLICABLE CODES AND ORDINANCES.

EL PASO COUNTY  
PLANNING & ZONING APPROVAL

DATE

### SHEET INDEX

T-1	TITLE SHEET & PROJECT INFORMATION
<u>SURVEY:</u> LS-1	SITE SURVEY (BY OTHERS)
<u>GRADING:</u> GD-1 GD-2 GD-3	GRADING, DRAINAGE & EROSION CONTROL PLAN SURFACE & DRAINAGE DETAILS EROSION CONTROL DETAILS
<u>CIVIL:</u> C-1 C-2 C-3 C-3.1 C-3.2 C-4 C-5 C-5.1	OVERALL SITE PLAN ENLARGED SITE PLAN TOWER ELEVATION TOWER ELEVATION ALTERNATE VIEWS TOWER ELEVATION ALTERNATE VIEWS ANTENNA LAYOUT FENCE ELEVATION SIGNAGE DETAILS
<u>LANDSCAPE:</u> LP-1	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 LOCATION.

CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

- AMERICAN CONCRETE INSTITUTE 318
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL OF STEEL CONSTRUCTION
- TELECOMMUNICATIONS INDUSTRY ASSOCIATION TIA-222
- STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND SUPPORTING STRUCTURES TIA-601
- COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS
- INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS IEEE-81, IEEE 1100, IEEE C62.41
- ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS
- TELECOM ENVIRONMENTAL PROTECTION
- 2021 IBC W/ AMENDMENTS
- 2021 IMC
- 2015 ICC
- 2018 IPC
- 2021 IFGC
- 2021 IECC
- 2023 NEC W/ AMENDMENTS

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN.

PREPARED BY:



POWER OF DESIGN

11490 BLUEGRASS PARKWAY  
LOUISVILLE, KY 40299  
502-437-5252

PREPARED FOR:



PREPARED FOR:



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

SITE NAME:  
WIDEFIELD

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

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

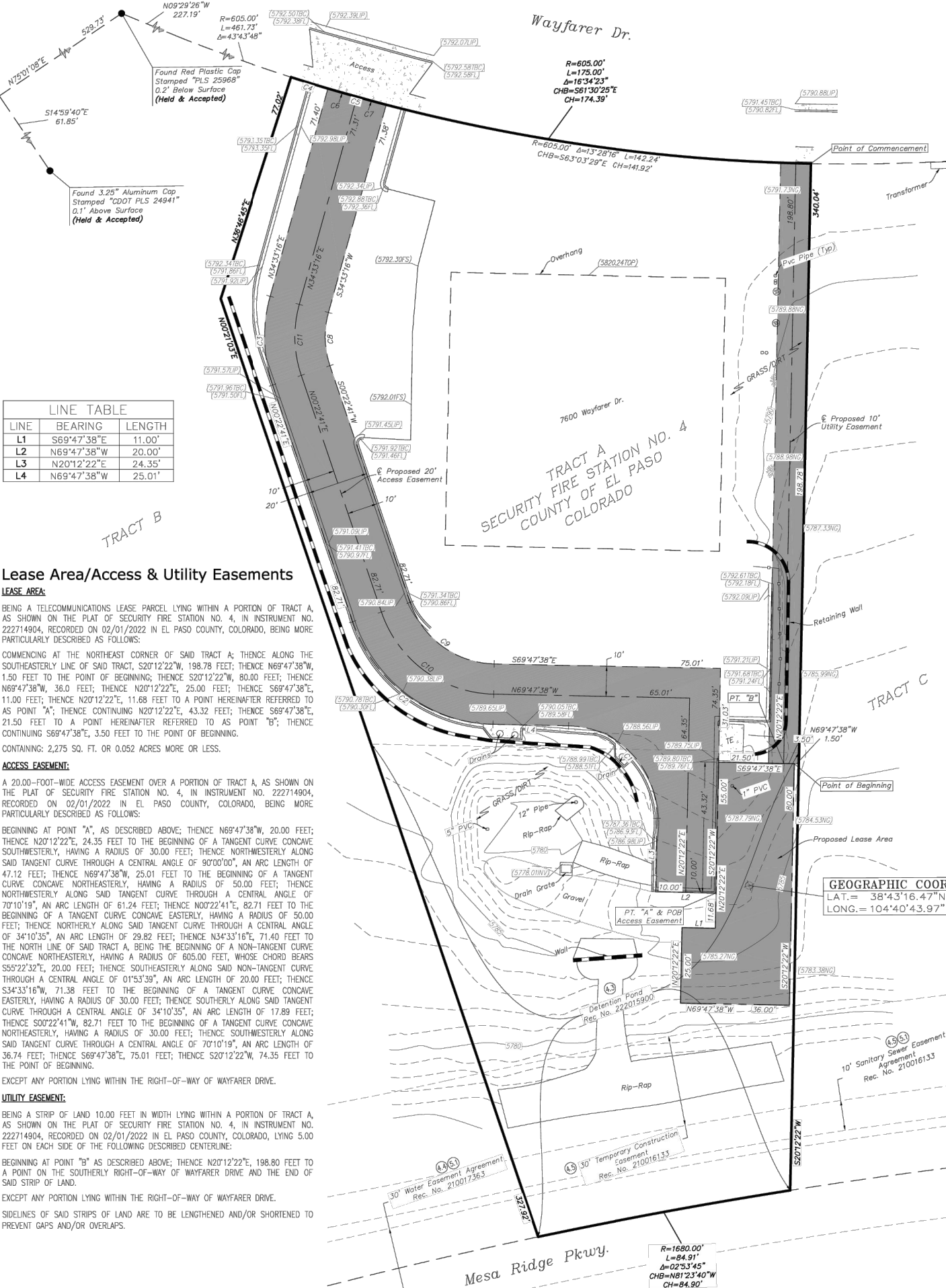
T-MOBILE SITE ID:  
DN01985A

POD PROJECT NUMBER: 25-178243  
DRAWN BY: GH  
CHECKED BY: MEP  
DATE: 07/01/25

SHEET TITLE:  
TITLE SHEET  
& PROJECT  
INFORMATION

SHEET NUMBER:

T-1



LINE TABLE		
LINE	BEARING	LENGTH
L1	S69°47'38"E	11.00'
L2	N69°47'38"W	20.00'
L3	N20°12'22"E	24.35'
L4	N69°47'38"W	25.01'

Lease Area/Access & Utility Easements

LEASE AREA:  
BEING A TELECOMMUNICATIONS LEASE PARCEL LYING WITHIN A PORTION OF TRACT A, AS SHOWN ON THE PLAT OF SECURITY FIRE STATION NO. 4, IN INSTRUMENT NO. 222714904, RECORDED ON 02/01/2022 IN EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT A; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID TRACT, S20°12'22"W, 198.78 FEET; THENCE N69°47'38"W, 1.50 FEET TO THE POINT OF BEGINNING; THENCE S20°12'22"W, 80.00 FEET; THENCE N69°47'38"W, 36.0 FEET; THENCE N20°12'22"E, 25.00 FEET; THENCE S69°47'38"E, 11.00 FEET; THENCE N20°12'22"E, 11.68 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING N20°12'22"E, 43.32 FEET; THENCE S69°47'38"E, 21.50 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUING S69°47'38"E, 3.50 FEET TO THE POINT OF BEGINNING.  
CONTAINING: 2,275 SQ. FT. OR 0.052 ACRES MORE OR LESS.

ACCESS EASEMENT:  
A 20.00-FOOT-WIDE ACCESS EASEMENT OVER A PORTION OF TRACT A, AS SHOWN ON THE PLAT OF SECURITY FIRE STATION NO. 4, IN INSTRUMENT NO. 222714904, RECORDED ON 02/01/2022 IN EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT "A", AS DESCRIBED ABOVE; THENCE N69°47'38"W, 20.00 FEET; THENCE N20°12'22"E, 24.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 47.12 FEET; THENCE N69°47'38"W, 25.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 70°10'19", AN ARC LENGTH OF 61.24 FEET; THENCE N00°22'41"E, 82.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 34°10'35", AN ARC LENGTH OF 29.82 FEET; THENCE N34°33'16"E, 71.40 FEET TO THE NORTH LINE OF SAID TRACT A, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 605.00 FEET, WHOSE CHORD BEARS S55°22'32"E, 20.00 FEET; THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 01°53'39", AN ARC LENGTH OF 20.00 FEET; THENCE S34°33'16"W, 71.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 34°10'35", AN ARC LENGTH OF 17.89 FEET; THENCE S00°22'41"W, 82.71 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 70°10'19", AN ARC LENGTH OF 36.74 FEET; THENCE S69°47'38"E, 75.01 FEET; THENCE S20°12'22"W, 74.35 FEET TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION LYING WITHIN THE RIGHT-OF-WAY OF WAYFARER DRIVE.

UTILITY EASEMENT:  
BEING A STRIP OF LAND 10.00 FEET IN WIDTH LYING WITHIN A PORTION OF TRACT A, AS SHOWN ON THE PLAT OF SECURITY FIRE STATION NO. 4, IN INSTRUMENT NO. 222714904, RECORDED ON 02/01/2022 IN EL PASO COUNTY, COLORADO, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT POINT "B" AS DESCRIBED ABOVE; THENCE N20°12'22"E, 198.80 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF WAYFARER DRIVE AND THE END OF SAID STRIP OF LAND.

EXCEPT ANY PORTION LYING WITHIN THE RIGHT-OF-WAY OF WAYFARER DRIVE.

SIDELINES OF SAID STRIPS OF LAND ARE TO BE LENGTHENED AND/OR SHORTENED TO PREVENT GAPS AND/OR OVERLAPS.



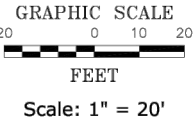
LINE LEGEND	
	= SUBJECT PARCEL BOUNDARY LINES
	= SECTION LINES
	= ADJOINING PARCEL BOUNDARY LINES
	= EASEMENT LINES
	= RIGHT OF WAY LINES
	= FLOOD PLAIN LINES
	= BARBED WIRE FENCE
	= CHAINLINK FENCE
	= UNDERGROUND ELECTRIC LINES
	= UNDERGROUND GAS LINES
	= OVERHEAD ELECTRIC LINES
	= UNDERGROUND SANITARY SEWER LINES
	= UNDERGROUND TELEPHONE LINES
	= UNDERGROUND WATER LINES

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CH BEARING
C1	30.00'	90°00'00"	47.12'	N24°47'38"W
C2	50.00'	70°10'19"	61.24'	N34°42'28"W
C3	50.00'	34°10'35"	29.82'	N17°27'59"E
C4	605.00'	01°12'29"	12.76'	S53°49'28"E
C5	605.00'	01°53'39"	20.00'	S55°22'32"E
C6	605.00'	00°56'50"	10.00'	S54°54'07"E
C7	605.00'	00°56'49"	10.00'	S55°50'57"E
C8	30.00'	34°10'35"	17.89'	S17°27'59"W
C9	30.00'	70°10'19"	36.74'	S34°42'28"E
C10	40.00'	70°10'19"	48.99'	N34°42'28"W
C11	40.00'	34°10'35"	23.86'	N17°27'59"E

Legend

	CONCRETE PAVEMENT		NATURAL GROUND
	CONIFEROUS TREE		PARKING BOLLARD
	DIAMETER		POINT OF BEGINNING
	DECIDUOUS TREE		OVERHEAD ELECTRIC LINE
	EDGE OF ASPHALT		POWER POLE
	FINISHED FLOOR		PROPERTY LINE
	FINISH SURFACE		RIGHT OF WAY
	FIRE HYDRANT		SEWER MANHOLE
	FLOW LINE		SIGN POST
	FOUND MONUMENT AS NOTED		STREET LIGHT STANDARD
	FOUND SECTION MONUMENT		TELEPHONE PEDESTAL
	GEORGAPHIC LOCATION		TYPICAL
	GAS METER		WATER METER
	IRRIGATION CONTROL VALVE		WATER VALVE

GEOGRAPHIC COORDINATES  
LAT.= 38°43'16.47"N  
LONG.= 104°40'43.97"W (NAD83)



Underground Utility Note:

BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, OR MARKINGS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY COMPLETENESS OR THOROUGHNESS OF SUCH INFORMATION. IF ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. ALTURA LAND CONSULTANTS, LLC AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.

Title Report

PREPARED BY: U.S. TITLE SOLUTIONS  
ORDER NO.: UST78949  
EFFECTIVE DATE: NOVEMBER 25, 2024

Legal Description

TRACT A, AS SHOWN ON THE PLAT OF SECURITY FIRE STATION NO. 4, IN INSTRUMENT NO. 222714904, RECORDED ON 02/01/2022 IN EL PASO COUNTY, COLORADO.

Assessor's Parcel No.

5528211001

Title Schedule B Exceptions

4.1 AGREEMENT BY SECURITY FIRE DEPARTMENT TO EL PASO COUNTY, AS REPRESENTED BY ITS PLANNING AND COMMUNITY DEVELOPMENT, DATED APRIL 17, 2023, RECORDED MAY 05, 2023, IN INSTRUMENT NO. 223036937. (BLANKET IN NATURE).  
NOTES: LANDSCAPE

4.2 EASEMENT BY SECURITY FIRE DISTRICT, A QUASI-MUNICIPAL CORPORATION A/K/A SECURITY FIRE PROTECTION DISTRICT, A GOVERNMENTAL SUBDIVISION TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., A COLORADO CORPORATION, DATED JULY 13, 2022, RECORDED JULY 22, 2022, IN INSTRUMENT NO. 222099120. (NOT A PLOTTABLE ITEM).  
NOTES: ELECTRICAL ENERGY

4.3 EASEMENT BY EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO TO SECURITY FIRE PROTECTION DISTRICT, DATED JANUARY 06, 2022, RECORDED FEBRUARY 01, 2022, IN INSTRUMENT NO. 222015900. (PLOTTED HEREON).  
NOTES: STORMWATER RUNOFF

4.4 AGREEMENT BY GLEN INVESTMENT GROUP NO. II AND GLEN INVESTMENT GROUP NO. IX, COLORADO LAND OWNERS TO WIDEFIELD WATER AND SANITATION DISTRICT, A QUASI-MUNICIPAL DISTRICT AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO, DATED SEPTEMBER 27, 2006, RECORDED FEBRUARY 24, 2010, IN INSTRUMENT NO. 210017363. (PLOTTED HEREON).  
NOTES: UNDERGROUND WATER IMPROVEMENTS

4.5 AGREEMENT BY GLEN INVESTMENT GROUP NO. II, LLC, A COLORADO LIMITED LIABILITY COMPANY TO WIDEFIELD WATER AND SANITATION DISTRICT, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO, DATED JANUARY 13, 2010, RECORDED FEBRUARY 22, 2010, IN INSTRUMENT NO. 210016133. (PLOTTED HEREON).  
NOTES: SANITARY SEWER

4.6 AGREEMENT BY JHW INVESTMENT COMPANY TO WIDEFIELD WATER AND SANITATION DISTRICT, DATED APRIL 29, 1997, RECORDED MAY 01, 1997, IN INSTRUMENT NO. 97048696. (DOES NOT AFFECT SUBJECT PROPERTY).  
NOTES: FOR REFERENCE - PIPE LINES

4.7 AGREEMENT BY JHW INVESTMENT COMPANY TO WIDEFIELD WATER AND SANITATION DISTRICT, DATED APRIL 29, 1997, RECORDED MAY 01, 1997, IN INSTRUMENT NO. 97048695. (DOES NOT AFFECT SUBJECT PROPERTY).  
NOTES: FOR REFERENCE - WATER PIPE LINES

4.8 SECURITY FIRE STATION NO. 4 RECORDED FEBRUARY 01, 2022, IN INSTRUMENT NO. 222714904. (PLOTTED HEREON).

5.2 AGREEMENT BETWEEN WIDEFIELD WATER AND SANITATION DISTRICT, A QUASI-MUNICIPAL DISTRICT AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO AND JHW INVESTMENT COMPANY, DATED FEBRUARY 24, 1997, RECORDED MAY 06, 1997, IN INSTRUMENT NO. 97051183. (BLANKET IN NATURE).

5.3 PEACEFUL VALLEY ESTATES SUB F#2 RECORDED AUGUST 29, 1995, IN BOOK H-5, PAGE 72. (DOES NOT AFFECT SUBJECT PROPERTY).

Geographic Coordinates as Shown

1983 DATUM: LATITUDE 38°43'16.47"N LONGITUDE 104°40'43.97"W

Date of Survey

DECEMBER 12, 2024

Basis of Bearings

THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD83).  
CLASSIFICATION MINIMUM GEOMETRIC ACCURACY STANDARD  
THIRD 5.0 cm + 1: 10,000

Bench Mark

NGS CONTROL POINT "CS 201", ELEVATION = 5674.7 FEET (NAVD 88)

Certificate of Survey

THIS IS TO CERTIFY THAT THIS TOPOGRAPHIC MAP AND IMPROVEMENTS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



JESUS A. LUGO, PLS 38081

THIS DOES NOT REPRESENT A MONUMENTED SURVEY.  
REFERENCE IS MADE TO A COMMITMENT FOR TITLE INSURANCE, NUMBER UST78949, ISSUED BY U.S. TITLE SOLUTIONS, AND HAVING AN EFFECTIVE DATE OF NOVEMBER 25, 2024. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THE LESSOR'S LEGAL DESCRIPTION AND RECORD BOUNDARY ARE SHOWN HEREON FOR REFERENCE ONLY.  
THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE LESSOR'S PROPERTY.



PROJECT INFORMATION:

WIDEFIELD  
CO0130

7600 WAYFARER DR.  
COLORADO SPRINGS, CO.  
COUNTY OF EL PASO

CURRENT ISSUE DATE:

1/27/25

ISSUED FOR:

DESIGN

REV.: DATE: ISSUED FOR: BY:

0	12/18/24	SUBMITTAL	JT
1	12/20/24	ADDED TOPO & LEASE AREA	JT
2	1/27/25	RELOCATED UTILITY EASEMENT	JT

PLANS PREPARED FOR:


CONSULTANT:



6959 S. Tucson Way, Unit C  
Centennial, CO 80112  
Phone: (720) 488-1303  
Fax: (720) 488-1308

JOB NO. 24118

DRAWN BY: CHK.: APV.:

JT	JAL	JAL
----	-----	-----

LICENSURE:

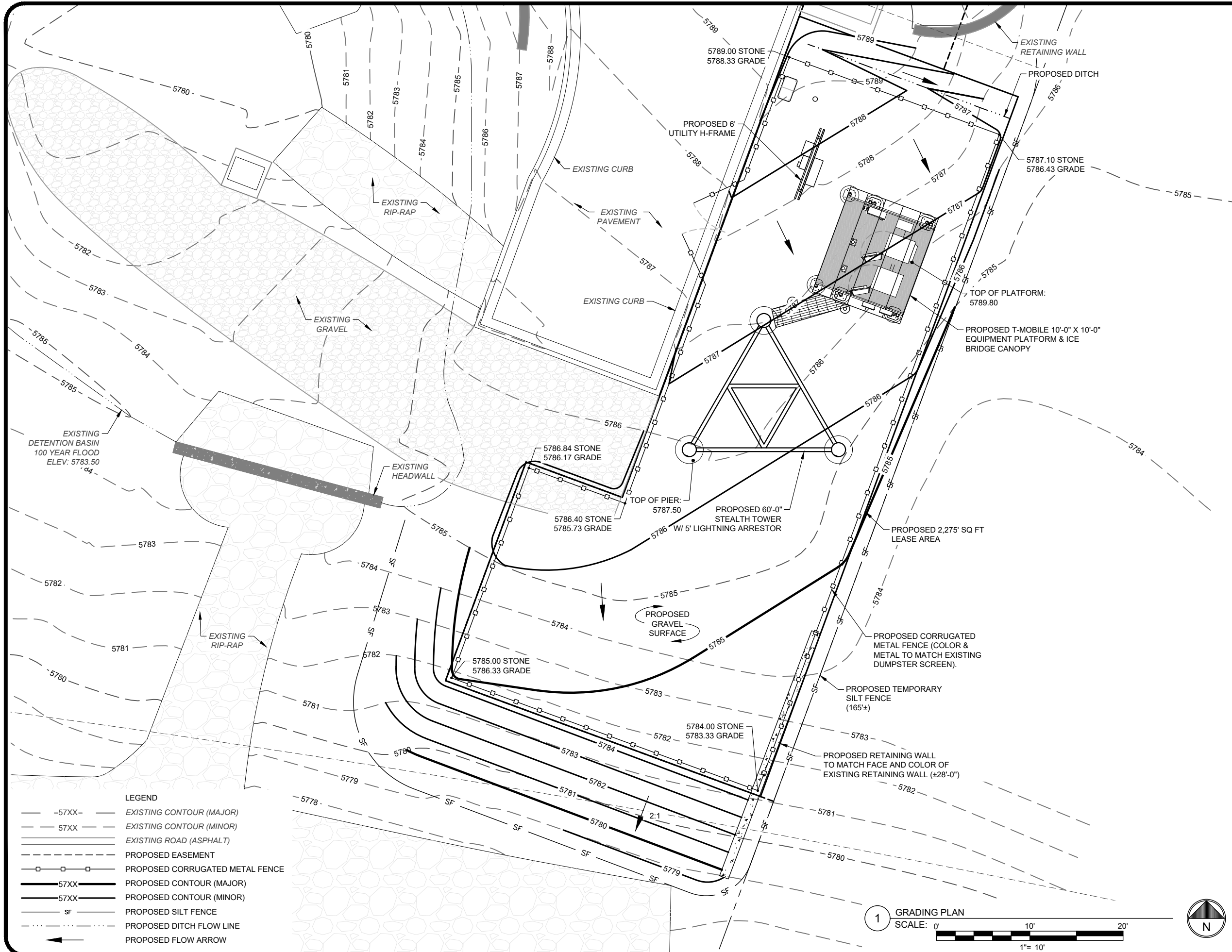

SHEET TITLE:

TOPOGRAPHIC  
SURVEY

SHEET NUMBER: REVISION:

LS1	2
SHEET 1 OF 1 SHEETS	24118





PREPARED BY:  
**POD**  
POWER OF DESIGN  
11490 BLUEGRASS PARKWAY  
LOUISVILLE, KY 40299  
502-437-5252

PREPARED FOR:  
**TowerCo**

PREPARED FOR:  
**T-Mobile**

**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

SITE NAME:  
WIDFIELD  
  
SITE INFORMATION:  
7610 WAYFARER DRIVE  
COLORADO SPRINGS, CO 80925  
EL PASO COUNTY  
  
T-MOBILE SITE NAME:  
WIDFIELD - SECURITY FIRE #4  
  
T-MOBILE SITE ID:  
DN01985A

POD PROJECT NUMBER: 25-178243  
DRAWN BY: GH  
CHECKED BY: MEP  
DATE: 07/01/25

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

SHEET NUMBER:  
**GD-1**

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

SITE NAME:  
WIDEFIELD

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

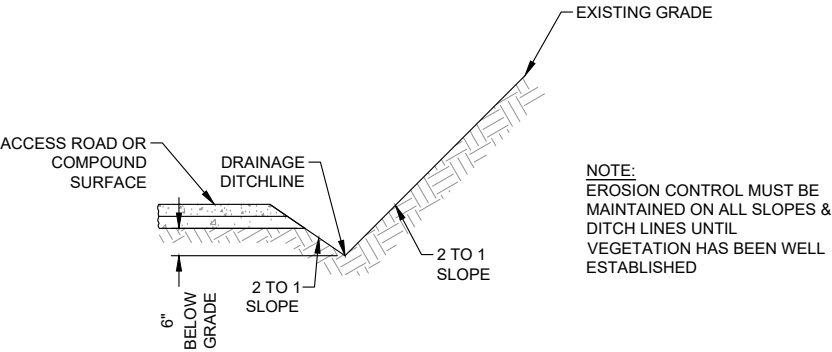
T-MOBILE SITE NAME:  
WIDEFIELD - SECURITY FIRE #4

T-MOBILE SITE ID:  
DN01985A

POD PROJECT NUMBER: 25-178243  
DRAWN BY: GH  
CHECKED BY: MEP  
DATE: 07/01/25

SHEET TITLE:  
SURFACE &  
DRAINAGE  
DETAILS

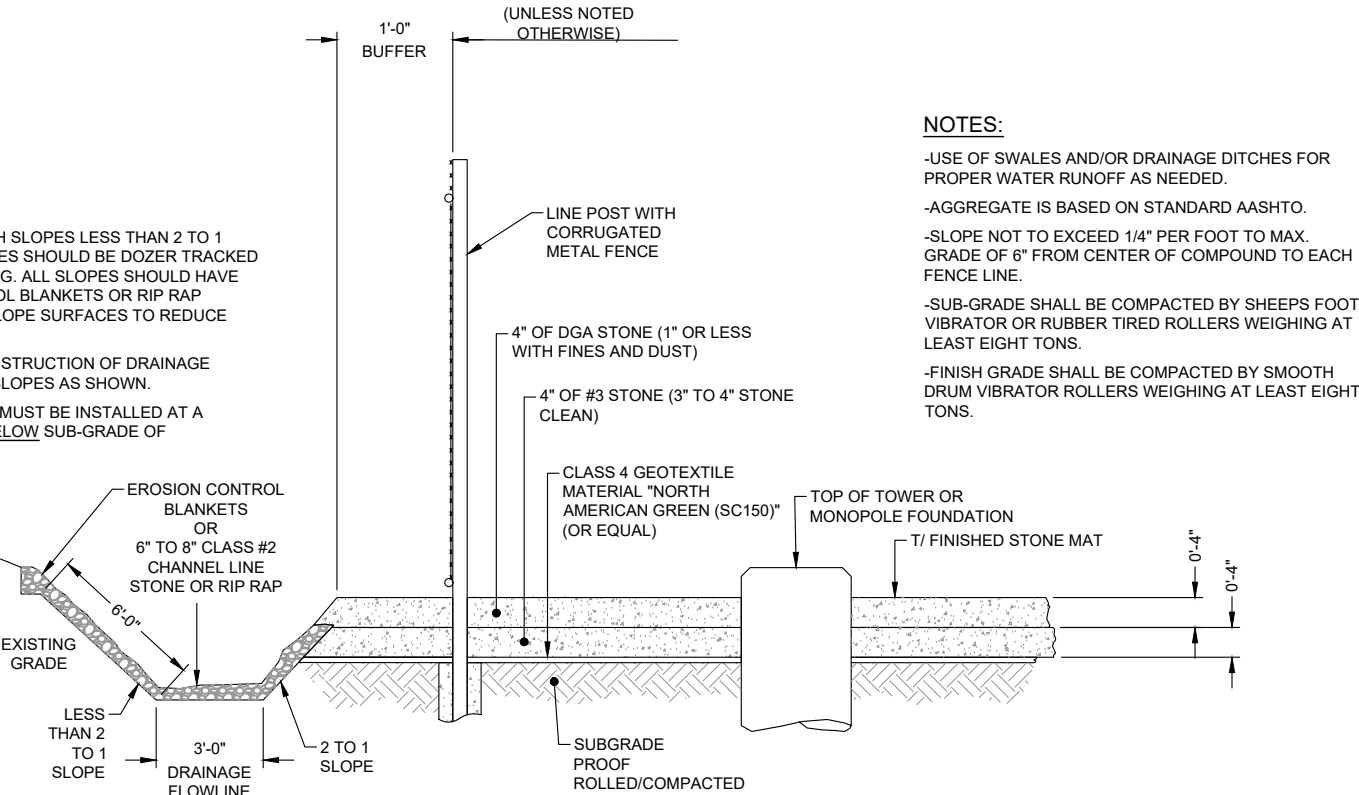
SHEET NUMBER:  
GD-2



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

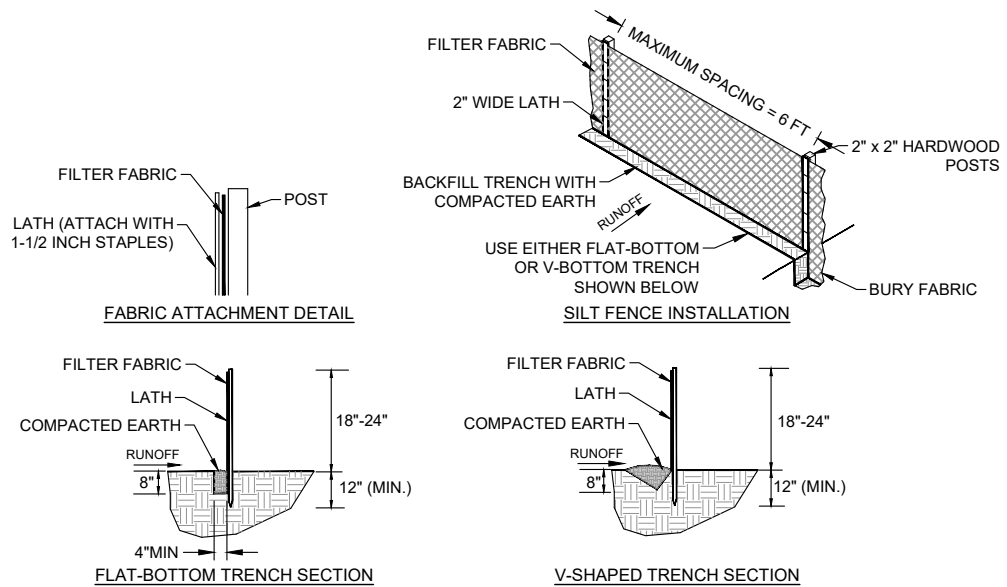
- NOTES:
1. WHEN FACED WITH SLOPES LESS THAN 2 TO 1 SLOPES, ALL SLOPES SHOULD BE DOZER TRACKED PRIOR TO SEEDING. ALL SLOPES SHOULD HAVE EROSION CONTROL BLANKETS OR RIP RAP EMBEDDED ON SLOPES SURFACES TO REDUCE EROSION.
  2. ALL FLOWLINES MUST BE INSTALLED BELOW SUB-GRADE OF COMPOUND. (AT MINIMUM OF 6"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

- NOTE:
- WHEN FACE WITH SLOPES LESS THAN 2 TO 1 SLOPE, 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.
  - 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.



2 SITE COMPOUND AREA SURFACING DETAIL  
SCALE: NOT TO SCALE

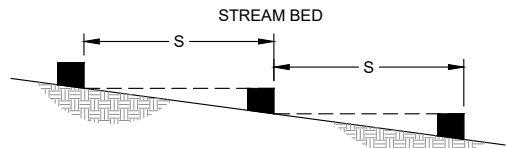
- NOTES:
- USE OF SWALES AND/OR DRAINAGE DITCHES FOR PROPER WATER RUNOFF AS NEEDED.
  - AGGREGATE IS BASED ON STANDARD AASHTO.
  - SLOPE NOT TO EXCEED 1/4" PER FOOT TO MAX. GRADE OF 6" FROM CENTER OF COMPOUND TO EACH FENCE LINE.
  - SUB-GRADE SHALL BE COMPACTED BY SHEEPS FOOT VIBRATOR OR RUBBER TIRED ROLLERS WEIGHING AT LEAST EIGHT TONS.
  - FINISH GRADE SHALL BE COMPACTED BY SMOOTH DRUM VIBRATOR ROLLERS WEIGHING AT LEAST EIGHT TONS.



1 FILTER FABRIC SILT FENCE DETAIL  
SCALE: NOT TO SCALE

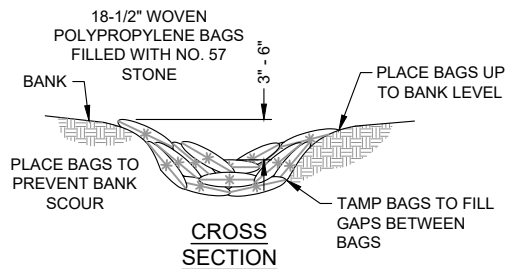
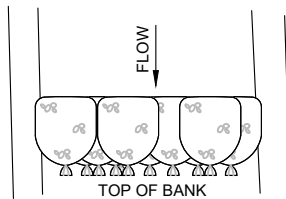
NOTES:

1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. (9" MAX. RECOMMENDED STORAGE HEIGHT).
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.



VELOCITY CHECK  
SPACING

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 UPSTREAM CHECKS



2 STONE BAG\* SILT / VELOCITY CHECK DETAIL  
SCALE: NOT TO SCALE

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

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:

1. ROUTINE CHECKS OF THE EROSION CONTROL DEVICES SHALL BE PERFORMED AT A MINIMUM OF 7 DAYS OR AFTER EVERY ONE INCH OF RAINFALL.
2. ANY FAILURES OF EROSION CONTROL DEVICES SHOULD IMMEDIATELY BE ADDRESSED AND THE APPROPRIATE STEPS TAKEN TO REPAIR THE FAILURE.
3. THE CONTRACTOR SHALL MAINTAIN AN ACCURATE LOG OF THE EROSION SITE CONDITIONS.
4. THE CONTRACTOR IS TO REMOVE ANY DIRT OR MUD ON THE PUBLIC STREETS.
5. SILT FENCING SHALL REMAIN IN PLACE DURING ALL CONSTRUCTION ACTIVITIES AND MUST BE CLEANED OUT IF MORE THAN 1/3 FULL.
6. 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 INSTALLED IN ACCORDANCE WITH 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-LADEN 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.

PREPARED BY:



PREPARED FOR:



PREPARED FOR:



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

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: 25-178243  
DRAWN BY: GH  
CHECKED BY: MEP  
DATE: 07/01/25

SHEET TITLE:  
EROSION  
CONTROL  
DETAILS

SHEET NUMBER:

GD-3



**SITE DATA**

COVERAGE DATA:  
BUILDING (FIRE STATION): 8,100 S.F. (15%)  
PAVEMENT (PARKING/WALK): 16,307 S.F. (31%)  
GRAVEL (TOWER COMPOUND/BASIN ACCESS): 3,530 S.F. (7%)  
LANDSCAPING / POND: 24,793 S.F. (47%)

TOTAL AREA: 52,730 S.F.

PARKING SCHEDULE:  
REQUIRED:  
4 SPACES PER SHIFT W 1 SHIFT OVERLAP = 8

PROVIDED:  
NORMAL SPACES: 15  
VAN ACCESSIBLE ADA SPACE: 1  
TOTAL SPACES PROVIDED: =16 SPACES

BUILDING HEIGHT  
45' MAX.

TRACT B  
GLEN INVESTMENT GROUP NO II LLC  
PARCEL ID: 5528211002  
ZONING: CS CAD-O

TRACT A  
SECURITY FIRE STATION NO. 4  
COUNTY OF EL PASO COLORADO  
PARCEL ID: 5528211001  
ZONING: CS CAD-O  
1.21 ACRES

TRACT C  
COBRA LLC  
PARCEL ID: 5528211003  
ZONING: CS CAD-O

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

1 OVERALL SITE PLAN  
SCALE: 0' 50' 100'  
1" = 50'



PREPARED BY:



PREPARED FOR:



PREPARED FOR:



**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

SITE NAME:  
WIDFIELD

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

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

T-MOBILE SITE ID:  
DN01985A

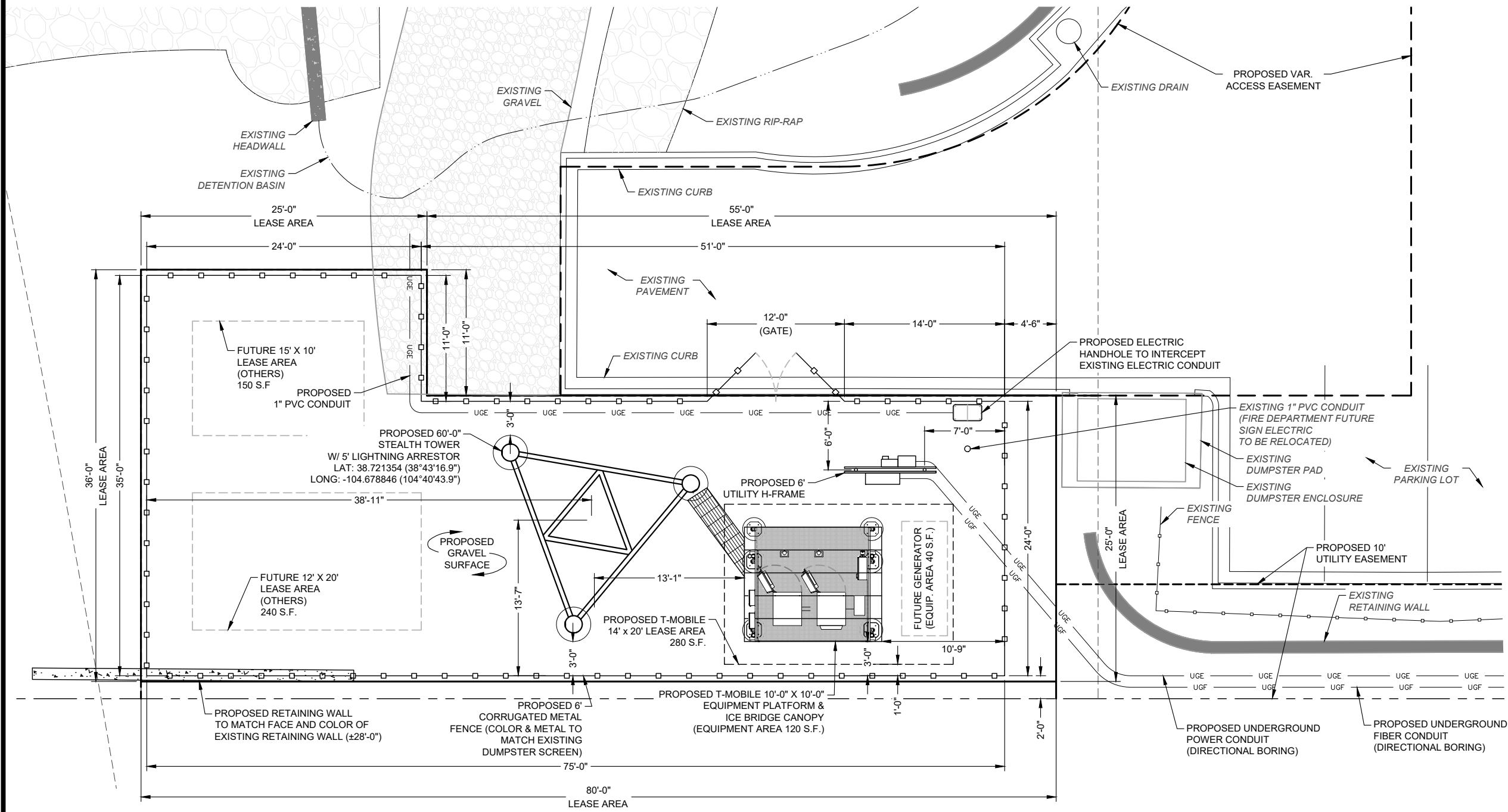
POD PROJECT NUMBER: 25-178243  
DRAWN BY: GH  
CHECKED BY: MEP  
DATE: 07/01/25

SHEET TITLE:

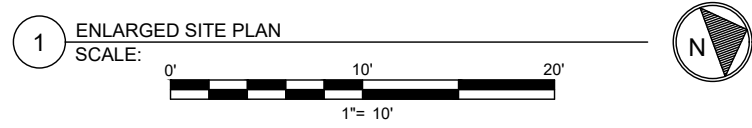
**OVERALL SITE PLAN**

SHEET NUMBER:

**C-1**



- LEGEND
- PROPOSED CORRUGATED METAL FENCE
  - UGE PROPOSED UNDERGROUND ELECTRIC
  - UGF PROPOSED UNDERGROUND FIBER
  - PROPOSED LEASE AREA
  - PROPOSED EASEMENT
  - EXISTING EASEMENT
  - EXISTING SUBJECT PROPERTY LINE
  - EXISTING METAL FENCE
  - EXISTING ROAD (ASPHALT)
  - EXISTING ROAD (GRAVEL)



PREPARED BY:

11490 BLUEGRASS PARKWAY  
LOUISVILLE, KY 40299  
502-437-5252

PREPARED FOR:

PREPARED FOR:

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

SITE NAME:  
WIDEFIELD

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

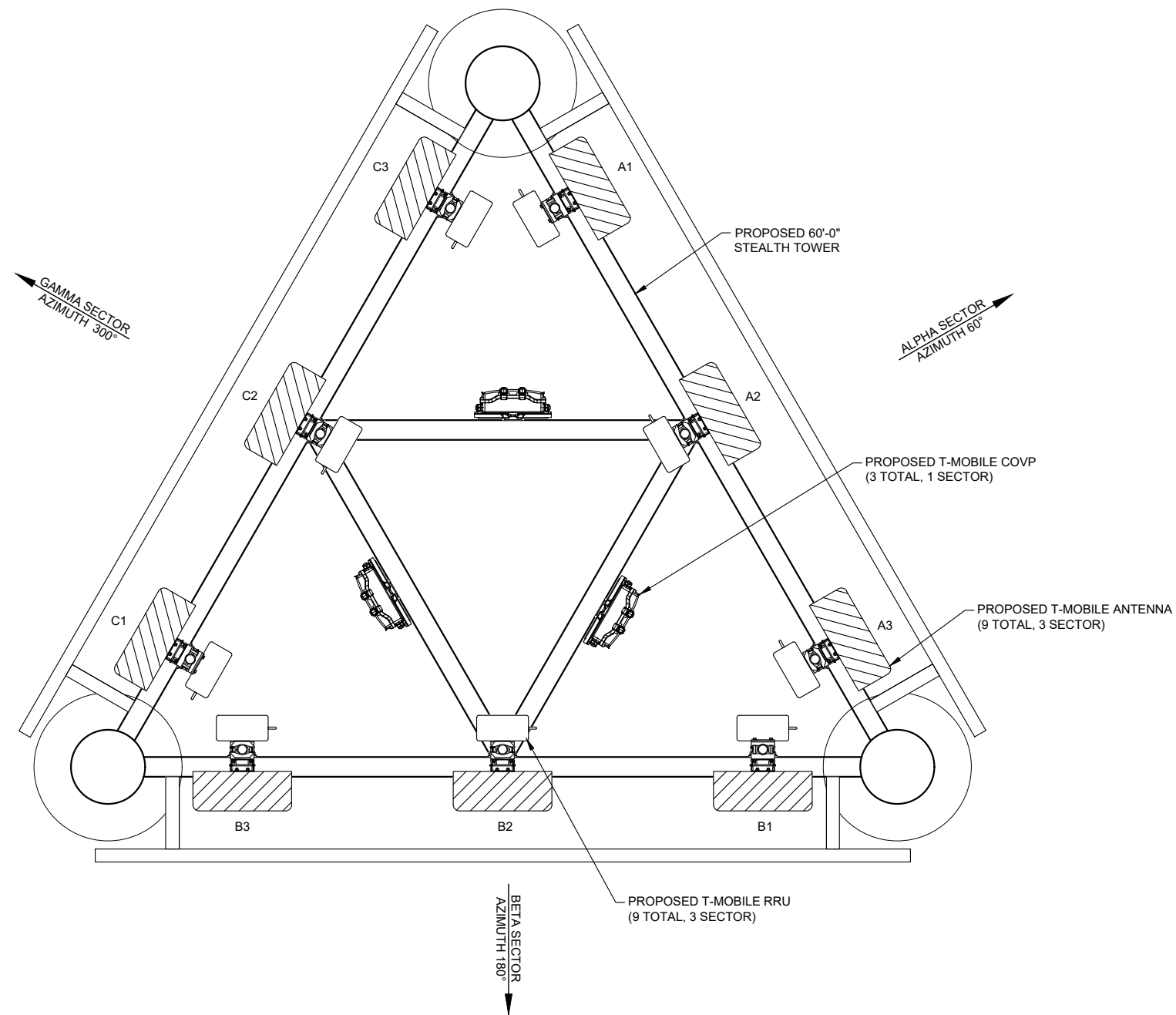
T-MOBILE SITE NAME:  
WIDEFIELD - SECURITY FIRE #4

T-MOBILE SITE ID:  
DN01985A

POD PROJECT NUMBER: 25-178243  
DRAWN BY: GH  
CHECKED BY: MEP  
DATE: 07/01/25

SHEET TITLE:  
ENLARGED SITE PLAN

SHEET NUMBER:  
C-2



1 ANTENNA LAYOUT  
SCALE: NOT TO SCALE



PREPARED BY:



PREPARED FOR:



PREPARED FOR:



**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

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: 25-178243  
DRAWN BY: GH  
CHECKED BY: MEP  
DATE: 07/01/25

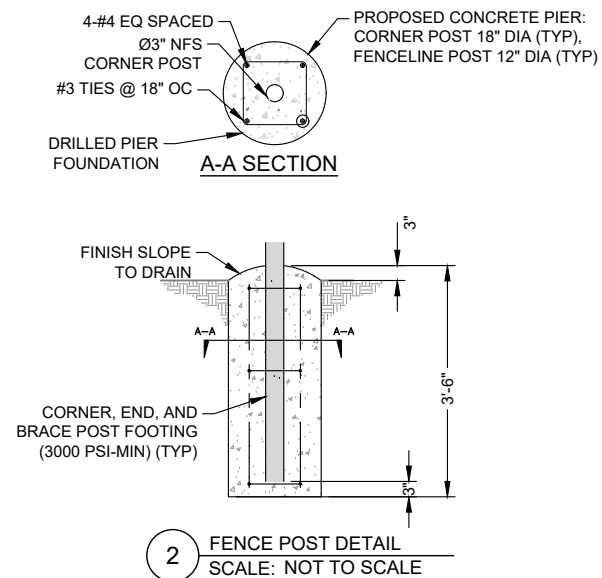
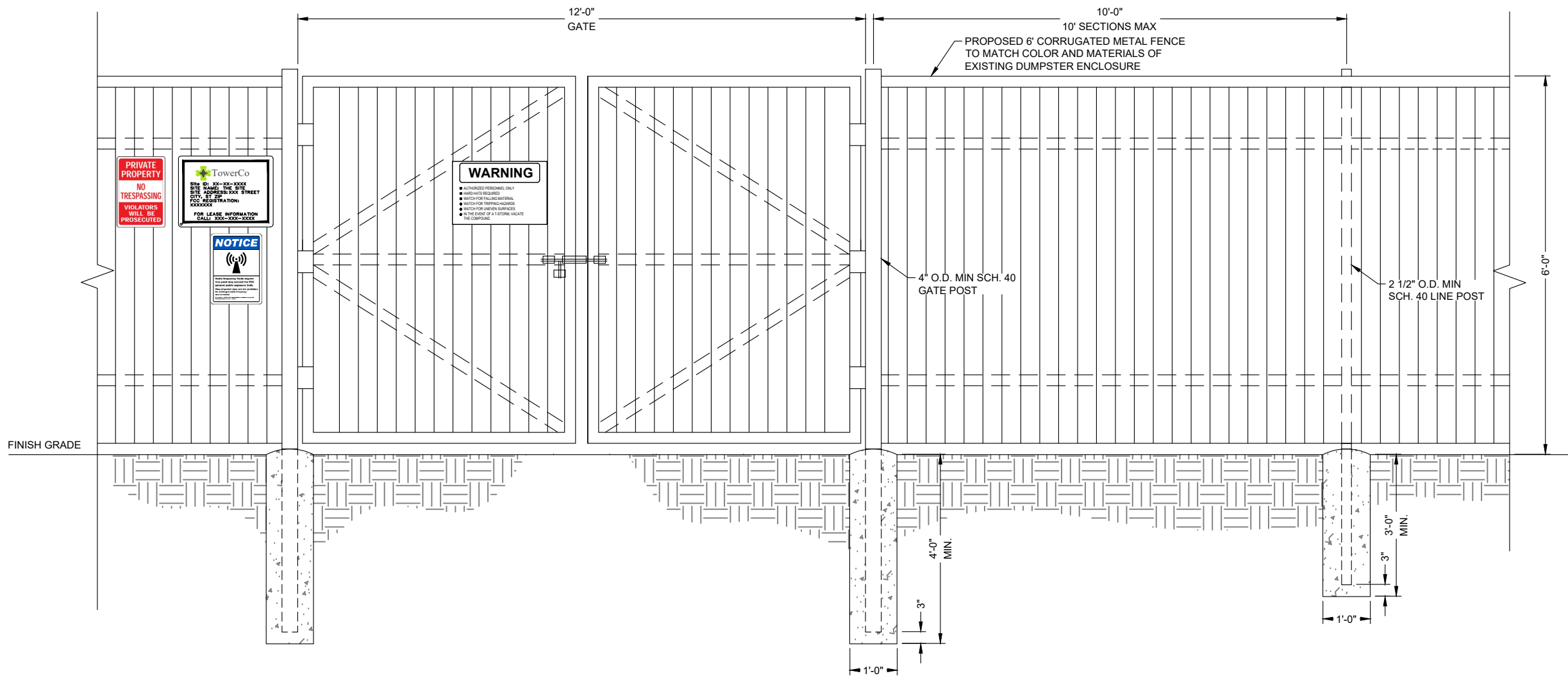
SHEET TITLE:

**ANTENNA LAYOUT**

SHEET NUMBER:

**C-4**





PREPARED BY:



PREPARED FOR:



PREPARED FOR:



**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

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: 25-178243  
DRAWN BY: GH  
CHECKED BY: MEP  
DATE: 07/01/25

SHEET TITLE:

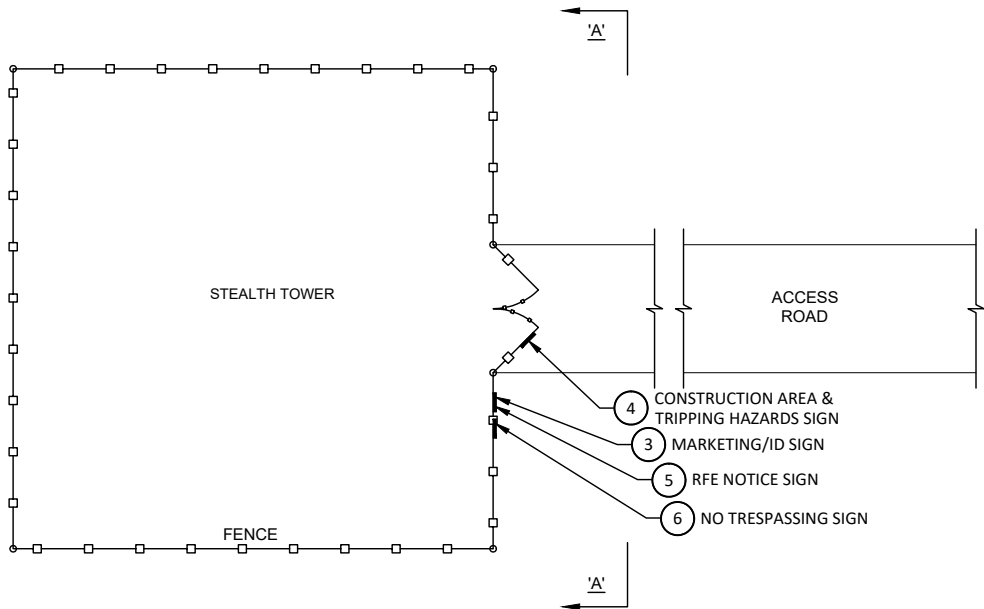
**FENCE DETAILS**

SHEET NUMBER:

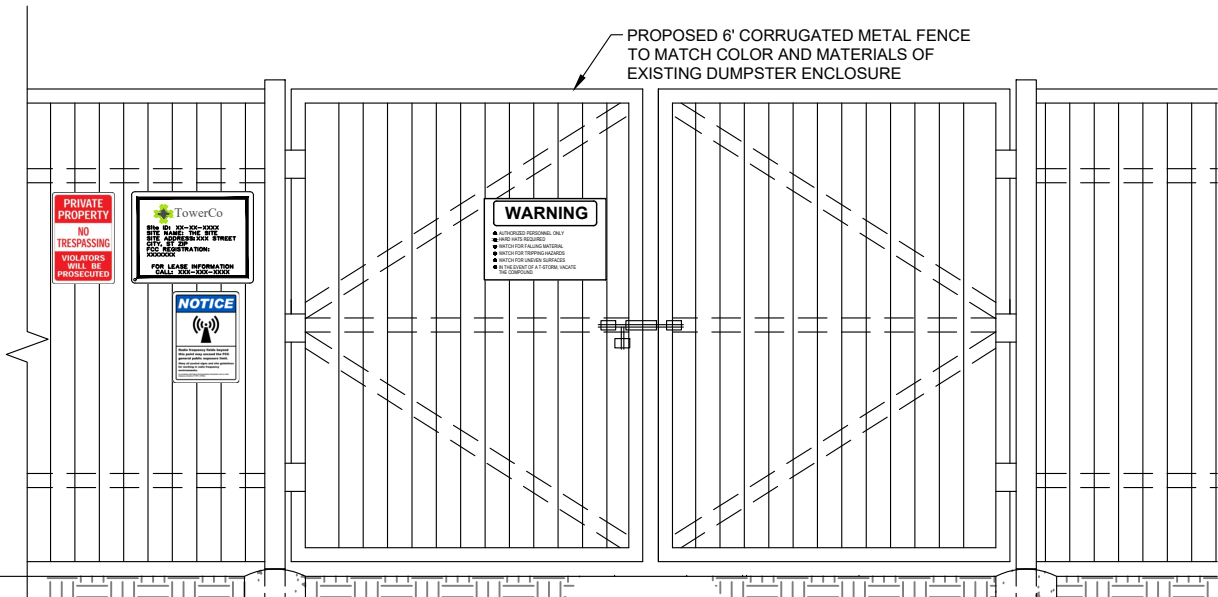
**C-5**

INSTALLER NOTE:

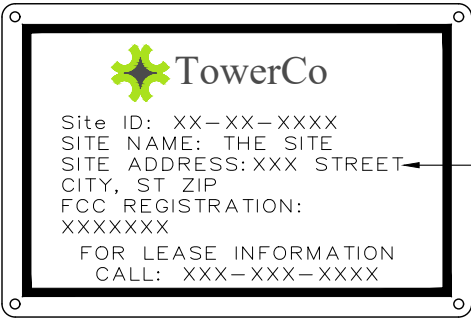
ALL SIGNS SHALL BE SECURED TO THE COMPOUND FENCE LEFT OR RIGHT OR THE MAIN ACCESS GATE AND ON THE SITE OF THE SITE FACING THE ENTRANCE DRIVE. ALL SIGNS SHALL BE SECURED TO THE FENCE AT A HEIGHT SUITABLE FOR EASE OF VIEWING AND REASONABLY LEVEL. ALL SIGNS SHALL BE SECURED TO THE FENCE WITH STEEL HOG RINGS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



1 TYPICAL SITE FENCE SIGNAGE PLAN  
SCALE: NOT TO SCALE



2 ELEVATION "A-A"  
SCALE: NOT TO SCALE



3 MARKETING/ID SIGN  
SCALE: NOT TO SCALE

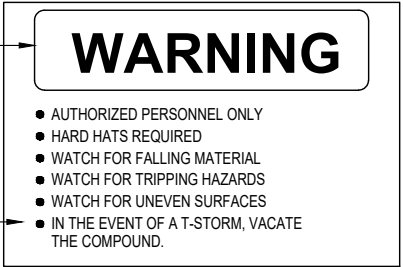


5 8"x12" NO TRESPASSING SIGN  
SCALE: NOT TO SCALE

RED BACKGROUND  
w/BLACK LETTERING

WHITE BACKGROUND  
w/BLACK LETTERING

WHITE BACKGROUND  
w/BLACK LETTERING

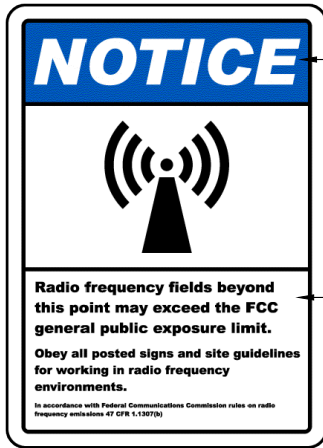


4 CONSTRUCTION AREA & TRIPPING HAZARDS SIGN  
SCALE: NOT TO SCALE

RED BACKGROUND  
w/WHITE LETTERING

WHITE BACKGROUND  
w/RED LETTERING

RED BACKGROUND  
w/WHITE LETTERING



BLUE BACKGROUND  
w/WHITE LETTERING

WHITE BACKGROUND  
w/BLACK LETTERING  
AND BLACK SYMBOL

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

PREPARED BY:



PREPARED FOR:



PREPARED FOR:



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

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: 25-178243  
DRAWN BY: GH  
CHECKED BY: MEP  
DATE: 07/01/25

SHEET TITLE:

SIGNAGE DETAILS






SHEET NUMBER:

C-5.1












GENERAL NOTES

1. ALL PLANTS MUST BE HEALTHY, FREE OF PESTS AND DISEASES.
2. STANDARDS SET FORTH IN 'AMERICAN STANDARDS FOR NURSERY STOCK' REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL PLANT MATERIAL.
3. 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).
4. 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.
5. ALL DISTURBED AREAS AND ISLANDS SHALL BE SEEDED OR SODDED PER DIRECTION OF THE OWNER.
6. 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.
7. ALL PLANTING BEDS SHALL BE COVERED IN A 3" THICK LAYER OF BARK MULCH.

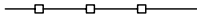






EXISTING TREES

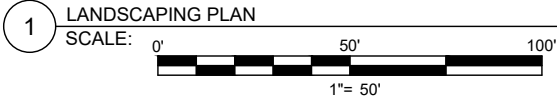
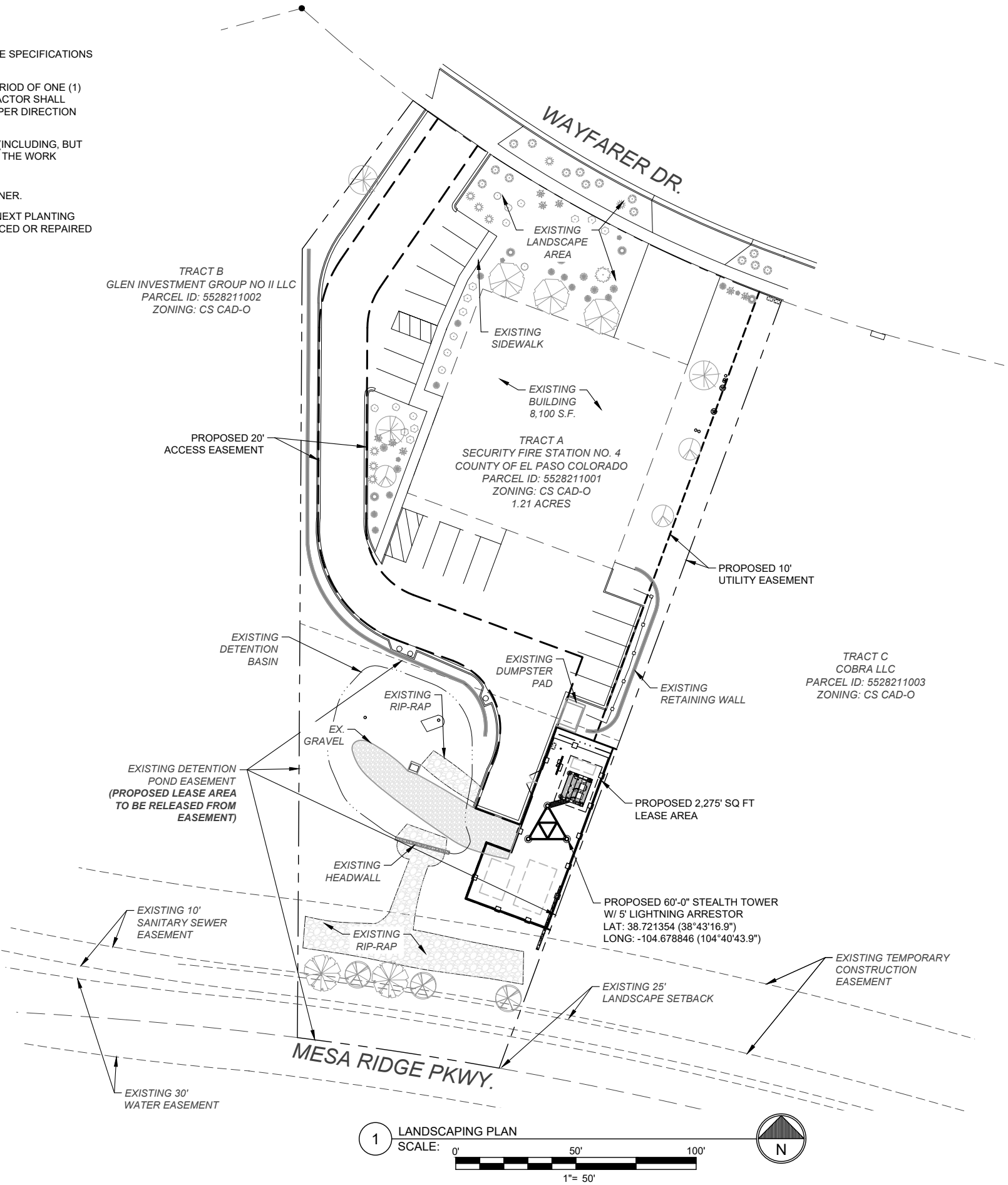
CODE	QTY	BOTANICAL NAME	COMMON NAME
 GEL OCC	3	Celtis occidentalis	Common Hackberry
 CRA VAR	3	Crataegus crus-galli inermis TM	Thornless Cockspur Hawthorn
 JUN SCO	3	Juniperus scopulorum	Rocky Mountain Juniper
 PIN EDU	3	Pinus cembroides edulis	Pinyan Pine
 PIN PON	2	Pinus ponderosa	Ponderosa Pine

EXISTING SHRUBS

CODE	QTY	BOTANICAL NAME	COMMON NAME
 CAR DAR	8	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Blue Mist Shrub
 CER LED	2	Cercocarpus ledifolius	Curl-Leaf Mountain Mahogany
 CHA MIL	9	Chamaebatiaria millefolium	Fernbush
 CHR GTR	11	Chrysothamnus nauseosus graveolens	Tall Green Rabbitbrush
 CYT SP2	5	Cytisus purgans 'Spanish Gold'	Spanish Gold Broom
 FAL PAR	5	Fallugia paradoxa	Apache Plume
 FOR NEM	2	Forestiera neomexicana	New Mexico Privet
 JUN BUF	15	Juniperus sabina 'Buffalo'	Buffalo Juniper
 PERAT2	9	Perovskia atriplicifolia	Russian Sage
 PIN CO2	5	Pinus mugo 'Compacta'	Dwarf Mugo Pine
 RHU GRO	12	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac

NOTE: ALL LANDSCAPING SHOWN ON THIS PLAN IS EXISTING AND SHALL NOT BE DISTURBED DURING CONSTRUCTION

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



PREPARED BY:



POWER OF DESIGN  
11490 BLUEGRASS PARKWAY  
LOUISVILLE, KY 40299  
502-437-5252

PREPARED FOR:



PREPARED FOR:



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

SITE NAME:  
WIDFIELD  
SITE INFORMATION:  
7610 WAYFARER DRIVE  
COLORADO SPRINGS, CO 80925  
EL PASO COUNTY  
T-MOBILE SITE NAME:  
WIDFIELD - SECURITY FIRE #4  
T-MOBILE SITE ID:  
DN01985A

POD PROJECT NUMBER: 25-178243  
DRAWN BY: GH  
CHECKED BY: MEP  
DATE: 07/01/25

SHEET TITLE:  
LANDSCAPING  
PLAN

SHEET NUMBER:  
LP-1