



Narrative for a Zoning Review

To: El Paso County Planning and Community Development
From: Scott Gibbons on behalf of T-Mobile
Subject: Proposed Installation of a Generator
Date: 3/24/2023 (Revised 6/9/23 – revisions in *italics*)
Location: 10410 Hwy 115, Colorado Springs, CO

T-Mobile has an existing communications facility at 10410 Hwy 115 in Colorado Springs and they would like to install a generator.

T-Mobile's existing equipment is surrounded by a chain link fence with brown slats in the fence. Inside the existing fence they would like to install a generator. They would install a concrete pad and install the generator on the concrete pad. They would also install an Automatic Transfer Switch (ATS) on an existing h-frame. In the Site Plans which are uploaded pages A2, A3, A5 and A5.1 have notes and details on the generator installation. Pages T1 and A2 have pictures which show the chain link fence with slats.

The concrete pad for the generator will be 4' x 9'. The concrete pad dimensions can be found in the drawings on page A2 and at the bottom of page A3 ('Proposed Equipment Plan'). The amount of grading/material being removed for the concrete pad will be approximately 45 cubic feet. This material will be removed from the site and will be replaced with a sub-base and the concrete pad, notes and details for the sub-base can be found in the drawings on page A4 'Concrete Pad'.

No adverse impact should be experienced by the adjacent properties. Proposed location of generator is inside an existing chain link fence with slats so generator will not be visible to people outside the fence. Existing drainage will not be adversely affected either.

Thank you for your review and please contact me with any questions or if you need any additional information.

Sincerely,

Scott Gibbons
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