

DRAWING INDEX	
SHEET NUMBER:	DESCRIPTION:
T-1	TITLE SHEET
LS1	TOPOGRAPHIC SURVEY
C-1	OVERALL SITE PLAN
C-1.1	ZONING BOUNDARY PLAN
C-2	COMPOUND PLAN
C-3	GRADING PLAN
C-4 - C-5	ELEVATIONS
L-1	LANDSCAPE PLAN

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

- 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.
- 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.
- 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.
- 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).
- 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

POWER COMPANY:
COLORADO SPRINGS UTILITIES
CONTACT: GINNY HALVORSON
PHONE: 719-668-5567

TELEPHONE COMPANY:
T.B.D.
CONTACT: T.B.D.
PHONE: T.B.D.

GAS COMPANY:
T.B.D.
CONTACT: T.B.D.
PHONE: T.B.D.

PUBLIC WORKS:
CITY OF COLORADO SPRINGS
PLANNING AND DEVELOPMENT
CONTACT: T.B.D.
PHONE: (719) 385-5905

BENCHMARK INFORMATION

ELEVATIONS SHOWN HEREON ARE BASED UPON GPS STATIC OBSERVATION, POST PROCESSED UTILIZING THE NATIONAL GEODETIC SURVEY (NGS) OPUS UTILITY AND SHOWN IN TERMS OF NAVD 88.

STORM MANHOLE RIM ELEVATION = 6124.3'

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

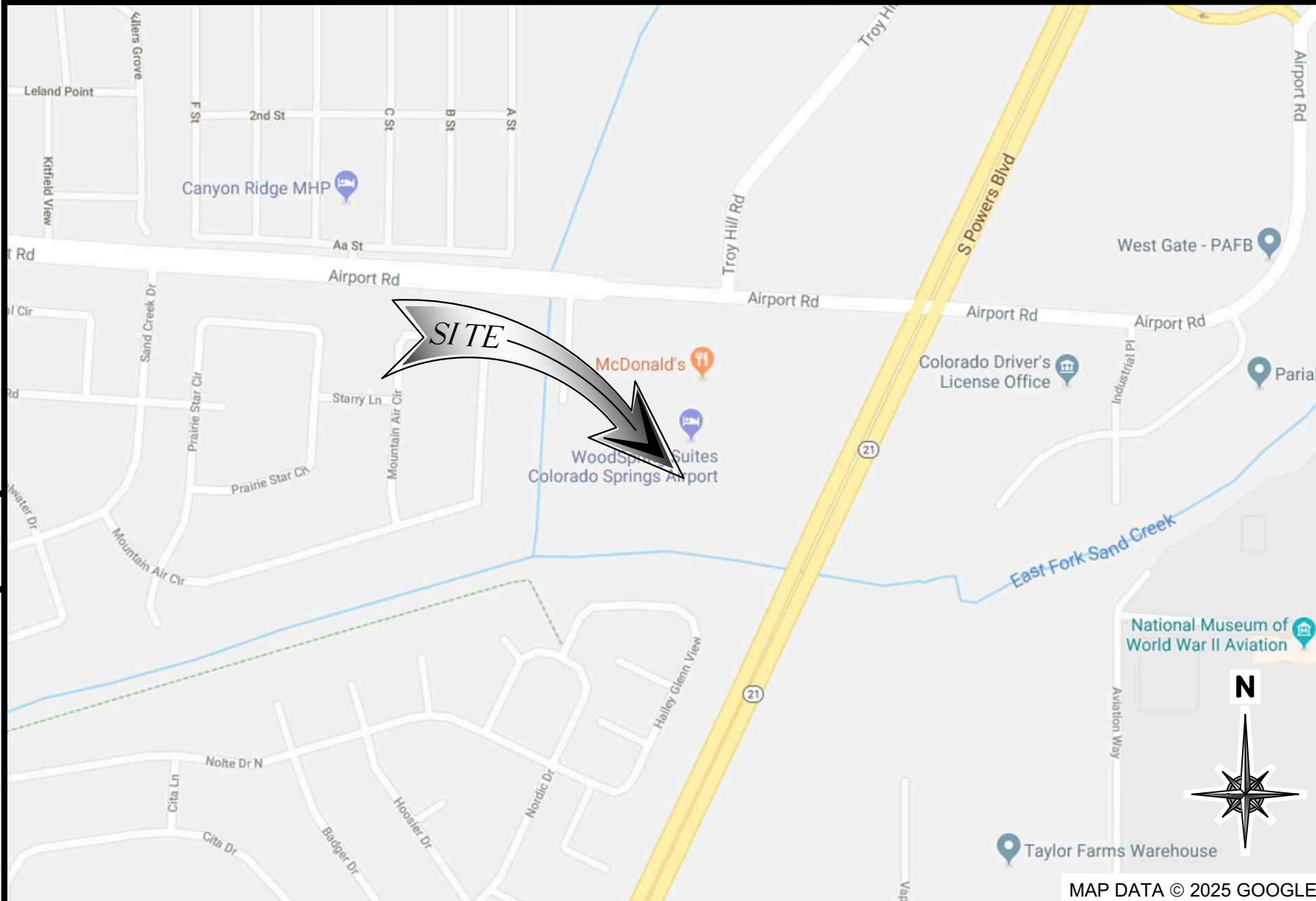
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER/ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

AMENDMENT TABLE

ORIGINAL NUMBER	DESCRIPTION	DATE OF APPROVAL
CPC CMI 18-00100	APPROVAL OF 50'-0" CELL TOWER	08/15/2019
C 169743	COMPOUND RELOCATED 2'-0" SOUTH	06/25/2024



LOCATION MAP



AERIAL MAP



SITE NAME:

AIRPORT CREEK

SITE NUMBER:

DN01471G

SITE ADDRESS:

593 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: 593 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

GEOGRAPHIC COORDINATES: LATITUDE: 38° 49' 21.48" N
LONGITUDE: 104° 43' 40.61" W

GROUND ELEVATION: T.B.D.

JURISDICTION: CITY OF COLORADO SPRINGS

ZONING CODE: MX-M AP-O SS (MIXED USE - MEDIUM WITH AIRPORT AND STREAMSIDE OVERLAY)

PARCEL NUMBER: 6424101008

COUNTY: EL PASO

BUILDING CODES: 2021 INTERNATIONAL BUILDING CODE
2023 NATIONAL ELECTRICAL CODE

UDC 7.3.303.H.1.D.(4) "ABANDONMENT AND REMOVAL" APPLIES TO THIS DEVELOPMENT PLAN

LANDLORD APPROVAL

SIGNATURE: _____
PRINT NAME: _____
TITLE: _____
DATE: _____



Know what's below.
Call before you dig.

COLORADO 811
PHONE: (800) 822-1987

CONSULTING TEAM

ARCHITECT / PROFESSIONAL ENGINEER:

W-T GROUP, LLC
6671 S. LAS VEGAS BLVD., SUITE 210
LAS VEGAS, NV 89119
CONTACT: RYAN GROSS
TEL: (224) 293-6355

STRUCTURAL ENGINEER:

SABRE INDUSTRIES
8653 EAST HIGHWAY 67
ALVARADO, TX 76009
TEL: (866) 254-3707
FAX: (817) 852-1707



CAPITAL TELECOM HOLDINGS II LLC
1500 MT. KEMBLE, SUITE 203
MORRISTOWN, NJ 07960
PH: (873) 425-0609
FAX: (873) 425-1616

PLANS PREPARED BY:



Engineering • Design • Consulting
Structural | Mechanical/Electrical/Plumbing
Civil | Land Survey | Telecommunication | Acoustic
Accessibility Consulting | Design & Program Management
Engineering with Precision, Pace & Passion.

6671 S. Las Vegas Blvd. | Las Vegas, NV 89119
P: 224.293.6333 | F: 224.293.6444
wtgroup.com

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SEAL:



JEFF S. GUTOWSKY
PROFESSIONAL ENGINEER
STATE OF COLORADO LICENSE # PE0044582
EXPIRES: 10/31/25 SIGNED 07/16/25

DATE:	DESCRIPTION:	BY:	REV:
04/16/18	90% ZONING DRAWINGS	CEC	A
06/07/18	100% ZONING	DYP	B
06/22/18	REVISED 100% ZONING	RJG	C
07/12/18	CLIENT'S COMMENTS	JWB	D
09/12/18	CITY COMMENTS	DYP	E
07/17/19	ADDRESS	DYP	F
03/27/24	ADDRESS	RJG	G
04/04/25	TOWER EXTENSION	RJG	H
06/24/25	REVISION	JTB	I
07/14/25	REVISION	RJG	J

SITE INFORMATION:

AIRPORT CREEK
COLO. SPRINGS
DN01471G

593 AIRPORT CREEK POINT
COLORADO SPRINGS, CO 80916
W-T JOB NUMBER: T1701660

SHEET TITLE:

TITLE SHEET

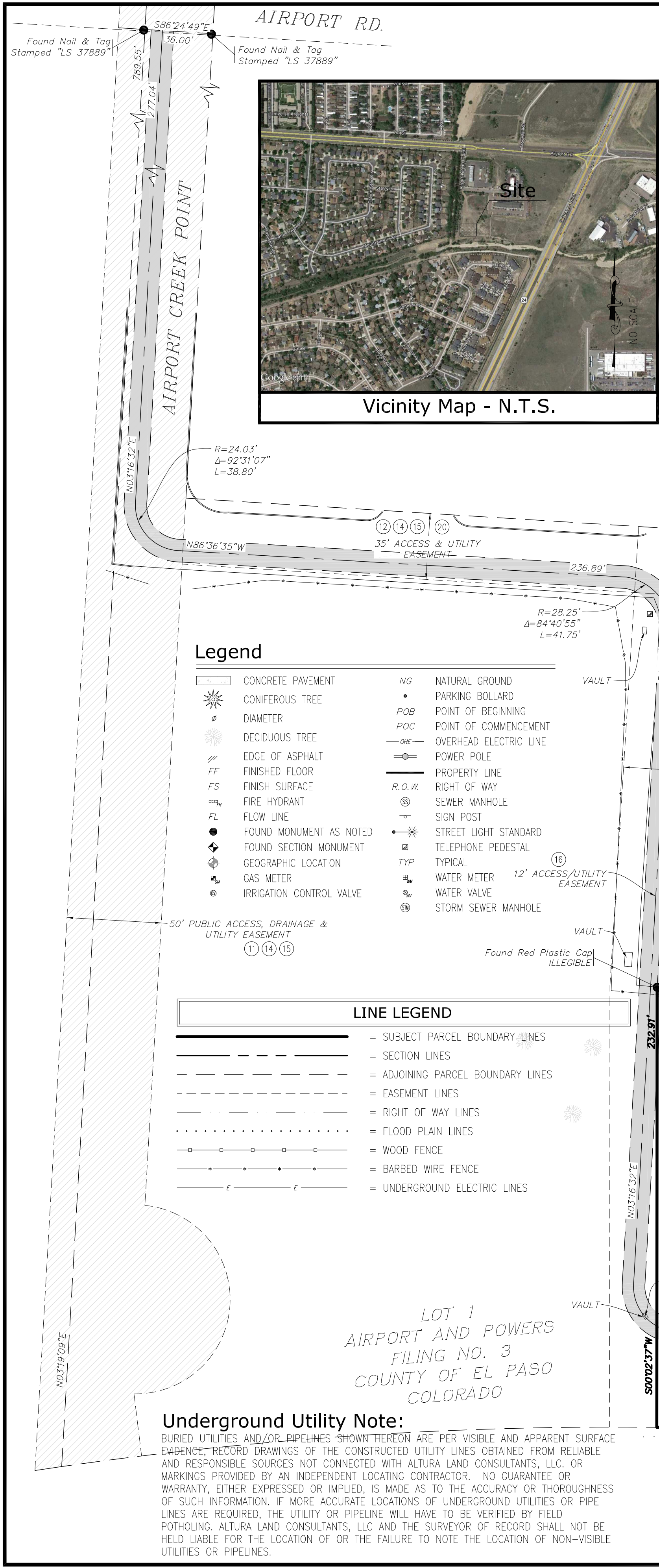
SHEET NUMBER:

T-1

CITY FILE NUMBER:

WCFE-25-0016

PLOT SCALE: 1:1 @ 24"x36"



Title Schedule B Exceptions

- UNIFORM COMMERCIAL CODE INSTRUMENT EXECUTED BY MEADOWBROOK DEVELOPMENT, LLC, DEBTOR, IN FAVOR OF COLORADO/NEW MEXICO LAND INVESTORS, CREDITOR, RECORDED 12/17/2018, AS INSTRUMENT NO. 218143893 OF EL PASO COUNTY RECORDS. **(BLANKET IN NATURE).**
- DEED OF TRUST TO SECURE AN INDEBTEDNESS OF THE AMOUNT STATED BELOW AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF:
AMOUNT: \$1,170,000.00
TRUSTOR: MEADOWBROOK DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY
TRUSTEE: PUBLIC TRUSTEE OF EL PASO COUNTY, COLORADO
BENEFICIARY: WAYPOINT BANK
DATED: 06/21/2022
RECORDED: 06/22/2022
DOC#: 222085027
NOTE: MODIFICATION OF DEED OF TRUST RECORDED 07/13/2022 AS INSTRUMENT 222094544 OF THE EL PASO COUNTY RECORDS.
NOTE: SUBORDINATION, NON-DISTURBANCE AND ATTORNMEN AGREEMENT, RECORDED 03/14/2023, AS INSTRUMENT NO. 223020803 OF EL PASO COUNTY RECORDS. **(BLANKET IN NATURE).**
- A DEED OF TRUST TO SECURE AN INDEBTEDNESS OF THE AMOUNT STATED BELOW AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF:
AMOUNT: UNKNOWN
TRUSTOR: SNA EQUITIES LLC, A COLORADO LIMITED LIABILITY COMPANY AND MEADOWBROOK DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY
TRUSTEE: SUBORDINATED DEED OF TRUST BENEFICIARY: SCHULZ PARTNERSHIP LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP
DATED: 03/27/2023
RECORDED: 03/28/2023
DOC#: 223025037
NOTE: COLLATERAL ASSIGNMENT OF DEVELOPMENT RIGHTS FROM SNA EQUITIES LLC, A COLORADO LIMITED LIABILITY COMPANY AND MEADOWBROOK DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY AND DANIEL (DANNY) MENTKA, ASSIGNORS TO SCHULZ PARTNERSHIP LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, LENDER, RECORDED 03/28/2023, AS INSTRUMENT NO. 223025038 OF EL PASO COUNTY RECORDS. **(BLANKET IN NATURE).**
- PLAT OF TEXAS INSTRUMENTS SUBDIVISION IN THE CITY OF COLORADO SPRINGS EL PASO COUNTY, COLORADO, AS RECORDED ON 03/09/1982 IN PLAT BOOK P3, PAGE 50 OF EL PASO COUNTY RECORDS. **(DOES NOT AFFECT SUBJECT PROPERTY).**

Title Schedule B Exceptions cont.

- GATEWAY PARK DECLARATION OF LANDSCAPE COVENANTS BY NU-WEST, INC., A COLORADO CORPORATION, RECORDED 11/30/1983 AS BOOK 3808, PAGE 464 OF EL PASO COUNTY RECORDS. **(PLOTTED HEREON).**
- PLAT OF COLORADO SPRINGS DIRT COMPANY FILING NO. 1, AS RECORDED ON 12/13/1984 IN PLAT BOOK X3, PAGE 93 OF EL PASO COUNTY RECORDS. **(DOES NOT AFFECT SUBJECT PROPERTY).**
- RESOLUTION NO. 135-82 PERTAINING TO POWERS BOULEVARD, RECORDED 03/15/1990 AS BOOK 5719, PAGE 410 OF EL PASO COUNTY RECORDS. **(DOES NOT AFFECT SUBJECT PROPERTY).**
- RIGHT OF WAY IN FAVOR OF DEPARTMENT OF TRANSPORTATION STATE OF COLORADO, RECORDED 05/16/1997, AS INSTRUMENT NO. 097055174 OF EL PASO COUNTY RECORDS. **(DOES NOT AFFECT SUBJECT PROPERTY).**
- CERTIFICATE OF LIMITED PARTNERSHIP OF COLORADO/NEW MEXICO LAND INVESTORS, L.P., RECORDED 07/07/1999 AS INSTRUMENT NO. 099109111 OF EL PASO COUNTY RECORDS. **(NOT A PLOTTABLE ITEM).**
- STANDARD AVIGATION EASEMENT IN FAVOR OF CITY OF COLORADO SPRINGS, RECORDED 02/07/2000, AS INSTRUMENT NO. 200013070 OF EL PASO COUNTY RECORDS. **(BLANKET IN NATURE).**
- PLAT OF AIRPORT AND POWERS FILING NO. 1, AS RECORDED ON 02/25/2000 IN INSTRUMENT NO. 200018935 OF EL PASO COUNTY RECORDS. **(PLOTTED HEREON).**
- PERMANENT EASEMENT AGREEMENT IN FAVOR OF CITY OF COLORADO SPRINGS, A COLORADO HOME RULE CITY AND MUNICIPAL CORPORATION, RECORDED 05/14/2001, AS INSTRUMENT NO. 201062637 OF EL PASO COUNTY RECORDS. **(PLOTTED HEREON).**
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR AIRPORT AND POWERS CENTER BY COLORADO/NEW MEXICO LAND INVESTORS, L.P., A DELAWARE LIMITED PARTNERSHIP AND DILLION REAL ESTATE CO., INC., A KANSAS CORPORATION, RECORDED 04/03/2002 AS INSTRUMENT NO. 202053531 OF EL PASO COUNTY RECORDS.
NOTE: FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR AIRPORT AND POWERS CENTER, RECORDED 05/30/2002, AS INSTRUMENT NO. 202087613 OF EL PASO COUNTY RECORDS.
NOTE: ASSIGNMENT OF DECLARANT'S RIGHTS, RECORDED 01/10/2019, AS INSTRUMENT NO. 219003171 OF EL PASO COUNTY RECORDS. **(BLANKET IN NATURE).**
- PLAT OF AIRPORT AND POWERS FILING NO. 2, AS RECORDED ON 04/26/2002 IN INSTRUMENT NO. 202067425 OF EL PASO COUNTY RECORDS. **(PLOTTED HEREON).**
- PLAT OF AIRPORT AND POWERS FILING NO. 3, AS RECORDED ON 12/26/2006 IN INSTRUMENT NO. 206712498 OF EL PASO COUNTY RECORDS.
NOTE: SURVEYOR'S AFFIDAVIT OF AMENDMENT, RECORDED 06/11/2008 AS INSTRUMENT NO. 208067244 OF EL PASO COUNTY RECORDS. **(PLOTTED HEREON).**
- MEMORANDUM OF OPTION AND TELECOMMUNICATIONS FACILITY LEASE BY AND BETWEEN COLORADO/NEW MEXICO LAND INVESTORS, L.P., AN OKLAHOMA LIMITED PARTNERSHIP, LANDLORD AND CAPITAL TELECOM HOLDINGS II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TENANT, RECORDED 09/14/2018, AS INSTRUMENT NO. 218107152 OF EL PASO COUNTY RECORDS.
NOTE: ASSIGNMENT AND ASSUMPTION OF LEASE, BY AND BETWEEN COLORADO/NEW MEXICO LAND INVESTORS, L.P., ASSIGNOR, AND MEADOWBROOK DEVELOPMENT, LLC, ASSIGNEE, RECORDED 09/20/2018, AS INSTRUMENT NO. 218109918 OF EL PASO COUNTY RECORDS.
NOTE: COLLATERAL ASSIGNMENT OF LEASE, BY AND BETWEEN MEADOWBROOK DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, ASSIGNOR, AND COLORADO/NEW MEXICO LAND INVESTORS, L.P., ASSIGNEE, RECORDED 09/20/2018, AS INSTRUMENT NO. 218109919 OF EL PASO COUNTY RECORDS. **(PLOTTED HEREON).**
- STATEMENT OF AUTHORITY RECORDED 08/11/2021 AS INSTRUMENT NO. 221152741 OF EL PASO COUNTY RECORDS. **(BLANKET IN NATURE).**
- NOTICE OF PRIVATE WATER SYSTEM, RECORDED 04/05/2023 AS INSTRUMENT NO. 223027823 OF EL PASO COUNTY RECORDS. **(DOES NOT AFFECT SUBJECT PROPERTY).**
- NOTICE OF PRIVATE SANITARY SEWER SYSTEM, RECORDED 04/05/2023 AS INSTRUMENT NO. 223027824 OF EL PASO COUNTY RECORDS. **(DOES NOT AFFECT SUBJECT PROPERTY).**
- GRANT OF NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR UTILITIES, BY AND BETWEEN TIGER COLORADO SPRINGS AIRPORT LLC, A KANSAS LIMITED LIABILITY COMPANY, GRANTOR, AND MEADOWBROOK DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY, GRANTEE, AND RECORDED 06/27/2023 AS INSTRUMENT NO. 223054062 OF EL PASO COUNTY RECORDS. **(PLOTTED HEREON).**

Title Report

PREPARED BY: OLD REPUBLIC TITLE INSURANCE COMPANY
ORDER NO.: 01-21059253-015
EFFECTIVE DATE: DECEMBER 13, 2022 THROUGH OCTOBER 28, 2023

Legal Description

LOT 3 IN AIRPORT AND POWERS FILING NO. 3 RECORDED DECEMBER 26, 2006 AS RECEPTION NO. 206712498, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

Assessor's Parcel No.

6424101008

Easements

THIS DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

Lease Area/Access & Utility Easements

ACCESS/UTILITY EASEMENT:

THAT PORTION OF A STRIP OF LAND 12.00 FEET IN WIDTH LYING WITHIN LOT 3, AIRPORT AND POWERS FILING NO. 3 IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3, THENCE ALONG THE NORTH LINE OF SAID LOT 3, SOUTH 86°27'11" EAST, 124.56 FEET; THENCE DEPARTING SAID NORTH LINE OF LOT 3, SOUTH 03°30'12" WEST, 197.66 FEET TO THE POINT OF BEGINNING AND A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE NORTH 86°29'48" WEST, 46.50 FEET; THENCE NORTH 03°30'12" EAST, 16.35 FEET; THENCE NORTH 86°29'48" WEST, 56.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 24.00 FEET; THENCE ALONG SAID TANGENT CURVE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 89°46'20", AN ARC LENGTH OF 37.60 FEET; THENCE NORTH 03°16'32" EAST, 344.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 28.25 FEET; THENCE ALONG SAID TANGENT CURVE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 84°40'55", AN ARC LENGTH OF 41.75 FEET; THENCE NORTH 86°36'35" WEST, 236.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 24.03 FEET; THENCE ALONG SAID TANGENT CURVE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 92°31'07" AN ARC LENGTH OF 38.80 FEET; THENCE NORTH 03°16'32" EAST, 277.04 FEET TO THE SOUTH RIGHT-OF WAY OF AIRPORT ROAD AND THE END OF SAID STRIP OF LAND. EXCEPT ANY PORTION LYING WITHIN THE RIGHT-OF-WAY OF AIRPORT ROAD.

LEASE AREA:

BEING A LEASE AREA WITHIN LOT 3, AIRPORT AND POWERS FILING NO. 3A IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT "A" AS DESCRIBED ABOVE; THENCE NORTH 03°30'12" EAST, 6.00 FEET; TO THE POINT OF BEGINNING; THENCE NORTH 86°29'48" WEST, 40.50 FEET; THENCE NORTH 03°30'09" EAST, 17.00 FEET; THENCE SOUTH 86°29'48" EAST, 70.00 FEET; THENCE SOUTH 03°30'09" WEST, 17.00 FEET; THENCE NORTH 86°29'48" WEST, 29.50 FEET TO THE POINT OF BEGINNING.
CONTAINING 1190 SQ. FT. OR 0.027 ACRES, MORE OR LESS.

LANDSCAPE BUFFER ZONE:

BEING A LANDSCAPE BUFFER ZONE 5 FEET IN WIDTH ALONG THE SOUTH LINE OF THE LEASE AREA DESCRIBED ABOVE, WITHIN A PORTION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

CONTAINING 350 SQ. FT. OR 0.008 ACRES, MORE OR LESS.

Geographic Coordinates as Shown

1983 DATUM: LATITUDE 38°49'21.48"N LONGITUDE 104°43'40.61"W

Date of Survey

MARCH 13, 2025

Basis of Bearings

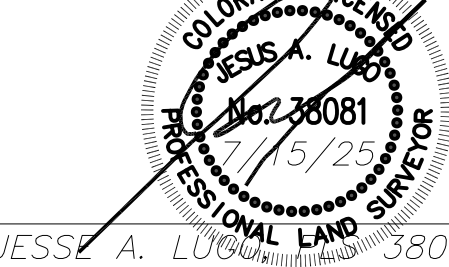
THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD83).
CLASSIFICATION MINIMUM GEOMETRIC ACCURACY STANDARD
THIRD 5.0 cm + 1: 10,000

Bench Mark

GPS OBSERVATION UTILIZING NGS CORS STATIONS PROCESSED UTILIZING THE OPUS UTILITY (NAVD 88) DATUM

Certificate of Survey

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



JESSE A. LUGO No. 238081

THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
ISSUANCE IS MADE TO A COMMITMENT FOR TITLE INSURANCE, NUMBER 01-21059253-015, ISSUED BY OLD REPUBLIC TITLE INSURANCE COMPANY, AND HAVING AN EFFECTIVE DATE OF DECEMBER 13, 2022 THROUGH OCTOBER 28, 2023. 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.



APPROVALS

SAC MGR:

SAC:

OPER:

PM:

RF:

CONST:

A & E:

NO.	DATE	REVISION DESCRIPTION
1	4/3/25	ADDED VAULT & LEASE DESCRIPTION
0	3/14/25	AS-BUILT



W-T COMMUNICATION
DESIGN GROUP, LLC.

WIRELESS INFRASTRUCTURE
8560 S. Eastern Ave. Suite 220
Las Vegas, NV 89123
PH: (702) 998-1000 FAX: (702) 998-1010
www.wtengineering.com

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PROJECT #: 11701680



6950 S. Tucson Way., Unit C
Centennial, CO 80112
Phone: (720) 488-1303

PROJECT NO: 18070

DRAWN BY: JT

CHECKED BY: JAL

SITE NAME:
AIRPORT CREEK

595 AIRPORT CREEK PT.,
COLORADO SPRINGS, CO

SHEET TITLE
AS-BUILT

SHEET NUMBER
LS1
CITY FILE NO.: WCFE-25-0016

SITE DATA	
LAND USE	TELECOMMUNICATIONS FACILITY
TOTAL LOT/SITE AREA	±1190 SQ. FT.
TOTAL AREA OF DISTURBANCE	±1190 SQ. FT.
LEGAL DESCRIPTION	LOT 3 IN AIRPORT AND POWERS FILING NO. 3 RECORDED DECEMBER 26, 2006 AS RECEPTION NO. 206712498, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO
SITE ADDRESS	593 AIRPORT CREEK POINT COLORADO SPRINGS, CO 80916
PROPOSED TOWER HEIGHT	80'-0" (85'-0" TOP OF BRANCHES)
ZONE DISTRICT ALLOWANCES	EXISTING HEIGHT: 50'-0" SETBACKS: 400'-0" (5x TOWER HEIGHT TO RESIDENTIAL ZONE DISTRICT OR)
TAX SCHEDULE NUMBER(S)	6424101008
EXISTING ZONE DISTRICT (INCLUDING ORDINANCE NUMBERS AND CONDITIONS OF RECORD)	MX-M AP-O SS (MIXED USE - MEDIUM WITH AIRPORT AND STREAMSIDE OVERLAY
SCHEDULE OF DEVELOPMENT	T.B.D.
PARKING TABLE	(1) TECH PARKING SPACE
DRAINAGE BASIN INFORMATION	SPRING CREEK

FEDERAL REQUIREMENTS CLAUSE:
ALL WCF'S SHALL MEET THE CURRENT STANDARDS AND REGULATIONS OF THE FEDERAL AVIATION ADMINISTRATION (FAA), THE FEDERAL COMMUNICATIONS COMMISSION (FCC), AND ANY OTHER AGENCY OF THE FEDERAL GOVERNMENT WITH THE AUTHORITY TO REGULATE WCF'S. IF SUCH STANDARDS AND REGULATIONS ARE CHANGED, THE THE OWNERS OF THE WCF SHALL BRING SUCH FACILITY INTO COMPLIANCE WITH SUCH REVISED STANDARDS AND REGULATIONS WITHIN THE TIME PERIOD MANDATED BY THE CONTROLLING FEDERAL AGENCY.

SETBACK TABLE:	
	TOWER TO PROPERTY LINES
NORTH	±183'-1"
SOUTH	±46'-10"
WEST	±107'-7"
EAST	±287'-4"

IMPORTANT SITE NOTES:

- 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.
- 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
- 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.
- 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.
- CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION

NOTE:
REFERENCE SURVEY BY ALTURA LAND CONSULTANTS SIGNED 05/30/24.
FOR ALL PROPERTY LINES AND EXISTING EASEMENT INFORMATION.

LEGAL DESCRIPTIONS

Legal Description

LOT 3 IN AIRPORT AND POWERS FILING NO. 3 RECORDED DECEMBER 26, 2006 AS RECEPTION NO. 206712498, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

Assessor's Parcel No.

6424101008

Easements

THIS DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

Lease Area/Access & Utility Easements

ACCESS/UTILITY EASEMENT:

THAT PORTION OF A STRIP OF LAND 12.00 FEET IN WIDTH LYING WITHIN LOT 3, AIRPORT AND POWERS FILING NO. 3 IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3, THENCE ALONG THE NORTH LINE OF SAID LOT 3, SOUTH 86°27'11" EAST, 124.56 FEET; THENCE DEPARTING SAID NORTH LINE OF LOT 3, SOUTH 03°30'12" WEST, 197.66 FEET TO THE POINT OF BEGINNING AND A POINT HEREINAFTER REFERED TO AS POINT "A"; THENCE NORTH 86°29'48" WEST, 46.50 FEET; THENCE NORTH 03°30'12" EAST, 16.35 FEET; THENCE NORTH 86°29'48" WEST, 56.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 24.00 FEET; THENCE ALONG SAID TANGENT CURVE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 89°46'20", AN ARC LENGTH OF 37.60 FEET; THENCE NORTH 03°16'32" EAST, 344.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 28.25 FEET; THENCE ALONG SAID TANGENT CURVE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 84°40'55", AN ARC LENGTH OF 41.75 FEET; THENCE NORTH 86°38'35" WEST, 236.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 24.03 FEET; THENCE ALONG SAID TANGENT CURVE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 92°31'07" AN ARC LENGTH OF 38.80 FEET; THENCE NORTH 03°16'32" EAST, 277.04 FEET TO THE SOUTH RIGHT-OF WAY OF AIRPORT ROAD AND THE END OF SAID STRIP OF LAND.
EXCEPT ANY PORTION LYING WITHIN THE RIGHT-OF-WAY OF AIRPORT ROAD.

LEASE AREA:

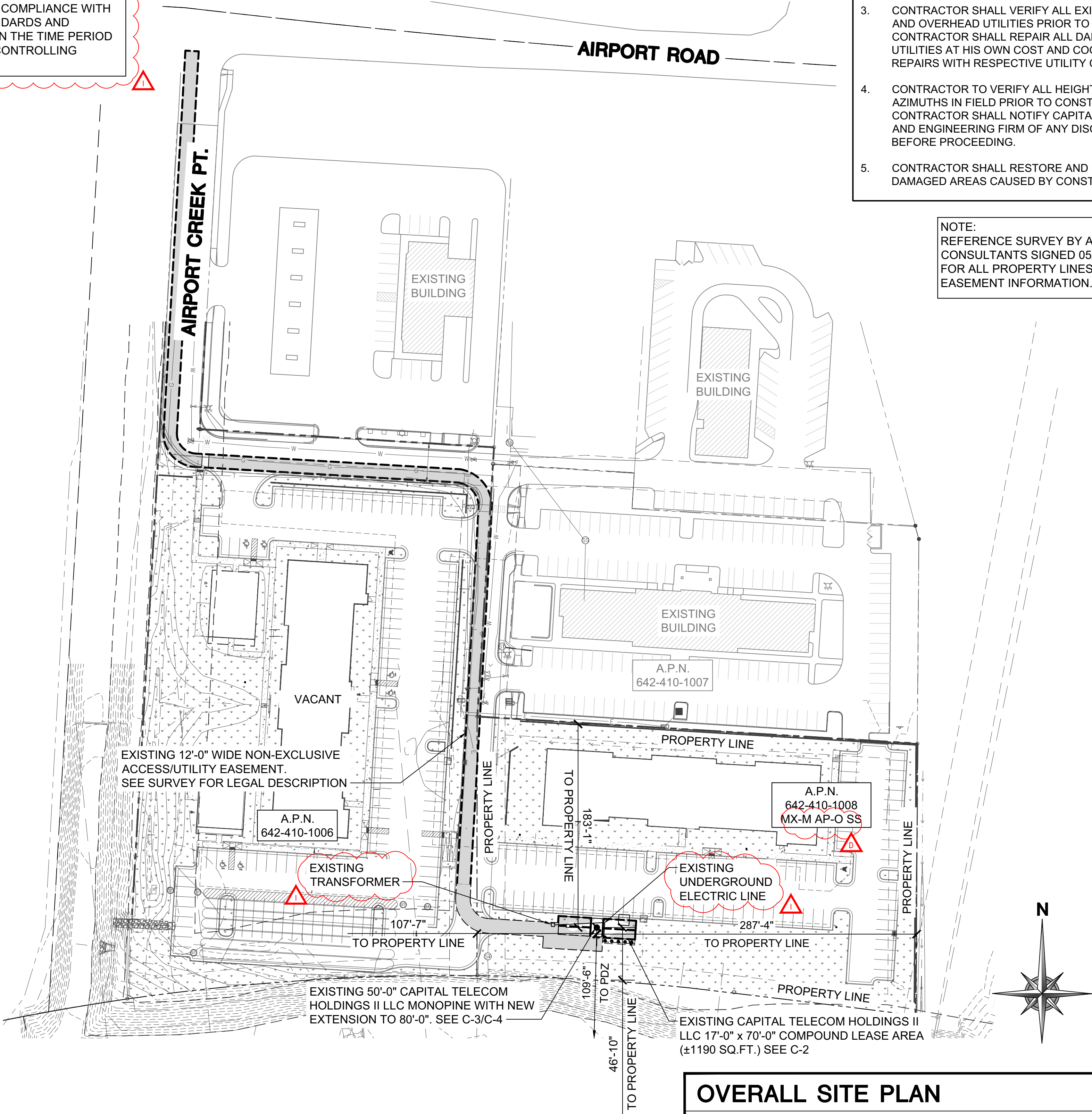
BEING A LEASE AREA WITHIN LOT 3, AIRPORT AND POWERS FILING NO. 3A IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT "A" AS DESCRIBED ABOVE; THENCE NORTH 03°30'12" EAST, 6.00 FEET; TO THE POINT OF BEGINNING; THENCE NORTH 86°29'48" WEST, 40.50 FEET; THENCE NORTH 03°30'09" EAST, 17.00 FEET; THENCE SOUTH 86°29'48" EAST, 70.00 FEET; THENCE SOUTH 03°30'09" WEST, 17.00 FEET; THENCE NORTH 86°29'48" WEST, 29.50 FEET TO THE POINT OF BEGINNING.
CONTAINING 1190 SQ. FT. OR 0.027 ACRES, MORE OR LESS.

LANDSCAPE BUFFER ZONE:

BEING A LANDSCAPE BUFFER ZONE 5 FEET IN WIDTH ALONG THE SOUTH LINE OF THE LEASE AREA DESCRIBED ABOVE, WITHIN A PORTION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

CONTAINING 350 SQ. FT. OR 0.008 ACRES, MORE OR LESS.



OVERALL SITE PLAN

SCALE: 1"=60'-0" (1"=120'-0" ON 11"x17" SHEET)

1



PLANS PREPARED BY:



SEAL:



JEFF S. GUTOWSKY
PROFESSIONAL ENGINEER
STATE OF COLORADO LICENSE # PE0044582
EXPIRES: 10/31/25 SIGNED 07/16/25

DATE:	DESCRIPTION:	BY:	REV:
04/16/18	90% ZONING DRAWINGS	CEC	A
06/07/18	100% ZONING	DYP	B
06/22/18	REVISED 100% ZONING	RJG	C
07/12/18	CLIENT'S COMMENTS	JWB	D
09/12/18	CITY COMMENTS	DYP	E
07/17/19	ADDRESS	DYP	F
03/27/24	ADDRESS	RJG	G
04/04/25	TOWER EXTENSION	RJG	H
06/24/25	REVISION	JTB	I
07/14/25	REVISION	RJG	J

SITE INFORMATION:

**AIRPORT CREEK
COLO. SPRINGS
DN01471G**

593 AIRPORT CREEK POINT
COLORADO SPRINGS, CO 80916
W-T JOB NUMBER: T1701660

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C-1

CITY FILE NUMBER:

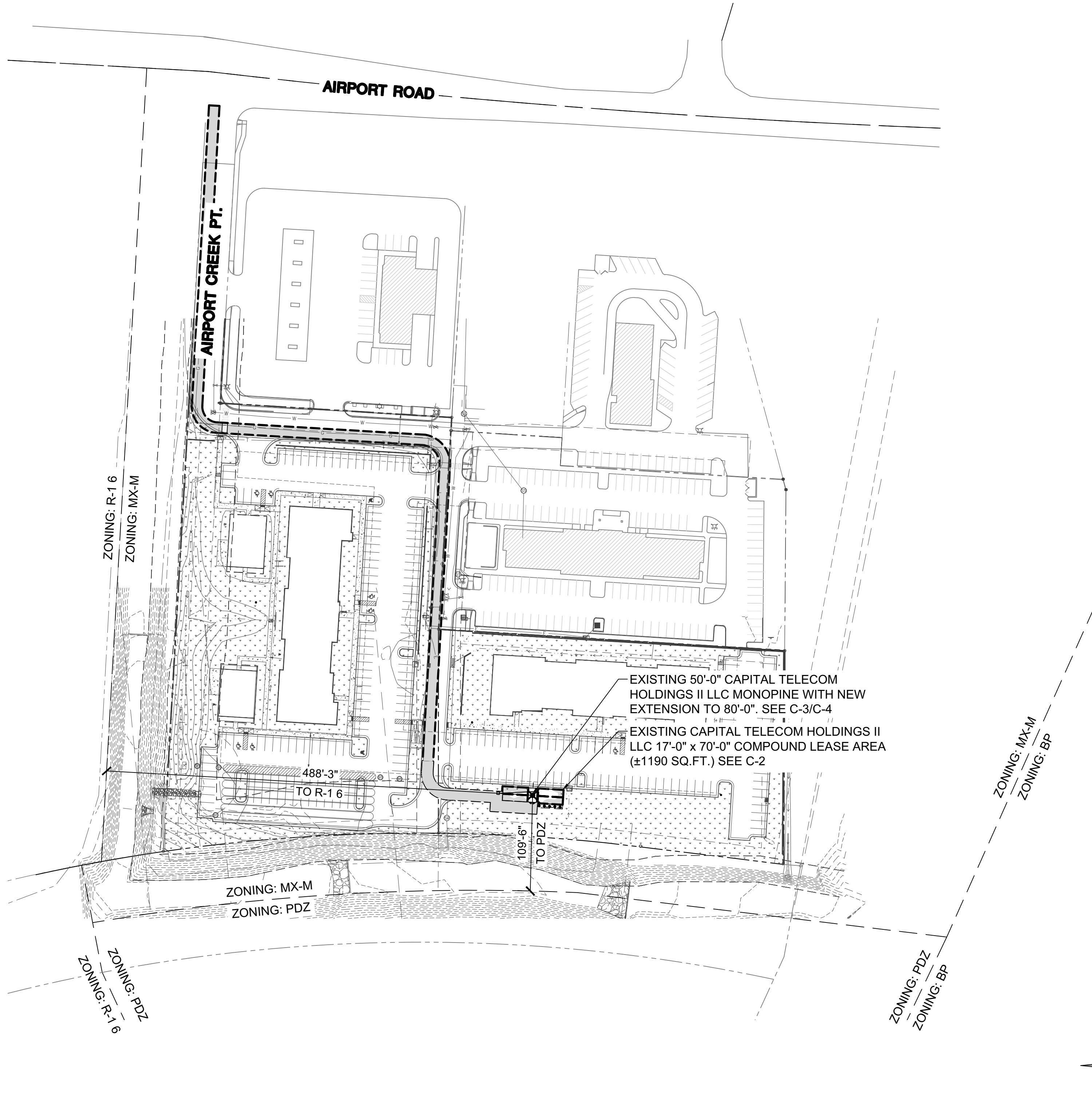
WCFE-25-0016

PLOT SCALE: 1:1 @ 24"x36"

SITE DATA	
LAND USE	TELECOMMUNICATIONS FACILITY
TOTAL LOT/SITE AREA	±1190 SQ. FT.
TOTAL AREA OF DISTURBANCE	±1190 SQ. FT.
LEGAL DESCRIPTION	LOT 3 IN AIRPORT AND POWERS FILING NO. 3 RECORDED DECEMBER 26, 2006 AS RECEPTION NO. 206712498, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO
SITE ADDRESS	593 AIRPORT CREEK POINT COLORADO SPRINGS, CO 80916
PROPOSED TOWER HEIGHT	80'-0" (85'-0" TOP OF BRANCHES)
ZONE DISTRICT ALLOWANCES	EXISTING HEIGHT: 50'-0" SETBACKS: 400'-0" (5x TOWER HEIGHT TO RESIDENTIAL ZONE DISTRICT OR)
TAX SCHEDULE NUMBER(S)	6424101008
EXISTING ZONE DISTRICT (INCLUDING ORDINANCE NUMBERS AND CONDITIONS OF RECORD)	MX-M AP-O SS (MIXED USE - MEDIUM WITH AIRPORT AND STREAMSIDE OVERLAY
SCHEDULE OF DEVELOPMENT	T.B.D.
PARKING TABLE	(1) TECH PARKING SPACE
DRAINAGE BASIN INFORMATION	SPRING CREEK

NOTE:
REFERENCE SURVEY BY ALTURA LAND CONSULTANTS SIGNED 05/30/24.
FOR ALL PROPERTY LINES AND EXISTING EASEMENT INFORMATION.

SETBACK TABLE:	
	TOWER TO RESIDENTIAL ZONING LINES
SOUTH (PDZ)	±109'-6"
WEST (R-1 6)	±488'-3"



ZONING BOUNDARY PLAN

SCALE: 1"=80'-0" (1"=160'-0" ON 11"x17" SHEET)

1



PLANS PREPARED BY:



SEAL:



JEFF S. GUTOWSKY
PROFESSIONAL ENGINEER
STATE OF COLORADO LICENSE # PE0044582
EXPIRES: 10/31/25 SIGNED 07/16/25

DATE	DESCRIPTION	BY	REV
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09/12/18	CITY COMMENTS	DYP	E
07/17/19	ADDRESS	DYP	F
03/27/24	ADDRESS	RJG	G
04/04/25	TOWER EXTENSION	RJG	H
06/24/25	REVISION	JTB	I
07/14/25	REVISION	RJG	J

SITE INFORMATION:

**AIRPORT CREEK
COLO. SPRINGS
DN01471G**

593 AIRPORT CREEK POINT
COLORADO SPRINGS, CO 80916
W-T JOB NUMBER: T1701660

SHEET TITLE:

**ZONING
BOUNDARY PLAN**

SHEET NUMBER:

C-1.1

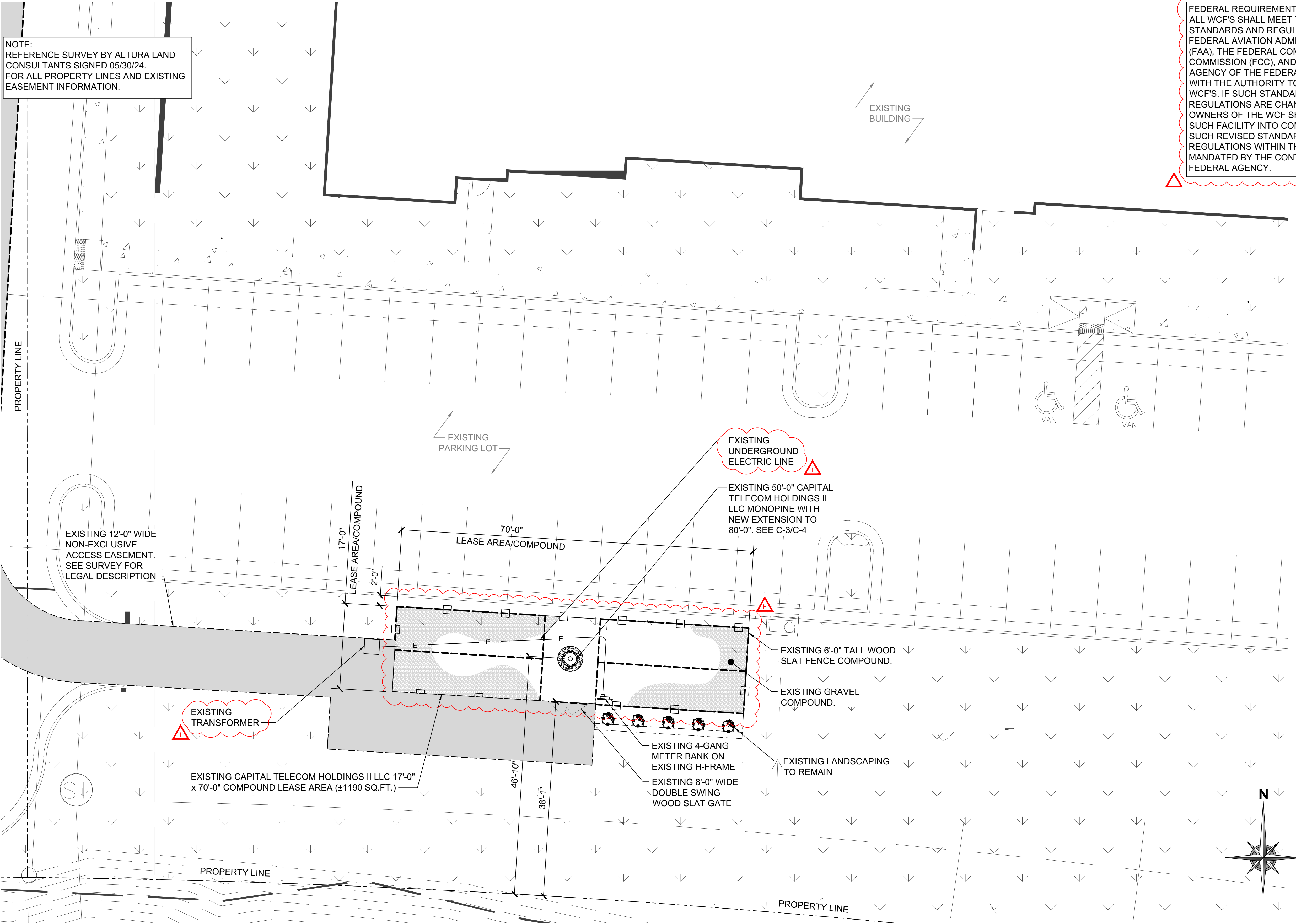
CITY FILE NUMBER:

WCFE-25-0016

PLOT SCALE: 1:1 @ 24"x36"

NOTE:
REFERENCE SURVEY BY ALTURA LAND
CONSULTANTS SIGNED 05/30/24.
FOR ALL PROPERTY LINES AND EXISTING
EASEMENT INFORMATION.

FEDERAL REQUIREMENTS CLAUSE:
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(FAA), THE FEDERAL COMMUNICATIONS
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WITH THE AUTHORITY TO REGULATE
WCF'S. IF SUCH STANDARDS AND
REGULATIONS ARE CHANGED, THE THE
OWNERS OF THE WCF SHALL BRING
SUCH FACILITY INTO COMPLIANCE WITH
SUCH REVISED STANDARDS AND
REGULATIONS WITHIN THE TIME PERIOD
MANDATED BY THE CONTROLLING
FEDERAL AGENCY.



COMPOUND PLAN

SCALE: 1"=10'-0" (1"=20'-0" ON 11"x17" SHEET)

1

CAPITAL TELECOM
CAPITAL TELECOM HOLDINGS II LLC
1500 MT. KEMBLE, SUITE 203
MORRISTOWN, NJ 07960
PH: (973) 425-9009
FAX: (973) 425-1616

PLANS PREPARED BY:
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Structural | Mechanical/Electrical/Plumbing
Civil | Land Survey | Telecommunication | Aquatics
Accessibility Consulting | Design & Program Management
Engineering with Precision, Pace & Passion.
6671 S. Las Vegas Blvd. | Las Vegas NV 89119
P: 224.293.6333 | F: 224.293.6444
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SEAL:

JEFF S. GUTOWSKY
PROFESSIONAL ENGINEER
STATE OF COLORADO LICENSE # PE004582
EXPIRES: 10/31/25 SIGNED 07/16/25

DATE:	DESCRIPTION:	BY:	REV:
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06/07/18	100% ZONING	DYP	B
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06/24/25	REVISION	JTB	I
07/14/25	REVISION	RJG	J

SITE INFORMATION:
**AIRPORT CREEK
COLO. SPRINGS
DN01471G**
593 AIRPORT CREEK POINT
COLORADO SPRINGS, CO 80916
W-T JOB NUMBER: T1701660

SHEET TITLE:
COMPOUND PLAN

SHEET NUMBER:
C-2

CITY FILE NUMBER:
WCFE-25-0016

PLOT SCALE: 1:1 @ 24"x36"

NOTE:
REFERENCE SURVEY BY ALTURA LAND
CONSULTANTS SIGNED 05/30/24.
FOR ALL PROPERTY LINES AND EXISTING
EASEMENT INFORMATION.

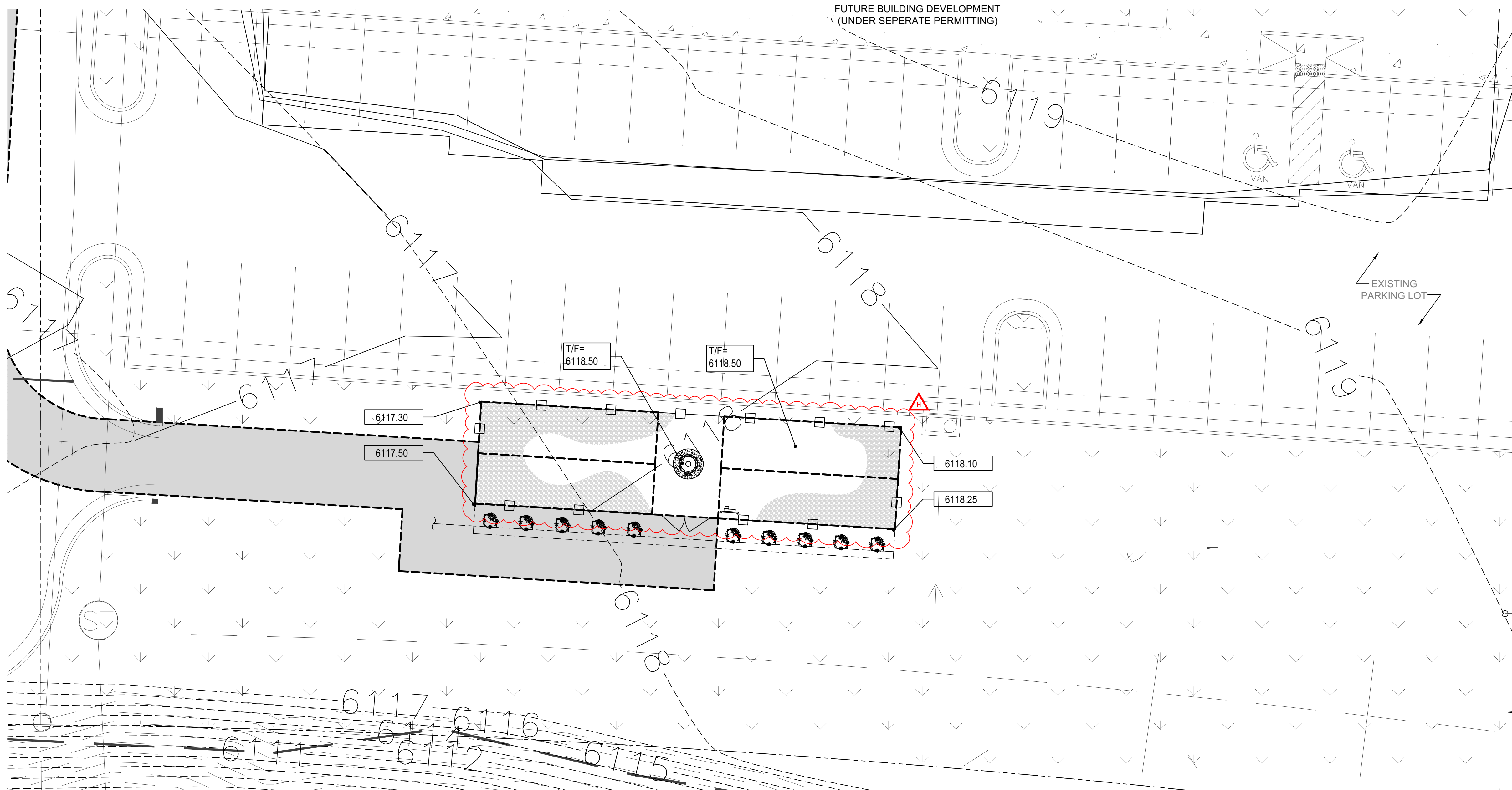
FEMA NOTE:
IF SITE SITS WITHIN THE FLOODPLAIN
DESIGNER/CONTRACTOR TO COORDINATE WITH
REGIONAL FLOODPLAIN ADMINISTRATOR.

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 — C C — PROPOSED CMP (CORRUGATED METAL PIPE)
- XXX.XX INVERT/INLET ——— CENTER OF SWALE
- XXX.XX PROPOSED SPOT GRADE ——— PROPOSED CONTOUR



GRADING PLAN

SCALE: 1"=10'-0" (1"=20'-0" ON 11"x17" SHEET)

1

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MORRISTOWN, NJ 07960
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Civil | Land Survey | Telecommunication | Aquatics
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Engineering with Precision, Pace & Passion.

6671 S. Las Vegas Blvd. | Las Vegas, NV 89119
P: 224.293.6333 | F: 224.293.6444
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SEAL:

COLORED LICENSED PROFESSIONAL ENGINEER

JEFF S. GUTOWSKY
PROFESSIONAL ENGINEER
STATE OF COLORADO LICENSE # PE0044582
EXPIRES: 10/31/25 SIGNED: 07/16/25

DATE:	DESCRIPTION:	BY:	REV:
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04/04/25	TOWER EXTENSION	RJG	H
06/24/25	REVISION	JTB	I
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SITE INFORMATION:

**AIRPORT CREEK
COLO. SPRINGS
DN01471G**

593 AIRPORT CREEK POINT
COLORADO SPRINGS, CO 80916
W-T JOB NUMBER: T1701660

SHEET TITLE:

GRADING PLAN

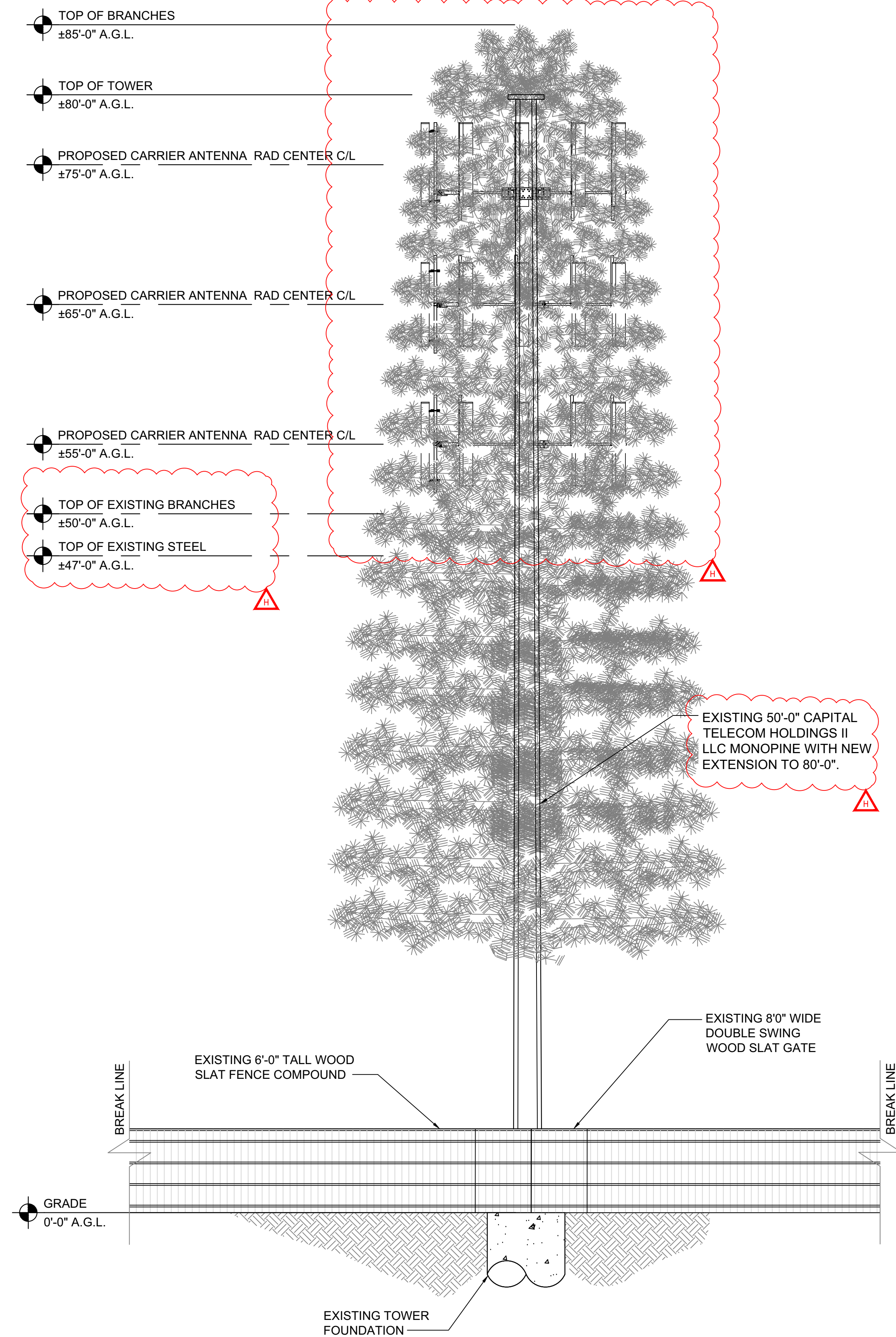
SHEET NUMBER:

C-3

CITY FILE NUMBER:

WCFE-25-0016

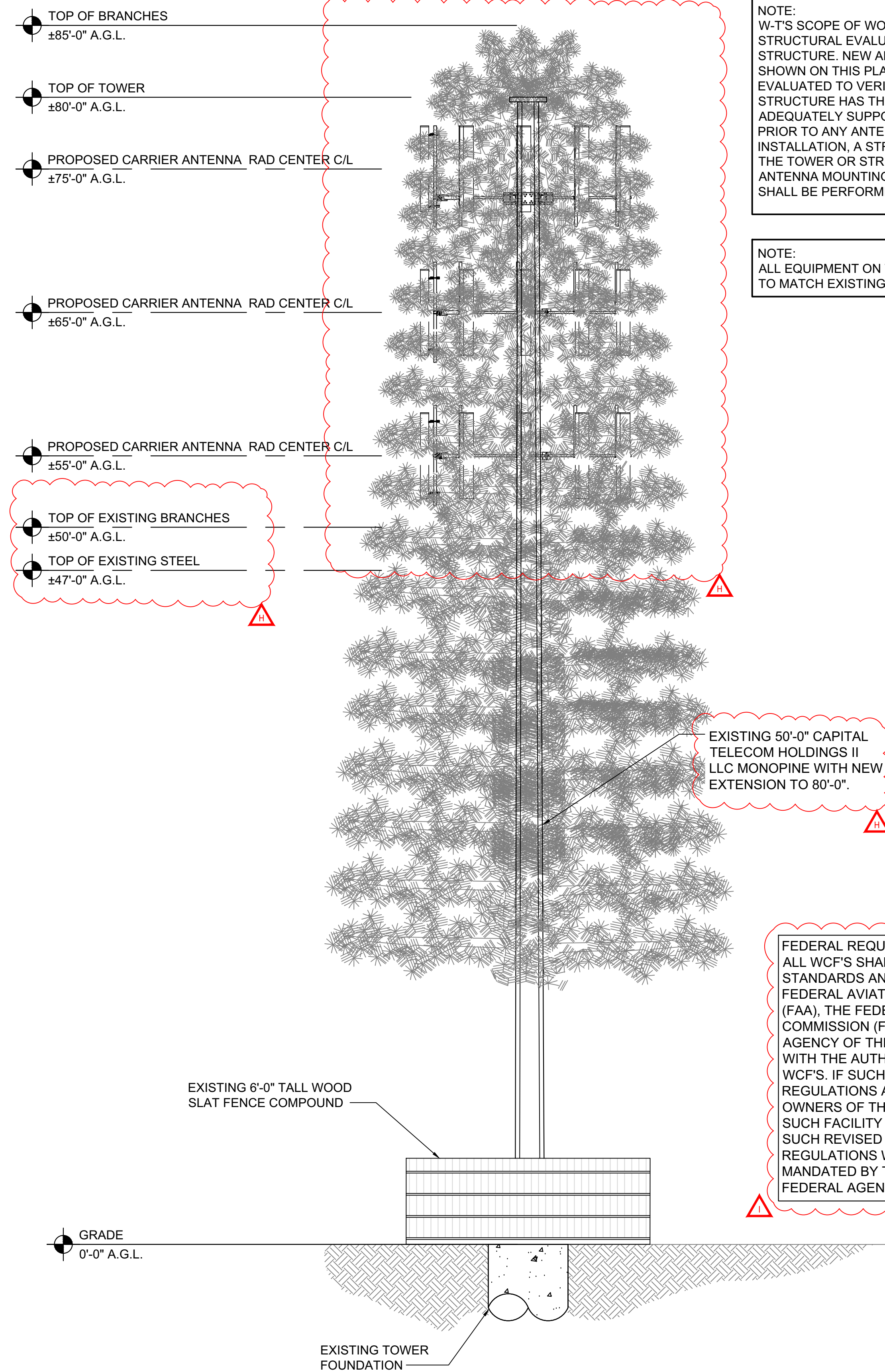
PLOT SCALE: 1:1 @ 24"x36"



SOUTH ELEVATION

SCALE: 3/16"=1'-0" (3/32"=1'-0" ON 11"x17" SHEET)

1



EAST ELEVATION

SCALE: 3/16"=1'-0" (3/32"=1'-0" ON 11"x17" SHEET)

2



CAPITAL TELECOM HOLDINGS II LLC
1500 MT. KEMBLE, SUITE 203
MORRISTOWN, NJ 07960
PH: (973) 425-0606
FAX: (973) 425-1616

- PLANS PREPARED BY: —



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07/14/25	REVISION	RJG	J

- SITE INFORMATION: —

**AIRPORT CREEK
COLO. SPRINGS
DN01471G**

593 AIRPORT CREEK POINT
COLORADO SPRINGS, CO 80916
W-T JOB NUMBER: T1701660

- SHEET TITLE: —

ELEVATIONS

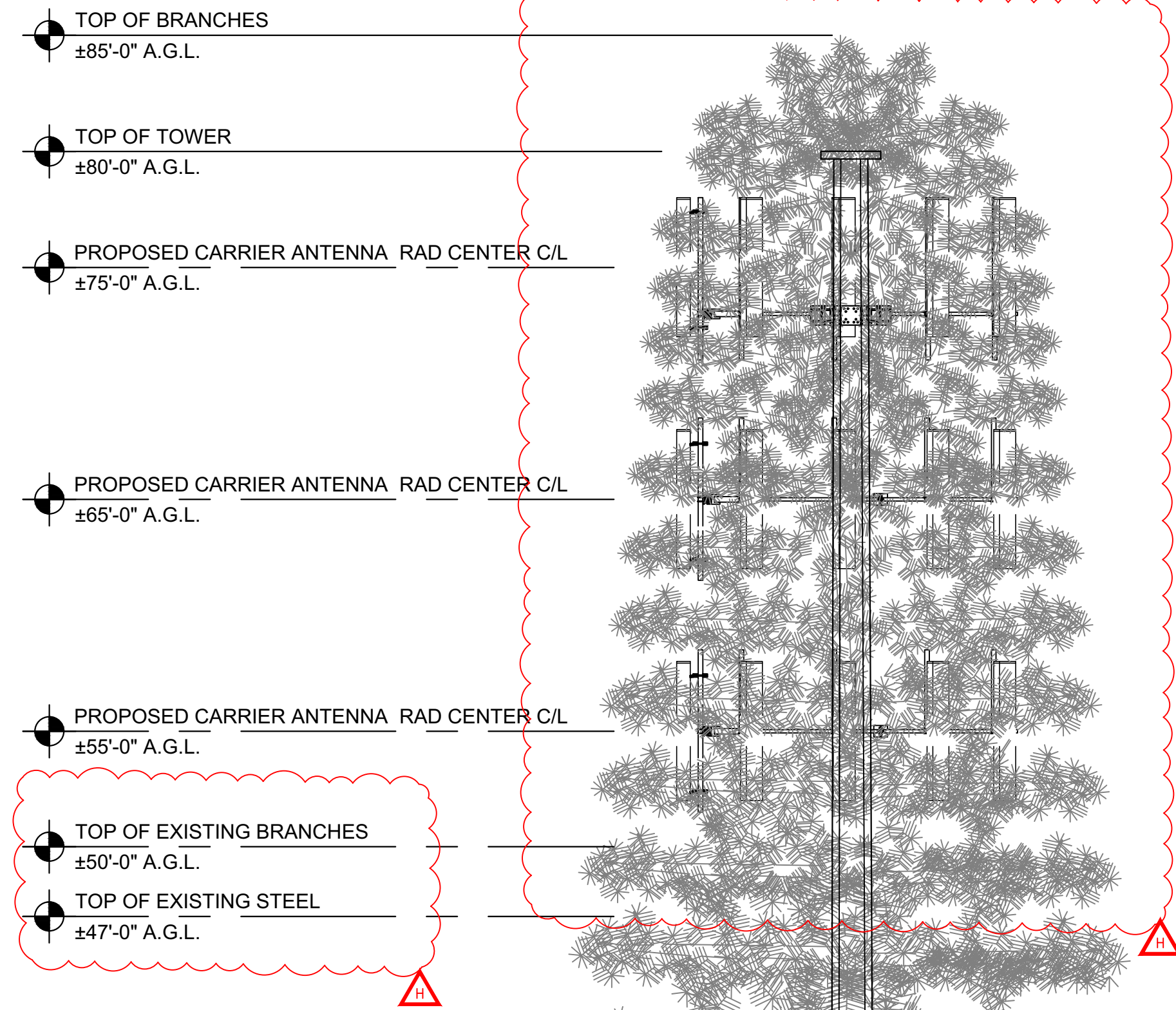
- SHEET NUMBER: —

C-4

CITY FILE NUMBER: —

WCFE-25-0016

PLOT SCALE: 1:1 @ 24"x36"



TOP OF BRANCHES
±85'-0" A.G.L.

TOP OF TOWER
±80'-0" A.G.L.

PROPOSED CARRIER ANTENNA RAD CENTER C/L
±75'-0" A.G.L.

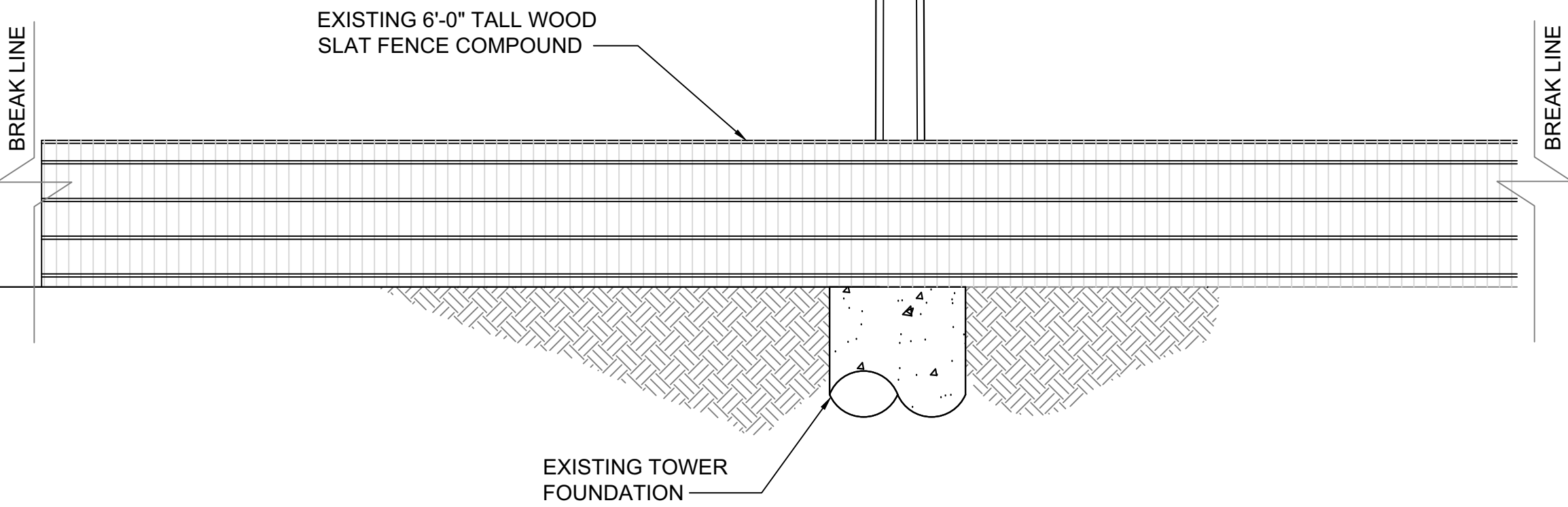
PROPOSED CARRIER ANTENNA RAD CENTER C/L
±65'-0" A.G.L.

PROPOSED CARRIER ANTENNA RAD CENTER C/L
±55'-0" A.G.L.

TOP OF EXISTING BRANCHES
±50'-0" A.G.L.

TOP OF EXISTING STEEL
±47'-0" A.G.L.

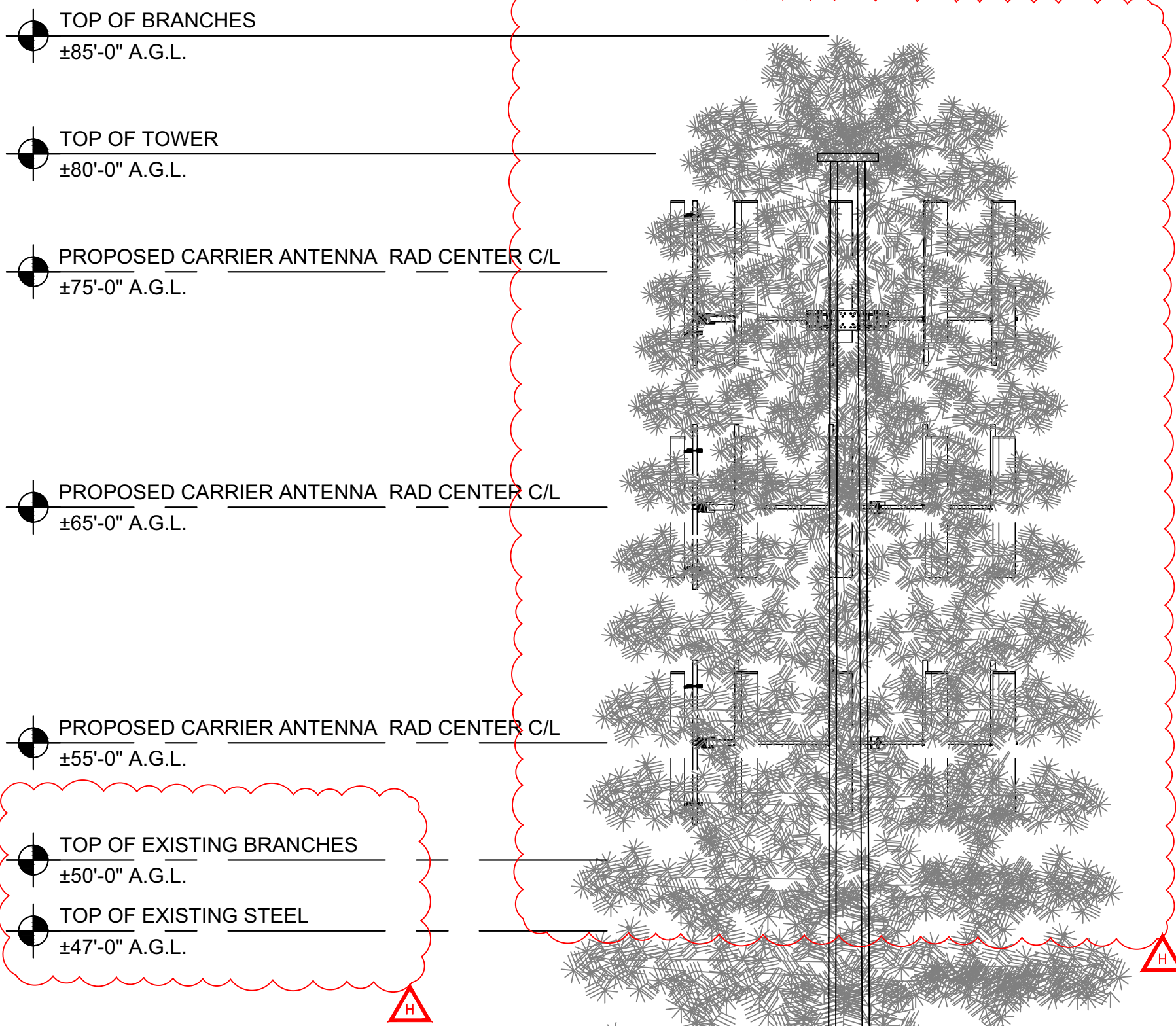
EXISTING 50'-0" CAPITAL
TELECOM HOLDINGS II
LLC MONOPINE WITH NEW
EXTENSION TO 80'-0".



NORTH ELEVATION

SCALE: 3/16"=1'-0" (3/32"=1'-0" ON 11"x17" SHEET)

1



TOP OF BRANCHES
±85'-0" A.G.L.

TOP OF TOWER
±80'-0" A.G.L.

PROPOSED CARRIER ANTENNA RAD CENTER C/L
±75'-0" A.G.L.

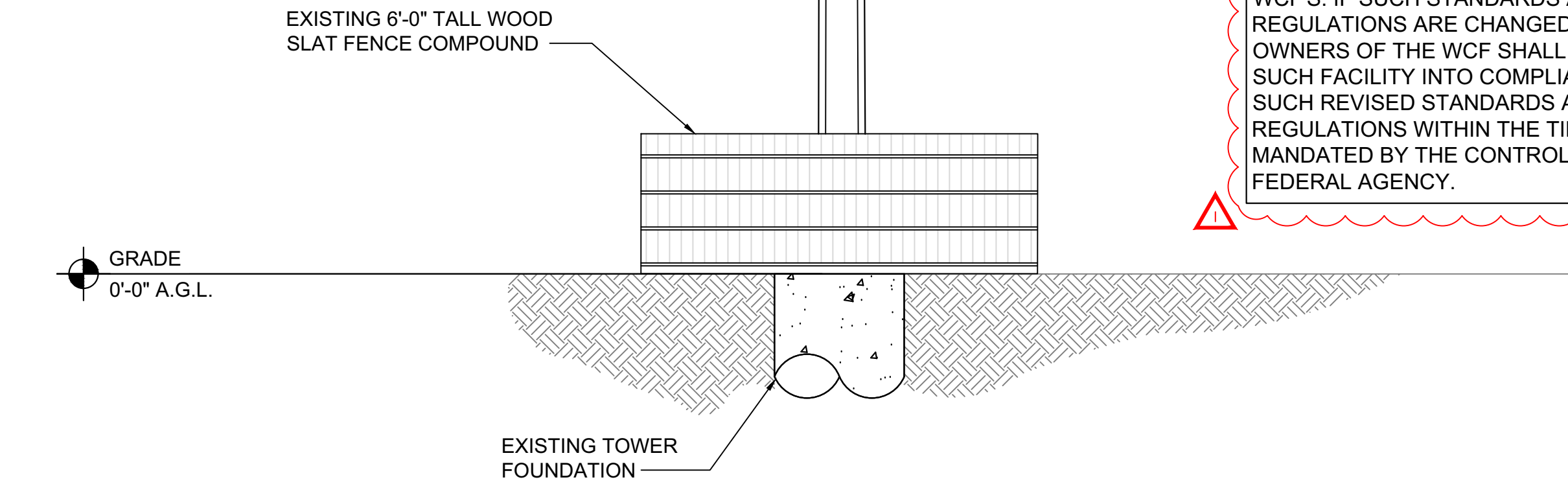
PROPOSED CARRIER ANTENNA RAD CENTER C/L
±65'-0" A.G.L.

PROPOSED CARRIER ANTENNA RAD CENTER C/L
±55'-0" A.G.L.

TOP OF EXISTING BRANCHES
±50'-0" A.G.L.

TOP OF EXISTING STEEL
±47'-0" A.G.L.

EXISTING 50'-0" CAPITAL
TELECOM HOLDINGS II
LLC MONOPINE WITH NEW
EXTENSION TO 80'-0".



WEST ELEVATION

SCALE: 3/16"=1'-0" (3/32"=1'-0" ON 11"x17" SHEET)

2

NOTE:
W-T'S SCOPE OF WORK DOES NOT INCLUDE A
STRUCTURAL EVALUATION OF THIS TOWER OR
STRUCTURE. NEW ANTENNAS AND EQUIPMENT
SHOWN ON THIS PLAN HAVE NOT BEEN
EVALUATED TO VERIFY THE TOWER OR
STRUCTURE HAS THE CAPACITY TO
ADEQUATELY SUPPORT THESE ANTENNAS.
PRIOR TO ANY ANTENNA OR EQUIPMENT
INSTALLATION, A STRUCTURAL EVALUATION OF
THE TOWER OR STRUCTURE, INCLUDING ALL
ANTENNA MOUNTING SYSTEMS & HARDWARE
SHALL BE PERFORMED.

NOTE:
ALL EQUIPMENT ON TOWER TO BE PAINTED
TO MATCH EXISTING TOWER STRUCTURE.

FEDERAL REQUIREMENTS CLAUSE:
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SEAL:

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07/14/25	REVISION	RJG	J

SITE INFORMATION:
**AIRPORT CREEK
COLO. SPRINGS
DN01471G**

593 AIRPORT CREEK POINT
COLORADO SPRINGS, CO 80916
W-T JOB NUMBER: T1701660

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
C-5

CITY FILE NUMBER:
WCFE-25-0016

PLOT SCALE: 1:1 @ 24"x36"

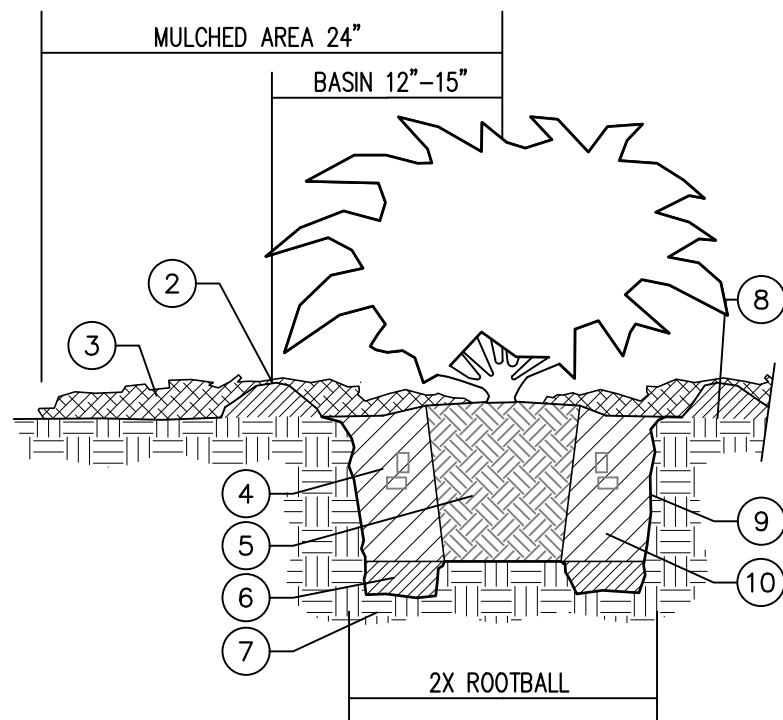
LANDSCAPING GENERAL NOTES.

ALL PLACEMENT OF LANDSCAPING SHALL MEET THE FOLLOWING CONDITIONS:

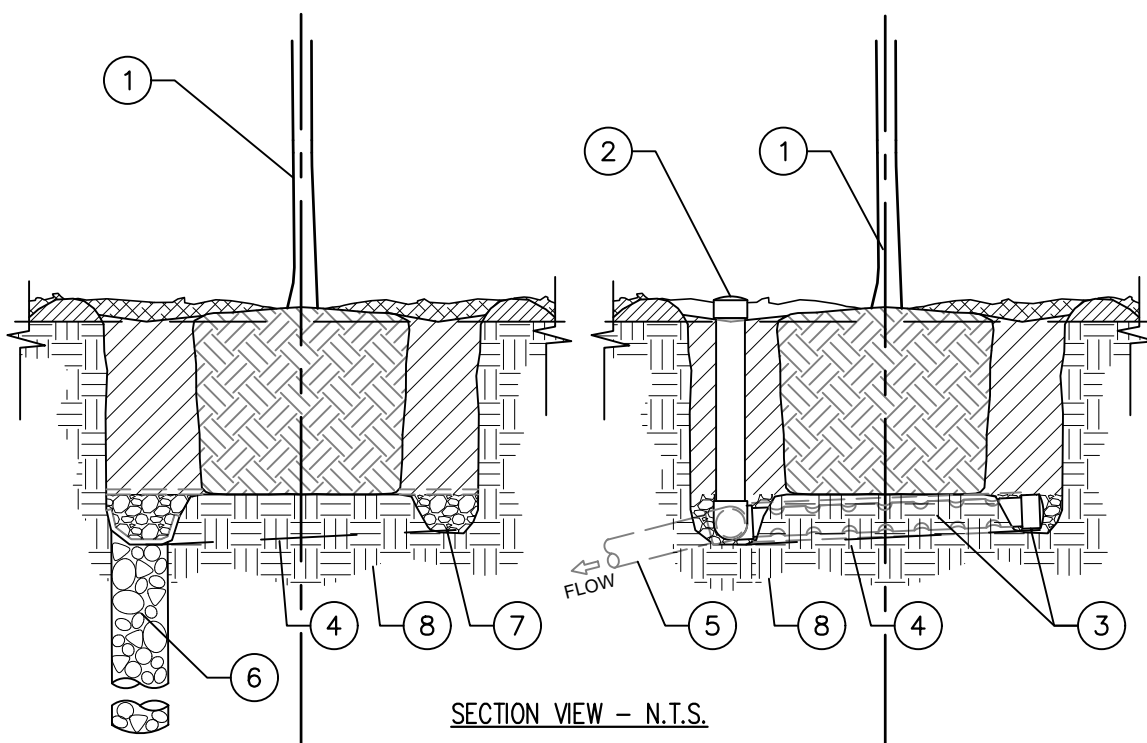
- ALL PLANT MATERIAL SHALL BE PLANTED IN A MANNER WHICH IS NOT TO INTERFERE WITH OVERHEAD WIRES OR BE INTRUSIVE TO UTILITIES OR PAVEMENT.
- NO TREES OR OTHER LANDSCAPING SHALL BE LOCATED CLOSER THAN 10 FEET TO A FIRE HYDRANT OR OTHER ABOVE GROUND UTILITIES.
- NO LANDSCAPING SHALL INTERFERE WITH SITE REQUIREMENTS FOR SAFE INGRESS AND EGRESS.

INSTALLATION STANDARDS:

1. PLANT MATERIAL SHALL CONFORM WITH THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN FOR THAT TYPE OF TREE OR SHRUB AT THE TIME OF INSTALLATION.
2. ALL TREES SHALL BE GROWN IN A NURSERY LOCATED IN THE STATE OF CALIFORNIA.
3. ALL PLANT MATERIAL SHALL BE INSTALLED FREE OF DISEASE AND IN A MANNER THAT ENSURES THE AVAILABILITY OF SUFFICIENT SOIL AND WATER TO SUBSTAIN HEALTHY GROWTH.
4. ALL TAGS, WIRES, PLASTIC TIES AND ROPE SHALL BE CUT FROM EACH TREE TO PREVENT GIRDLING OF THE TREE. THE BURLAP SHALL BE PULLED BACK FROM THE UPPER THIRD OF THE ROOTBALL. IF A PLASTIC 'BURLAP' IS USED, IT SHALL BE REMOVED IN ITS ENTIRETY FROM THE ROOTBALL.
5. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF DEPTH OF THREE (3) INCHES OF MULCHED MATERIAL AND A DIAMETER OF THREE (3) AROUND THE BASE OF THE TREE.
6. TREES SHALL BE STAKED WITH POSTS AND NOT STAKES IN AREAS OF HIGH WIND FOR ONE TO THREE YEARS TO ALLOW THE GROWTH OF PROPOSED ROOTS TO STABILIZE. ALL ROPES SHALL BE COVERED TO PREVENT CUTTING INTO THE BARK.
7. ANY EXCESS SOIL, CLAY, OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PLANTING SITE, PRIOR TO PLANTING OF INDIVIDUAL TREES AT FINAL GRADE.
8. THE JURISDICTION, AT ITS DISCRETION, HAS THE RIGHT TO RETAIN A PROFESSIONAL LANDSCAPE ARCHITECT OR ARBORIST TO REVIEW SUBMITTED LANDSCAPE PLAN AND THE PROFESSIONAL LANDSCAPE ARCHITECT OR ARBORIST WILL SUBMIT A WRITTEN REPORT TO THE PLANNING AND ZONING COMMISSION. ALL EXPENSES INCURRED BY THE JURISDICTION FOR THE USE OF THE LANDSCAPE ARCHITECT OR ARBORIST SHALL BE REIMBURSED BY THE DEVELOPER.



SECTION VIEW - N.T.S.



PERCOLATION TEST

DIG A HOLE 12 INCHES WIDE AND DEEP, SCARIFY SIDES AND BOTTOM. FILL THE HOLE WITH WATER TO PRE MOISTEN THE SOIL (IMPORTANT FOR ACCURATE TEST). THE NEXT DAY RE-FILL THE HOLE, MEASURE HOURLY-IF THE WATER TAKES FROM THREE TO 12 HOURS TO DRAIN, THEN THE DRAINAGE IS ADEQUATE FOR MOST LANDSCAPE PLANTS (ABOUT 1 INCH PER HOUR). IF IT TAKES MORE THAN 12 HOURS, THEN THE DRAINAGE IS POOR, BUT BEFORE CORRECTIVE ACTION IS TAKEN, DIG DEEPER TO SEE IF THERE IS AN IMPERMEABLE LAYER OF SOIL RESTRICTING WATER MOVEMENT, BREAK UP ANY IMPERMEABLE LAYER AND REPEAT THE TEST.

NOTE:

- ANY AREA ALTERED FROM CONSTRUCTION TO BE RETURNED TO ITS ORIGINAL STATE. GRASS AREA SHALL BE SEEDED AND MAINTAINED UNTIL SEEDS HAVE GERMINATED.
- REFERENCE SURVEY BY DIAMONDBACK LAND SURVEYING DATED PENDING FOR ALL EASEMENT & LEASE DESCRIPTIONS

PLANTING SEASONS:

1. PLANTS MUST BE PLANTED DURING THE FOLLOWING DATES: APRIL 1ST TO MAY 15TH AND SEPTEMBER 1ST TO OCTOBER 1ST
2. THE PLANTING PERIODS INDICATED MAY BE EXTENDED DUE TO WEATHER CONDITIONS OR OTHER FACTORS, WHICH MUST BE APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER.
3. THE CONTRACTOR WILL BE RELIEVED OF HIS GUARANTEE RESPONSIBILITY SHOULD THE OWNER REQUIRE PLANT MATERIAL INSTALLATIONS TO BE COMPLETED DURING OTHER TIMES THAN THE PLANTING PERIODS INDICATED.

PLANTING:

1. ALL SHADE TREES, ORNAMENTAL TREES, EVERGREEN TREES AND SHRUBS SHALL BE PLANTED IN HOLES EXCAVATED AT LEAST 3x THE WIDTH OF THE DIAMETER OF THE BALL OR CONTAINER AND DEEP ENOUGH SO THAT THE TOP OF THE BALL OR SOIL IN THE CONTAINER IS AT OR JUST ABOVE EXISTING GRADE.
2. ALL TWINE OR ROPE MUST BE CUT AND REMOVED AND THE BURLAP FOLDED AWAY FROM THE TOP OF THE BALL. THE EXCAVATION MUST BE BACKFILLED WITH THE PLANTING MIXTURE AND WATERED. ANY SETTLEMENT WILL BE FILLED WITH PLANTING MIXTURE.
3. A 4" DEEP SAUCER, SIMILAR TO THE DIAMETER OF THE PLANTING HOLE SHALL BE CREATED USING PLANTING MIX.
4. PLANTING MIX TO CONSIST OF 1/3 TOP SOIL, 1/3 SOIL FROM EXCAVATION, AND 1/3 MUSHROOM COMPOST (OR 1/3 PEAT MOSS).

CLEAN UP:

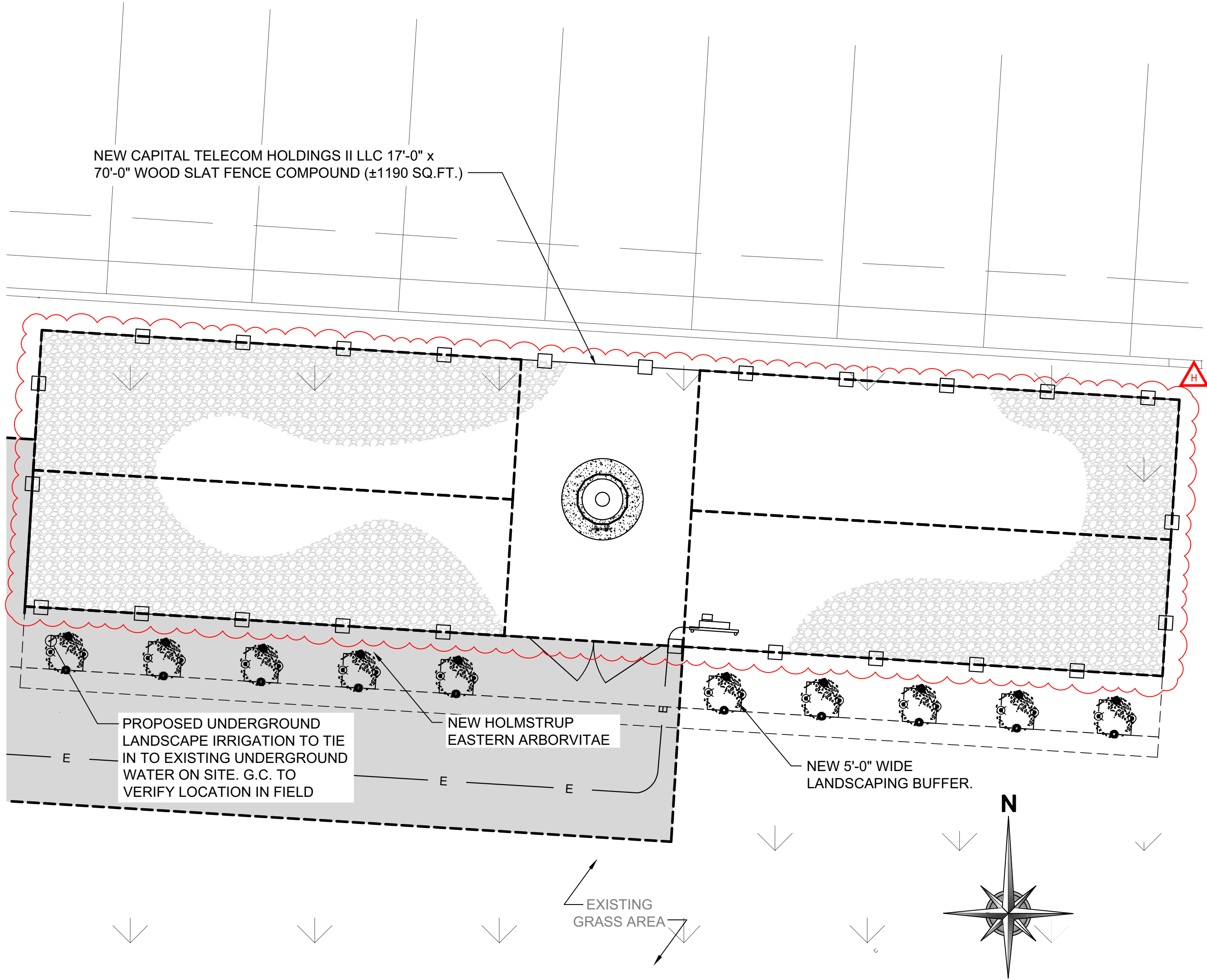
1. ALL DEBRIS GENERATED DURING THE INSTALLATION OF PLANT MATERIALS MUST BE REMOVED FROM THE SITE.
2. ALL PAVEMENTS AND WALKS MUST BE SWEEPED AFTER EACH DAYS WORK. UPON COMPLETION OF THE WORK, ALL PAVEMENTS MUST BE WASHED TO REMOVAL MUD OR DIRT.

SPRINKLER HEADS

SYMBOL	DESCRIPTION	DISCHARGE- GPM	PSI	RADIUS FT.	PRECIP IN/HR	RATE G
5	SERIES STREAM BUBBLER SPRINKLER					
RAIN BIRD #1806-5H-B	6" POP-UP SPRAY	1.0	30	5 FT.	1.83 IN/HR	G
RAIN BIRD RWS-1404		1.0	30	---	---	---
ANTI-DRAIN CHECK VALVES (ADV) SHALL BE INSTALLED AT ANY WATER OUTLET SUFFERING LOW HEAD DRAINAGE-USE RAINBIRD SAM'S FOR POP-UPS - USE HUNTER HCV 50M-50F OR VALCON V5000 SERIES AT RISERS.						

EQUIPMENT LEGEND

- M NEW WATER METER AND SERVICE LINE (VERIFY SIZES AND FUNCTION IN THE FIELD)
- FEBCO MODEL 715 BRASS PRESSURE TYPE BACKFLOW PREVENTER, 12" ABOVE HIGHEST OUTLET. USE NEW BACKFLOW ONLY IF EXISTING SYSTEM HAS NONE OR IS INOPERABLE
- NIBCO T-113/T11580A GATE/BALL VALVE (LINE SIZE)
- WILKENS YSBR WYE STRAINER (LINE SIZE) (30 MESH OR GREATER)
- WILKENS #500 PRESSURE REGULATOR (LINE SIZE). INSTALL ONLY IF EXISTING STATIC PRESSURE IS GREATER THAN 80 P.S.I.
- RAIN BIRD EFB-CP SERIES REMOTE CONTROL VALVE-INSTALL IN SHRUB BEDS WHEREVER POSSIBLE IN RECTANGULAR VALVE BOX AT RIGHT ANGLES TO HARDSCAPE
- RAINBIRD ESP-SMT CONTROLLER (4 STATION) IN OUTDOOR LOCKING WALL MOUNT BOX INSTALL INCLUDED "WEATHER STATION" ON FASCIA BOARD OR CONTROLLER BOX/PEDESTAL, SENSOR TO HAVE CLEAR VIEW OF SKY
- PVC WATER PIPE CL. 200 3/4"- 1 1/2" (LATERALS)
- PVC PIPE/SLEEVE SCH. 40 - 2" MIN. OR2X DIA. OF PIPE OR WIRE BUNDLE. INSTALL UNDER ALL STREET OR DRIVE CROSSINGS



LANDSCAPE NOTES

SCALE: NO SCALE

1

LANDSCAPE PLAN

SCALE: 3/16" = 1'-0"

2



PLANS PREPARED BY:



SEAL:



JEFF S. GUTOWSKY
PROFESSIONAL ENGINEER
STATE OF COLORADO LICENSE # PE0044582
EXPIRES: 10/31/25 SIGNED 07/16/25

DATE	DESCRIPTION	BY	REV
04/16/18	90% ZONING DRAWINGS	CEC	A
06/07/18	100% ZONING	DYP	B
06/22/18	REVISED 100% ZONING	RJG	C
07/12/18	CLIENT'S COMMENTS	JWB	D
09/12/18	CITY COMMENTS	DYP	E
07/17/19	ADDRESS	DYP	F
03/27/24	ADDRESS	RJG	G
04/04/25	TOWER EXTENSION	RJG	H
06/24/25	REVISION	JTB	I
07/14/25	REVISION	RJG	J

SITE INFORMATION:

AIRPORT CREEK
COLO. SPRINGS
DN01471G

593 AIRPORT CREEK POINT
COLORADO SPRINGS, CO 80916
W-T JOB NUMBER: T1701660

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-1

CITY FILE NUMBER:

WCFE-25-0016

PLOT SCALE: 1:1 @ 24"x36"