



LOCATION MAP

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THIS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

- INTERNATIONAL BUILDING CODE (2012 EDITION)
- INTERNATIONAL CODE COUNCIL
- ANSI/NFPA 70-2011 (NEC)
- NATIONAL ELECTRIC CODE (2011 EDITION)
- LOCAL BUILDING CODE
- PIKES PEAK REGIONAL BUILDING CODE (2011 EDITION)
- PIKES PEAK REGIONAL BUILDING CODE (2009 IBC - 100 MILES PER HOUR (3-SECOND GUST))
- SEISMIC: S_s = 18.5, S_w = 5.9
- FOUNDATION STANDARD: ACI 318
- FROST DEPTH: MINIMUM 30 INCHES BELOW FINISHED GRADE
- SNOW LOADS: 30 PSF

CODE COMPLIANCE

CONSTRUCTION OF A TELECOMMUNICATION FACILITY, CONSISTING OF ANTENNAS & ASSOCIATED CONSTRUCTION DEVICES IN A PROPOSED CONCEALMENT TOWER & SERVICE EQUIPMENT. NO WATER OR SEWER IS REQUIRED.

- FACILITY DESIGNED IN ACCORDANCE WITH PIKES PEAK REGIONAL BUILDING CODE.
- THIS IS AN UNMANNED FACILITY WHICH WILL NOT REQUIRE ANY WATER OR SEWER FACILITIES.
- TRAFFIC WILL CONSIST ONLY OF MAINTENANCE PERSONNEL, VISITING THE SITE APPROXIMATELY TWICE A MONTH.

PROJECT DESCRIPTION

SITE NAME: CSP OLD HOME
PROJECT DESCRIPTION: PROPOSED CUPOLA ON EXISTING ROOFTOP
STRUCTURE TYPE: 31' TALL BUILDING
PROPERTY ADDRESS: 5075 FLINTRIDGE DRIVE, COLORADO SPRINGS, CO 80918 (EL PASO COUNTY)
JURISDICTION: CITY OF COLORADO SPRINGS
AREA OF CONSTRUCTION: 153 ± SQ. FT. (LEASE AREA)
LEGAL DESCRIPTION: LOT 1 BLK 1 VISTA GRANDE SUB FIL NO 24
PARCEL ID: 6322106016
ZONING: R1-6 CU
ACREAGE: 3.37

PROJECT INFORMATION

SITE CONSTRUCTION MANAGER: VERIZON WIRELESS
ADDRESS: 3131 S VAUGHN WAY, SUITE 550
CITY, STATE, ZIP: THORNTON, CO 80229
CONTACT: JASON SHELLEY
PHONE: (970) 646-1283
REF ENGINEER: TOWER ENGINEERING PROFESSIONALS
ADDRESS: 500 E 84TH AVE, SUITE C-10
CITY, STATE, ZIP: THORNTON, CO 80229
CONTACT: JOE DAVIS
PHONE: (303) 566-9914

PROPERTY OWNER: CENTER FOR SPIRITUAL LIVING COLORADO SPRINGS
ADDRESS: 5075 FLINTRIDGE DRIVE
CITY, STATE, ZIP: COLORADO SPRINGS, CO 80918
CONTACT: ED GONZALEZ
PHONE: (719) 331-6677
UTILITIES: UTILITIES
POWER COMPANY: COLORADO SPRINGS UTILITIES
CONTACT: UNKNOWN
PHONE: (719) 448-4800
ADDRESS: 111 S. CASCADE AVE
CITY, STATE, ZIP: COLORADO SPRINGS, CO 80903
PHONE: (720) 488-1303

CONTACT INFORMATION

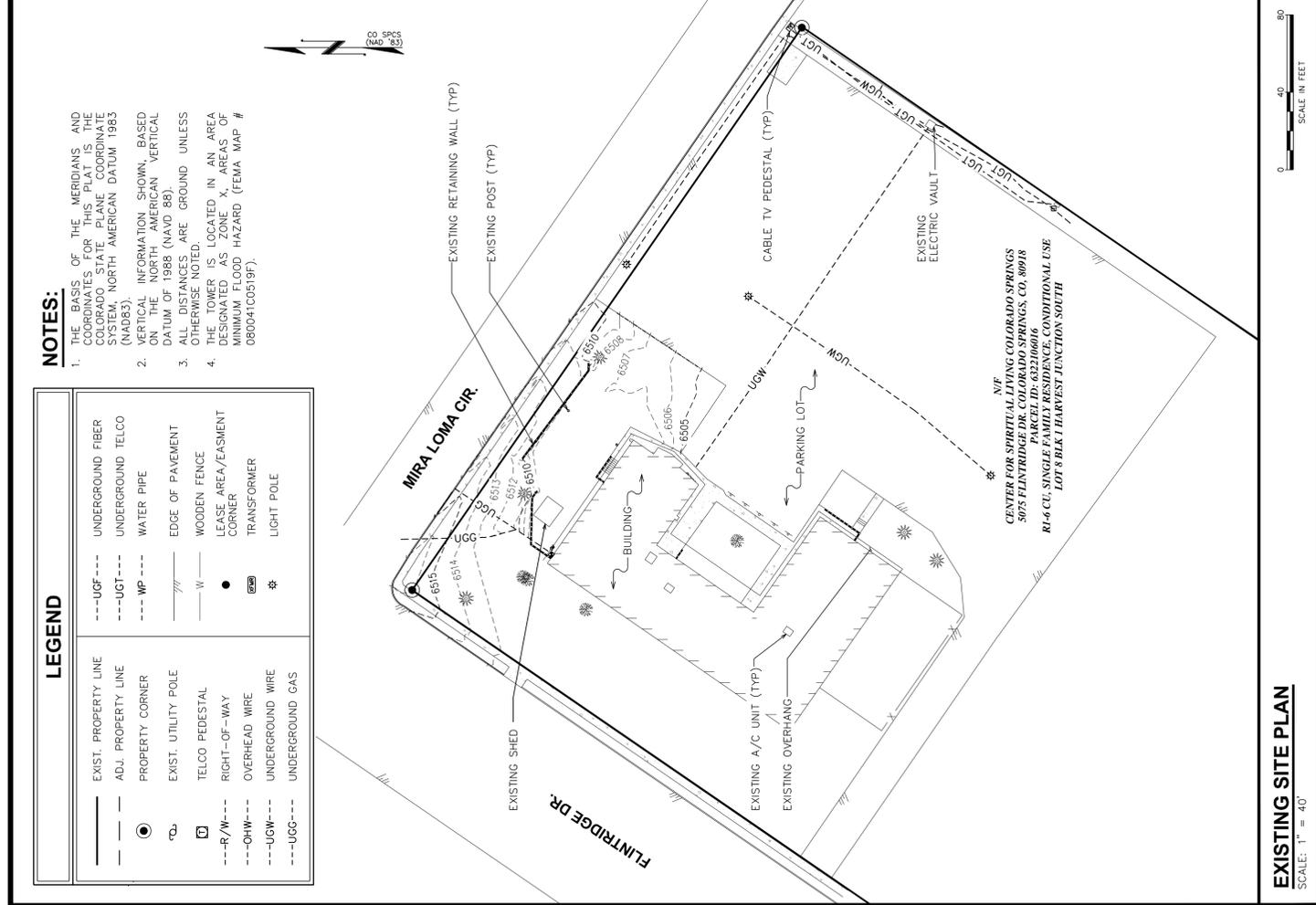
CSP OLD HOME - NEW BUILD
5075 FLINTRIDGE DRIVE
COLORADO SPRINGS, CO 80918
(EL PASO COUNTY)



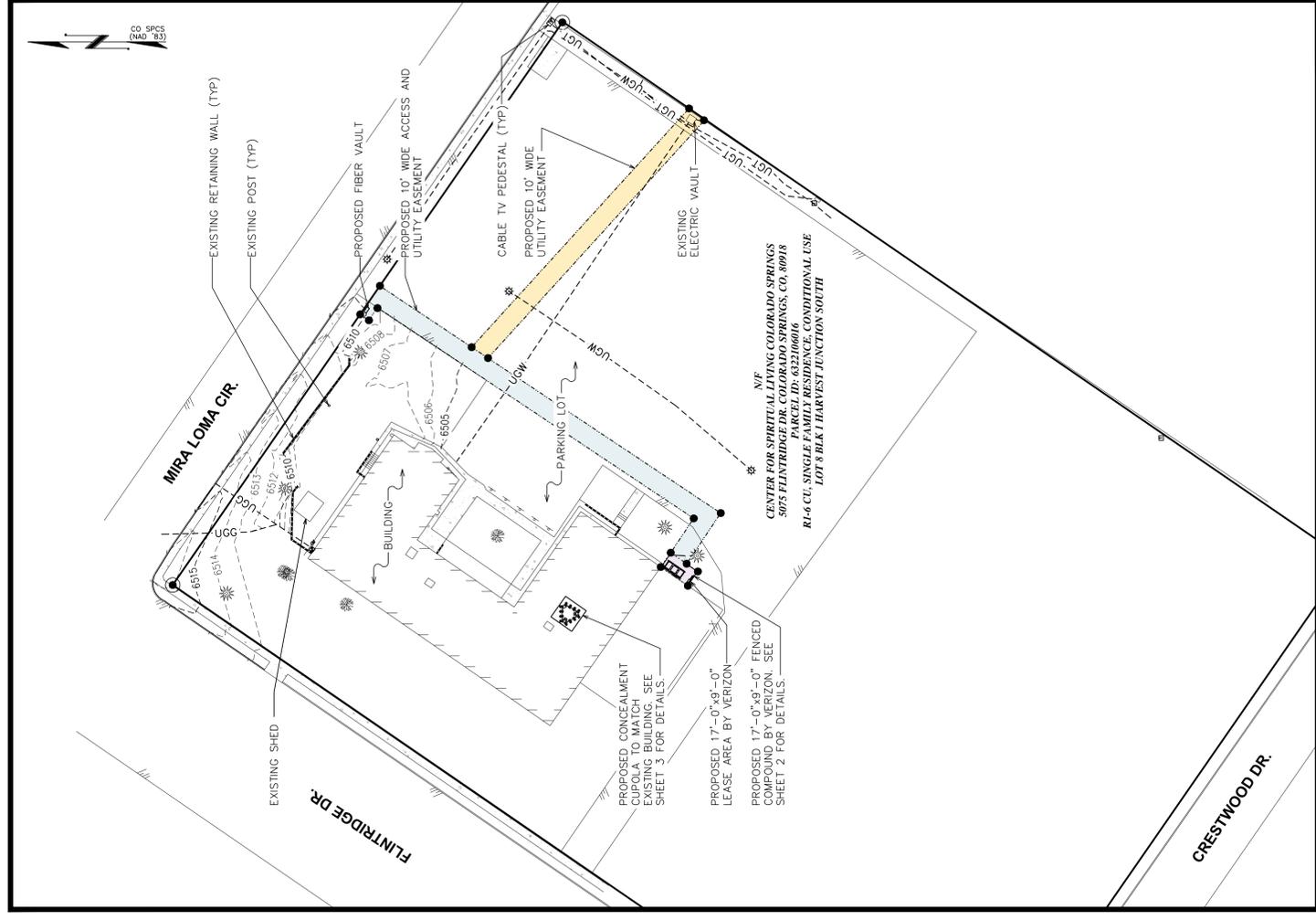
LEGEND

—	EXIST. PROPERTY LINE	---	UNDERGROUND FIBER
- - -	ADJ. PROPERTY LINE	---	UNDERGROUND TELCO
●	PROPERTY CORNER	---	WATER PIPE
○	EXIST. UTILITY POLE	---	EDGE OF PAVEMENT
□	TELCO PEDESTAL	---	WOODEN FENCE
-R/W-	RIGHT-OF-WAY	---	LEASE AREA/EASEMENT CORNER
-OHW-	OVERHEAD WIRE	●	TRANSFORMER
---	UNDERGROUND WIRE	⊕	LIGHT POLE
---	UNDERGROUND GAS		

- NOTES:**
- THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAT IS THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83).
 - VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
 - ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
 - DESIGNATED AS ZONE X AREAS OF MINIMUM FLOOD HAZARD (FEMA MAP # 080041C0519F).



EXISTING SITE PLAN
 SCALE: 1" = 40'



PROPOSED SITE PLAN
 SCALE: 1" = 40'

SHEET DESCRIPTION

1 OF 7	COVER SHEET AND SITE PLAN
2 OF 7	COMPOUND PLAN
3 OF 7	CONCEALMENT TOWER DETAILS
4 OF 7	BUILDING ELEVATION I
5 OF 7	BUILDING ELEVATION II
6 OF 7	BUILDING ELEVATION III
7 OF 7	BUILDING ELEVATION IV

SHEET INDEX

COVER SHEET

SHEET TITLE: **COVER SHEET**

REVISION: **J**

CSP OLD HOME

PROJECT INFORMATION:

5075 FLINTRIDGE DRIVE
 COLORADO SPRINGS, CO 80918
 (EL PASO COUNTY)

REV	DATE	ZONING	ISSUED FOR:
J	10-26-17	ZONING	
I	09-29-17	ZONING	
H	09-20-17	ZONING	
G	05-08-17	ZONING	
F	05-03-17	ZONING	
E	01-26-17	ZONING	
REV	DATE	ZONING	ISSUED FOR:

DRAWN BY: KES CHECKED BY: ARE

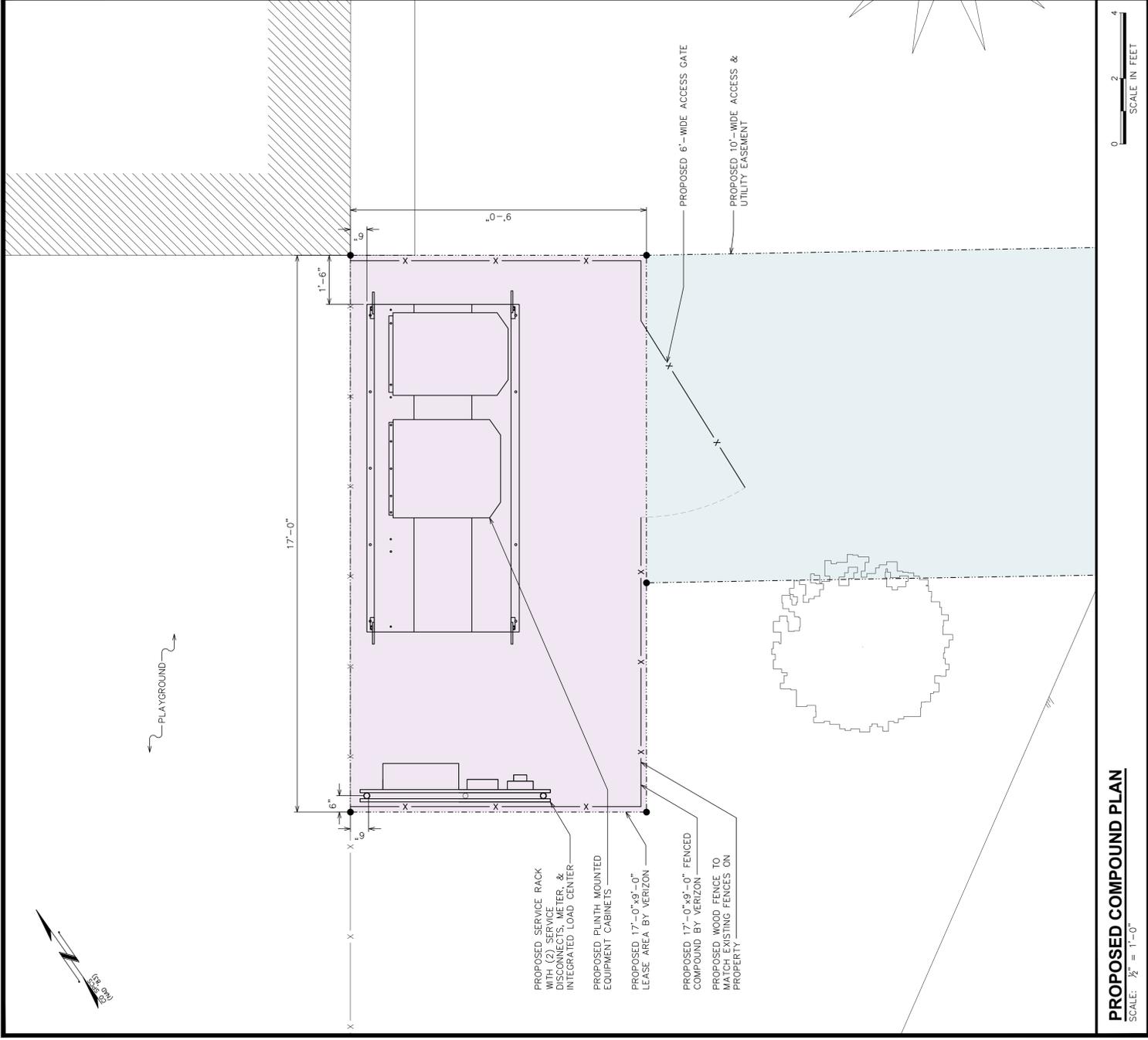
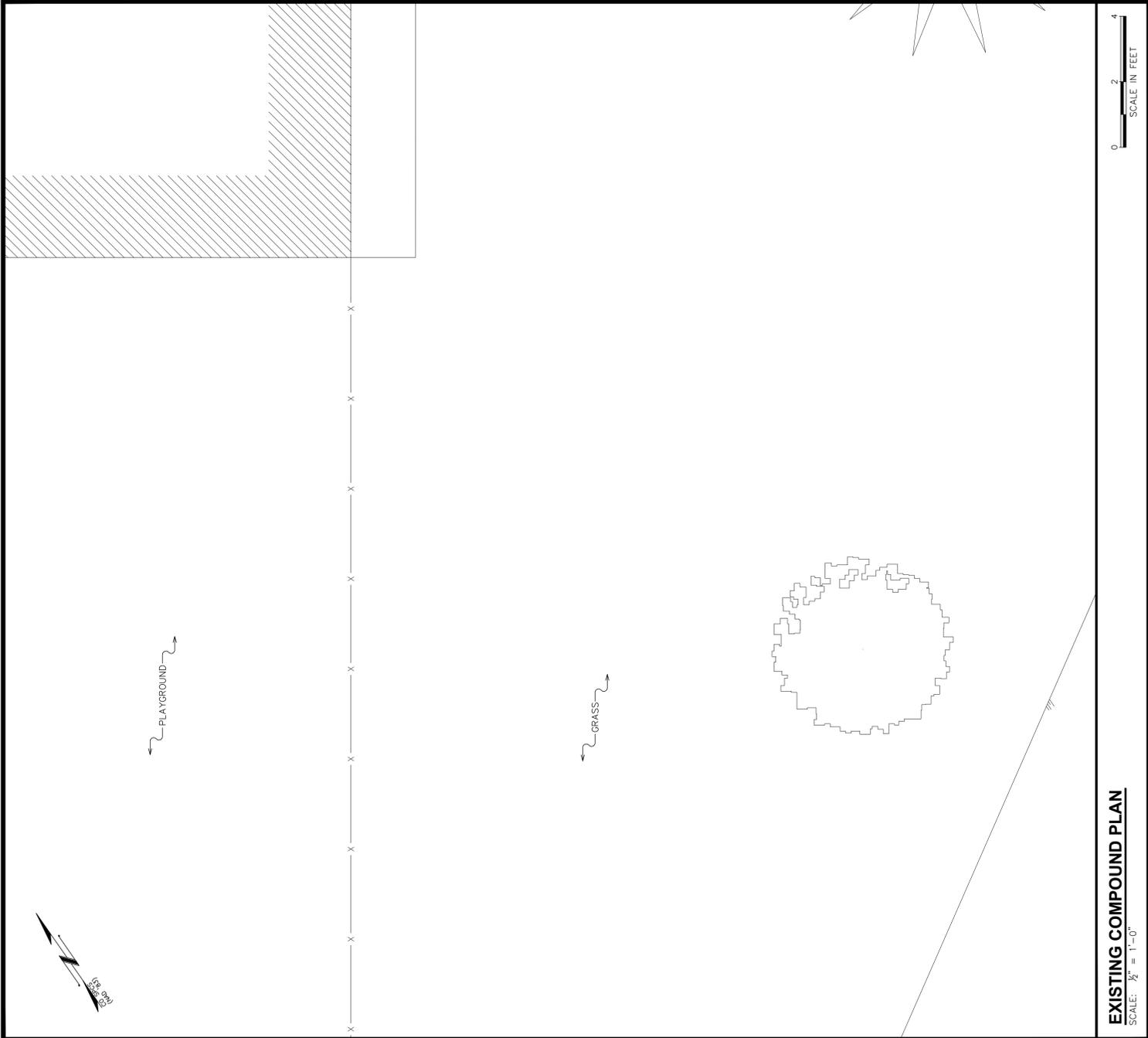
LAND USE REVIEW FILE NUMBER:

PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 500 E 84TH AVE, SUITE C-10
 THORNTON, CO 80229
 OFFICE: (303) 566-9914
 www.tegroup.net

FIGURE 1

CSP OLD HOME- NEW BUILD
5075 FLINTRIDGE DRIVE
COLORADO SPRINGS, CO 80918
(EL PASO COUNTY)



NOTE:
 PLANS ARE TO SCALE WHEN PRINTED ON 24"x36" SHEETS. DO NOT SCALE REDUCED COPIES.

COMPOUND PLAN
 REVISION: **J**

2 OF 7
 TEP #: 64703-40193

PROJECT INFORMATION:
CSP OLD HOME
 5075 FLINTRIDGE DRIVE
 COLORADO SPRINGS, CO 80918
 (EL PASO COUNTY)

REV	DATE	ISSUED FOR:	ZONING
J	10-26-17		ZONING
I	09-25-17		ZONING
H	09-20-17		ZONING
G	05-08-17		ZONING
F	05-08-17		ZONING
E	01-26-17		ZONING
REV	DATE	ISSUED FOR:	ZONING

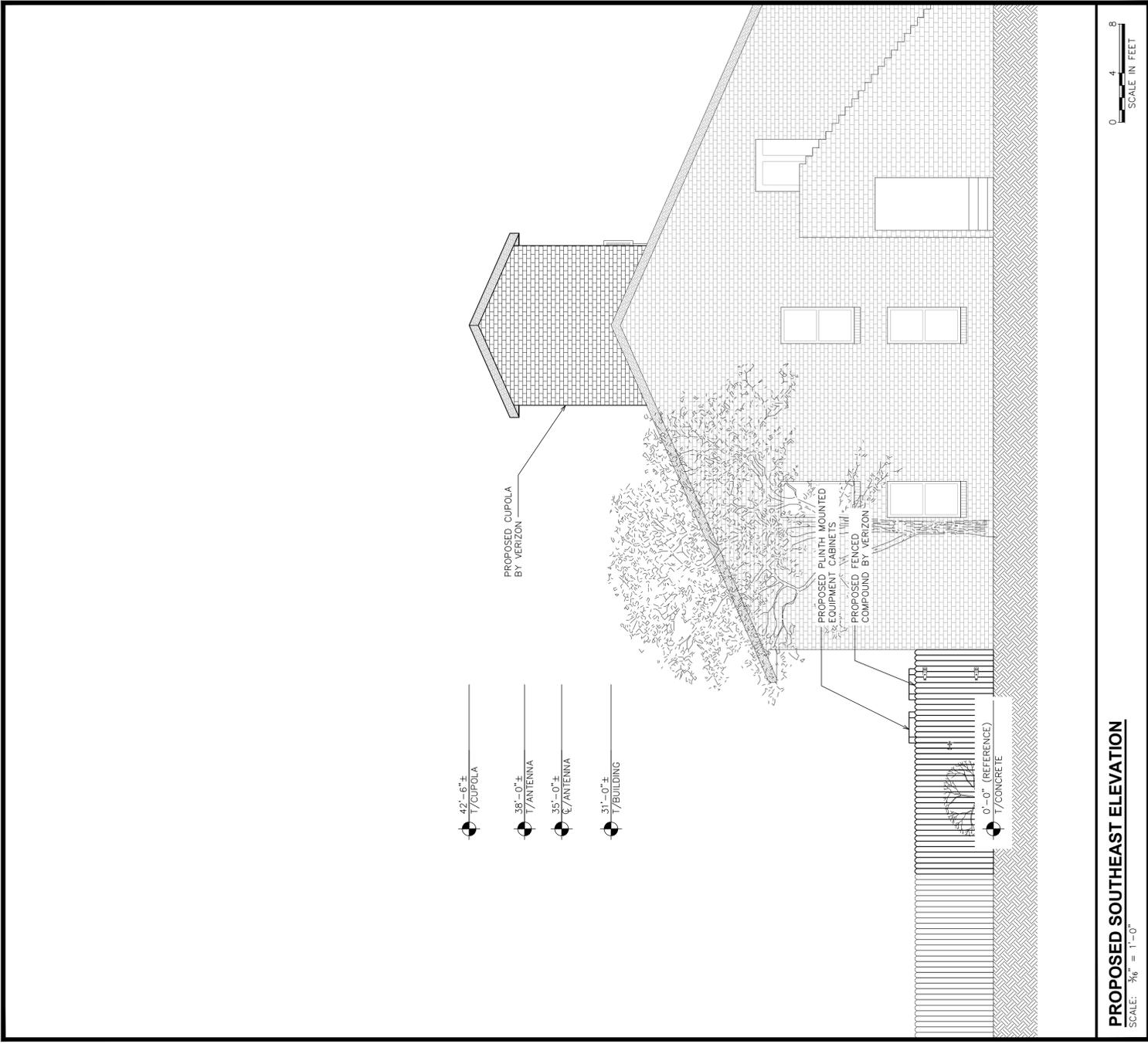
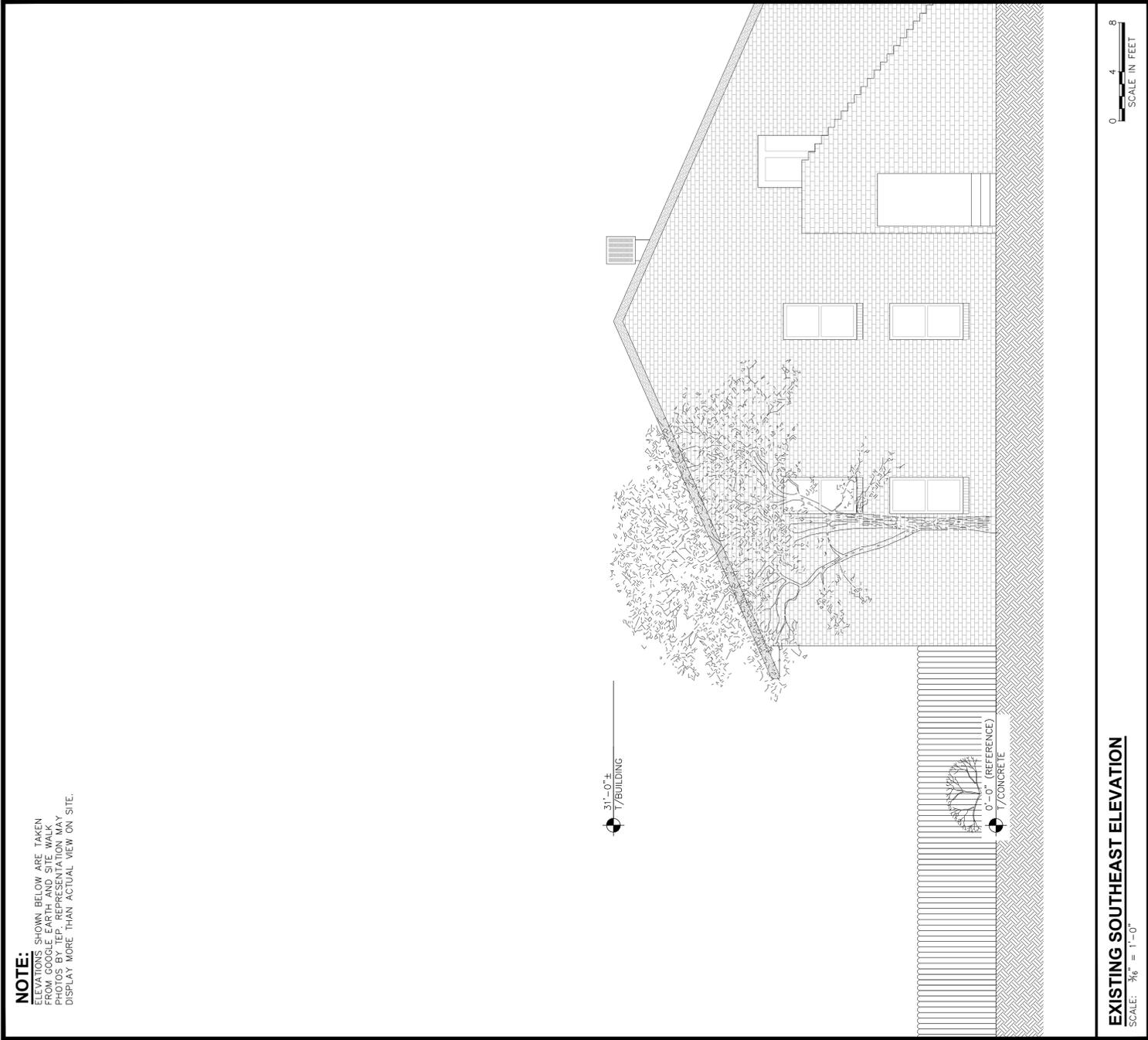
DRAWN BY: KES CHECKED BY: ARE

LAND USE REVIEW FILE NUMBER:

PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
 500 E 84TH AVE, SUITE C-10
 THORNTON, CO 80229
 OFFICE: (303) 566-8914
 www.tepgroup.net

FIGURE 1

CSP OLD HOME - NEW BUILD
5075 FLINTRIDGE DRIVE
COLORADO SPRINGS, CO 80918
(EL PASO COUNTY)



NOTE:
 ELEVATIONS SHOWN BELOW ARE TAKEN FROM GOOGLE EARTH AND SITE WALK PHOTOS BY TEP. REPRESENTATION MAY DISPLAY MORE THAN ACTUAL VIEW ON SITE.

- 42'-6"±
T/CUPOLA
- 38'-0"±
T/ANTENNA
- 35'-0"±
E/ANTENNA
- 31'-0"±
T/BUILDING

PROPOSED CUPOLA BY VERIZON

PROPOSED PLINTH MOUNTED EQUIPMENT CABINETS

PROPOSED FENCED COMPOUND BY VERIZON

0'-0" (REFERENCE)
T/CONCRETE

NOTE:
 PLANS ARE TO SCALE WHEN PRINTED ON 24"x36" SHEETS. DO NOT SCALE REDUCED COPIES.

SHEET TITLE:
BUILDING ELEVATION I

REVISION:
J

PROJECT INFORMATION:
CSP OLD HOME
 5075 FLINTRIDGE DRIVE
 COLORADO SPRINGS, CO 80918
 (EL PASO COUNTY)

REV	DATE	ISSUED FOR:	DRAWN BY:	CHECKED BY:	ZONING
J	10-26-17				ZONING
I	09-25-17				ZONING
H	09-20-17				ZONING
G	05-08-17				ZONING
F	05-03-17				ZONING
E	01-26-17				ZONING

LAND USE REVIEW FILE NUMBER:

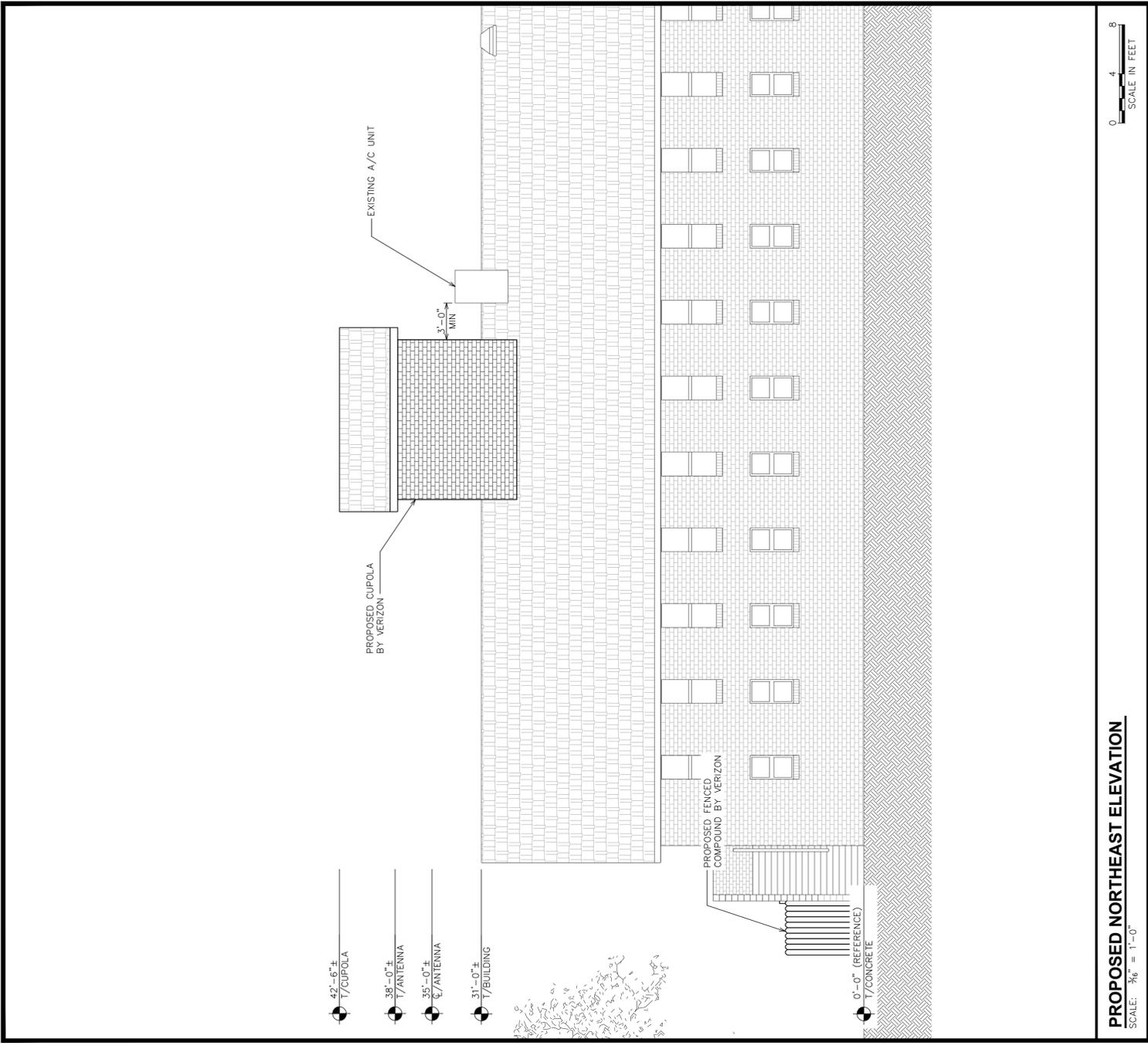
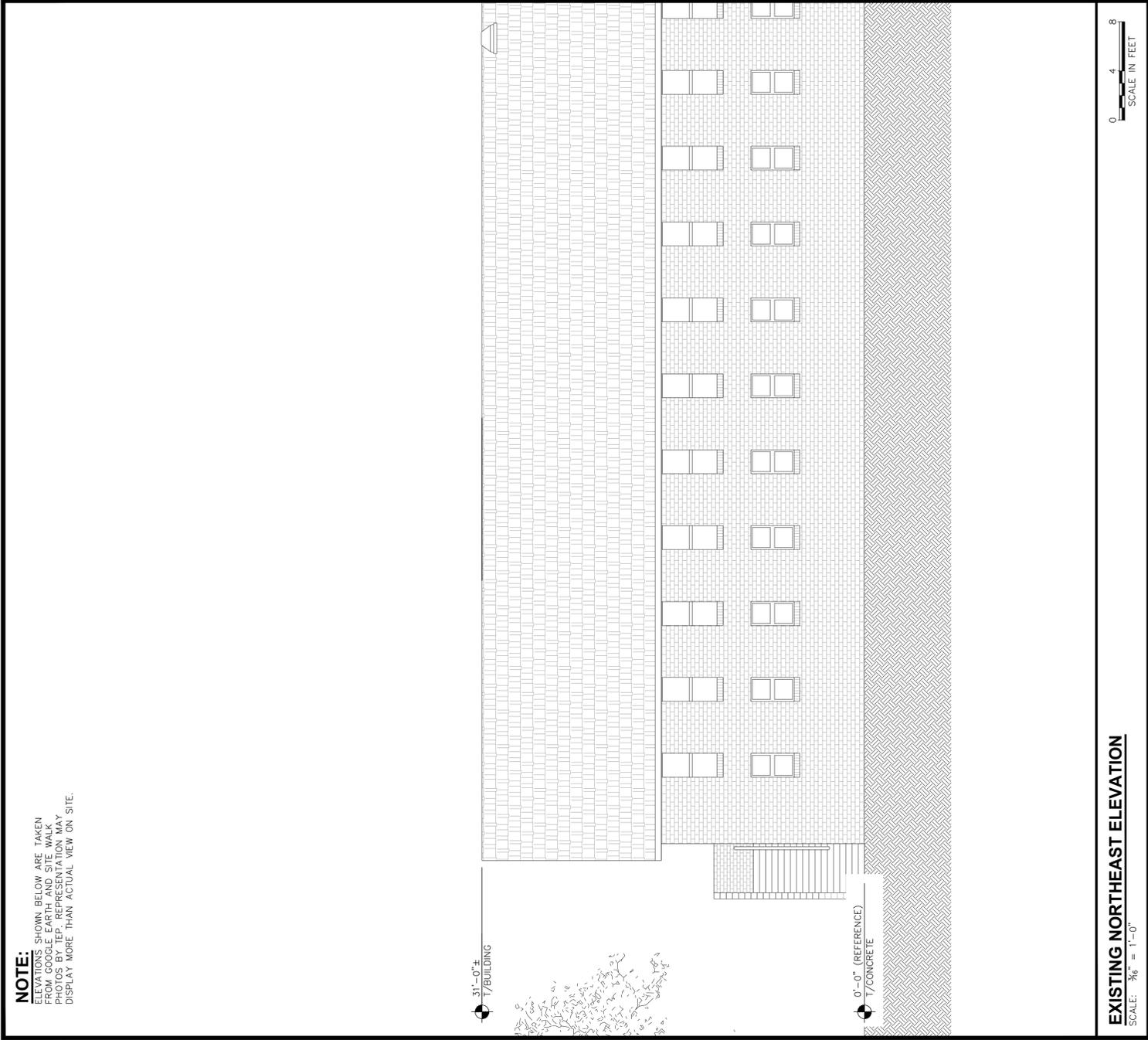
PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
 500 E 84TH AVE, SUITE C-10
 THORNTON, CO 80229
 OFFICE: (303) 566-8914
 www.tepgroup.net

SHEET NUMBER:
4 OF 7

TEP #: 64703-40193

FIGURE 1

CSP OLD HOME - NEW BUILD
5075 FLINTRIDGE DRIVE
COLORADO SPRINGS, CO 80918
(EL PASO COUNTY)



SHEET TITLE: **BUILDING ELEVATION II**

REVISION: **J**

PROJECT INFORMATION: **CSP OLD HOME**
 5075 FLINTRIDGE DRIVE
 COLORADO SPRINGS, CO 80918
 (EL PASO COUNTY)

SHEET NUMBER: **5 OF 7**

TEP #: 64703-40193

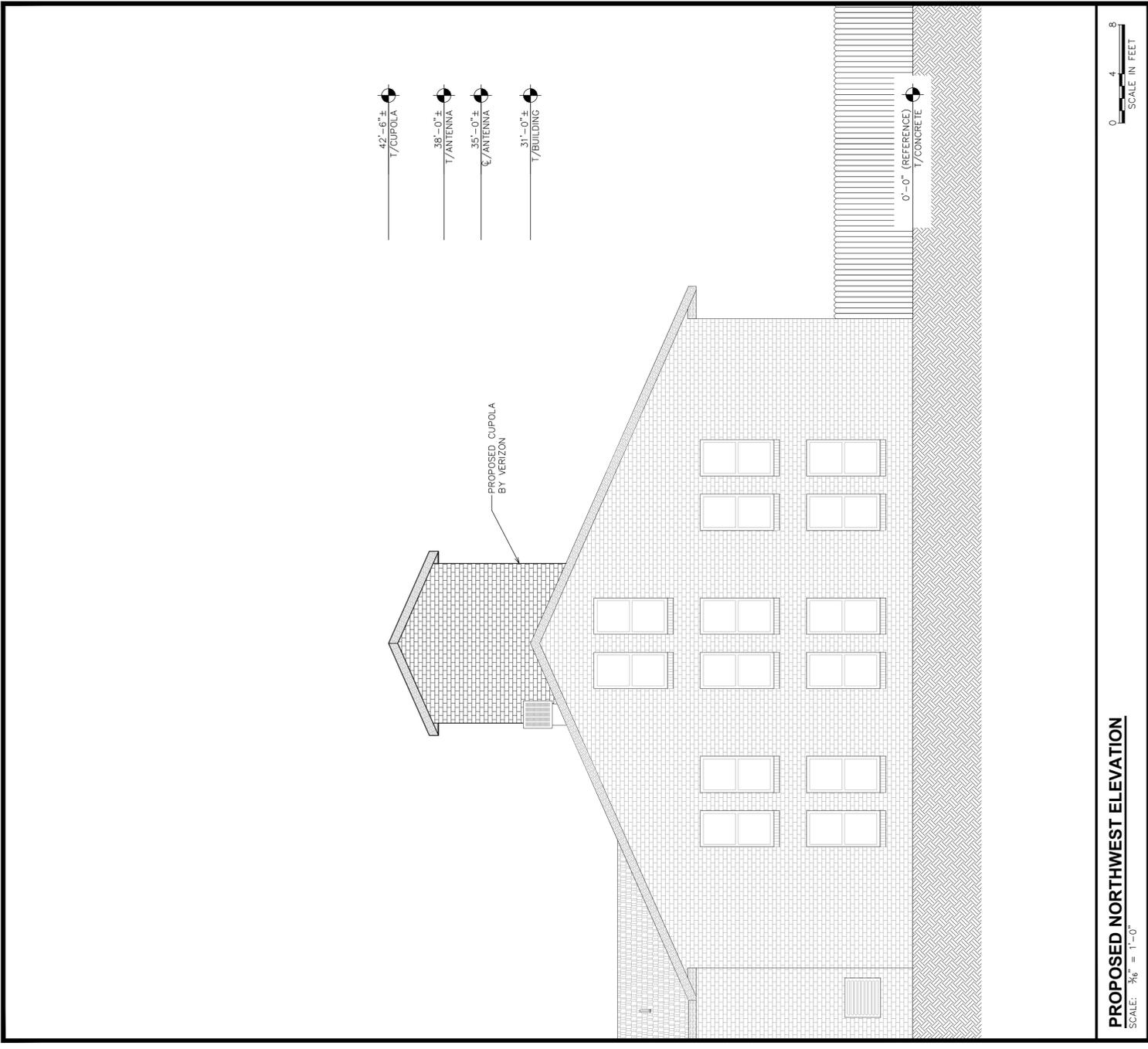
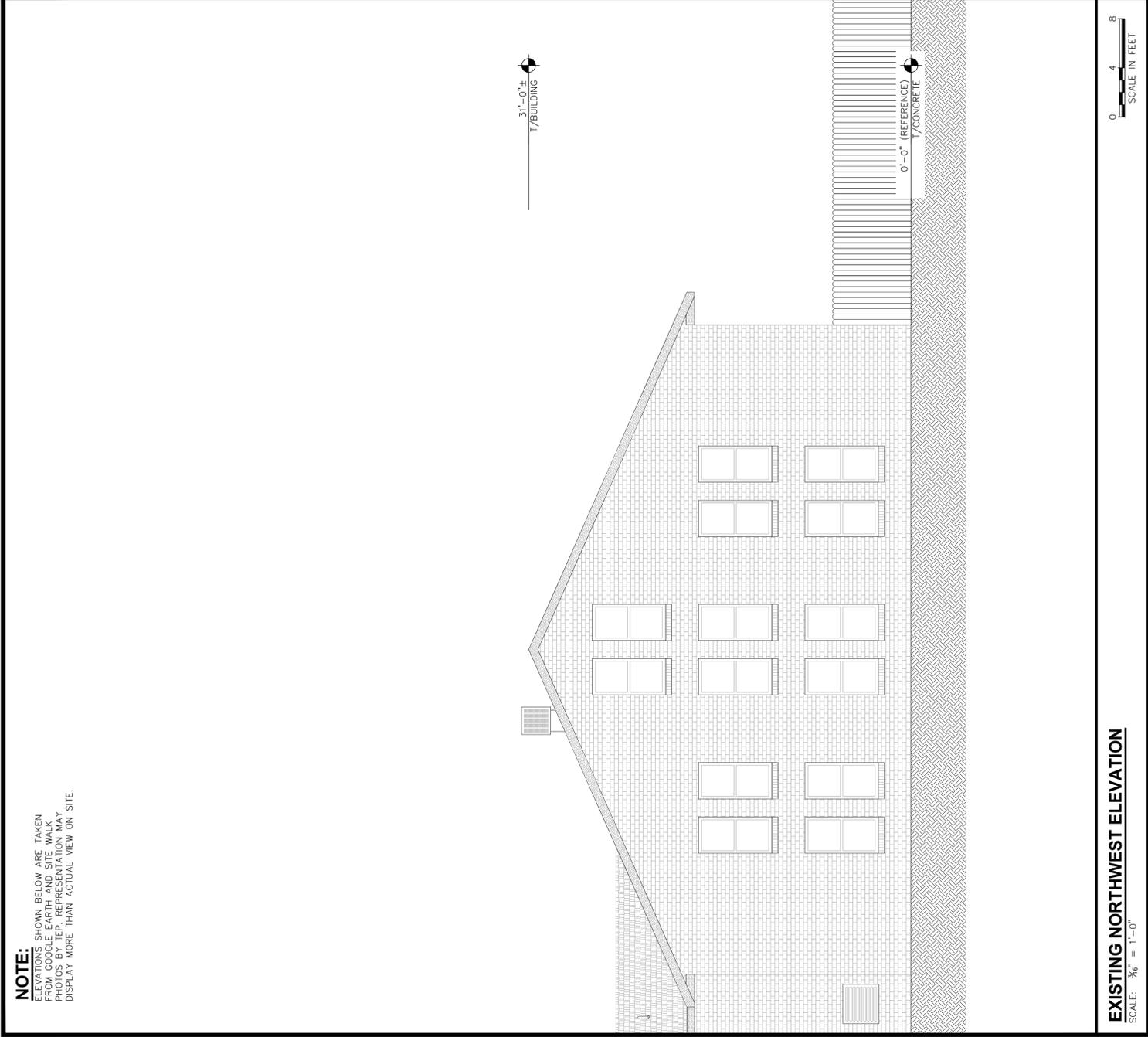
REV	DATE	ISSUED FOR:	DRAWN BY:	CHECKED BY:
J	10-26-17	ZONING	KES	ARB
I	09-25-17	ZONING		
H	09-20-17	ZONING		
G	05-03-17	ZONING		
F	05-03-17	ZONING		
E	01-26-17	ZONING		

LAND USE REVIEW FILE NUMBER:

PREPARED BY: **TOWER ENGINEERING PROFESSIONALS**
 500 E 84TH AVE, SUITE C-10
 THORNTON, CO 80229
 OFFICE: (303) 566-8914
 WWW.TEPGROUP.NET

FIGURE 1

CSP OLD HOME - NEW BUILD
 5075 FLINTRIDGE DRIVE
 COLORADO SPRINGS, CO 80918
 (EL PASO COUNTY)



NOTE:
 PLANS ARE TO SCALE WHEN PRINTED ON 24"x36"
 SHEETS. DO NOT SCALE REDUCED COPIES.

SHEET TITLE:		REVISION:	TEP #:
BUILDING ELEVATION III		J	64703-40193
SHEET NUMBER:		6 OF 7	

PROJECT INFORMATION:
CSP OLD HOME
 5075 FLINTRIDGE DRIVE
 COLORADO SPRINGS, CO 80918
 (EL PASO COUNTY)

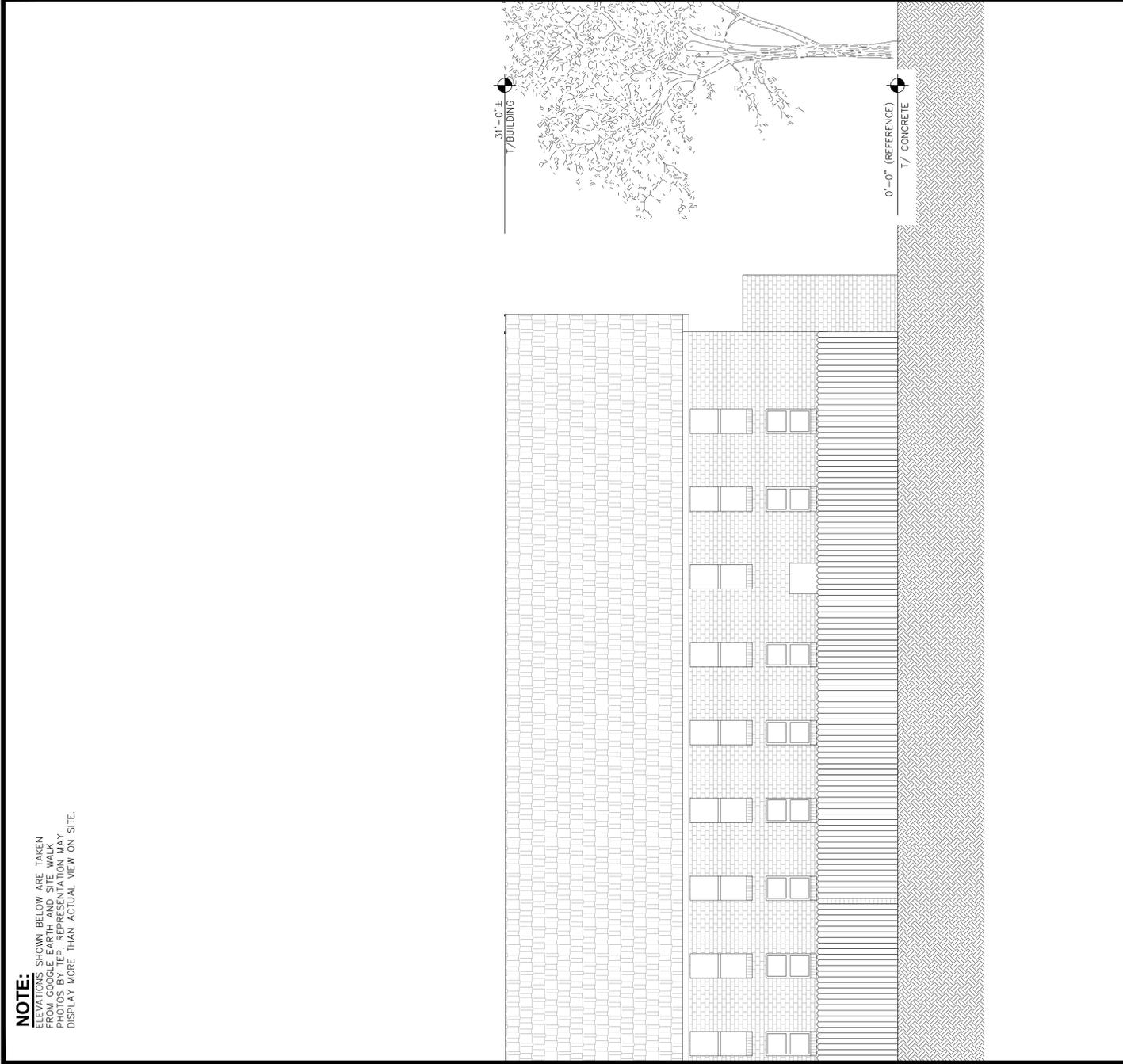
J	10-26-17	ZONING
I	09-25-17	ZONING
H	09-20-17	ZONING
G	05-08-17	ZONING
F	05-08-17	ZONING
E	01-26-17	ZONING
REV	DATE	ISSUED FOR:
DRAWN BY: NES		CHECKED BY: ARB

LAND USE REVIEW
 FILE NUMBER:

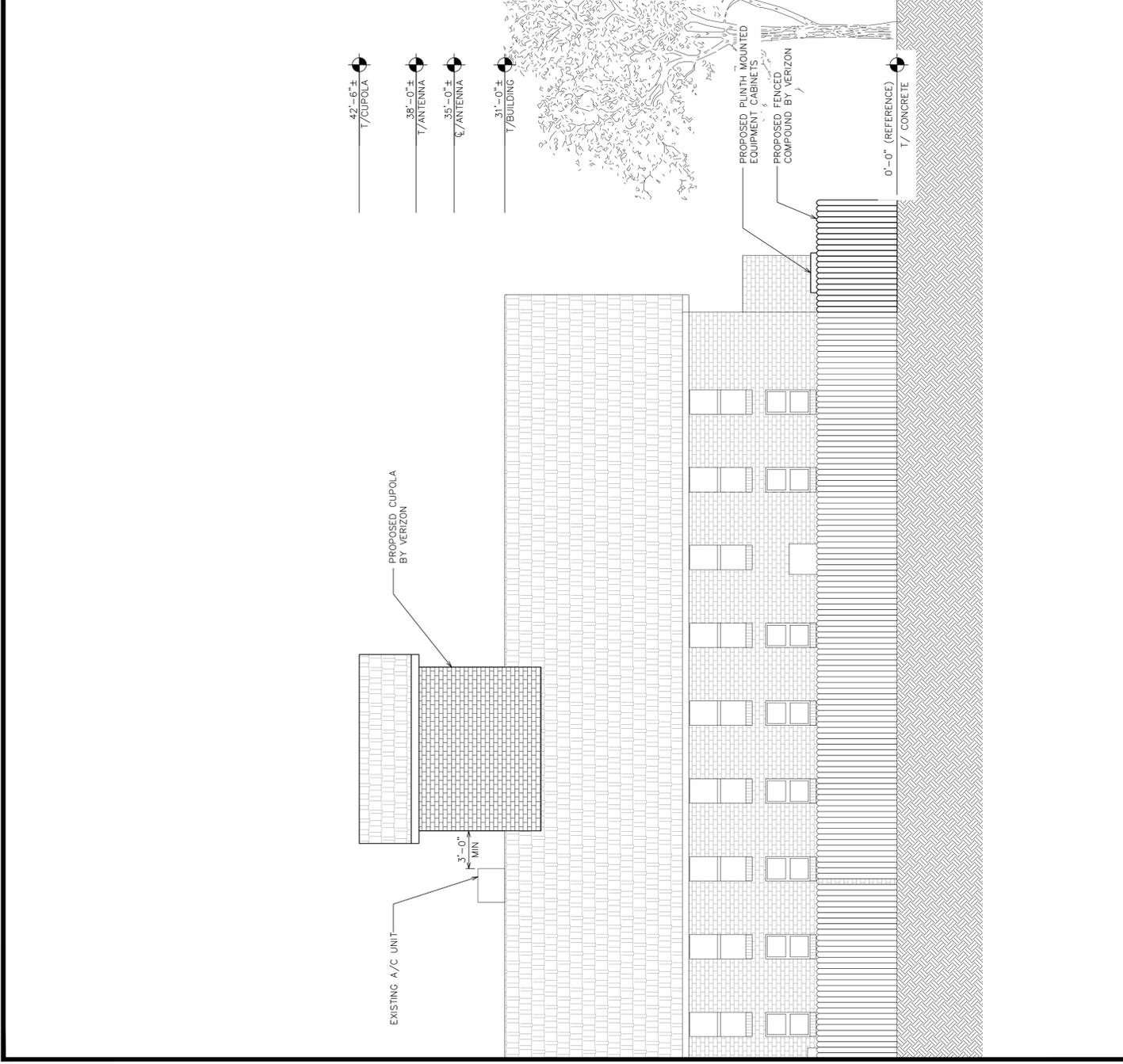
PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
 500 E 84TH AVE, SUITE C-10
 THORNTON, CO 80229
 OFFICE: (303) 566-8914
 www.teppgroup.net

CSP OLD HOME - NEW BUILD
5075 FLINTRIDGE DRIVE
COLORADO SPRINGS, CO 80918
(EL PASO COUNTY)

NOTE:
 ELEVATIONS SHOWN BELOW ARE TAKEN FROM GOOGLE EARTH AND SITE WALK PHOTOS BY TEP. REPRESENTATION MAY DISPLAY MORE THAN ACTUAL VIEW ON SITE.



EXISTING SOUTHWEST ELEVATION
 SCALE: 3/8" = 1'-0"



PROPOSED SOUTHWEST ELEVATION
 SCALE: 3/8" = 1'-0"

SHEET TITLE:

REVISION:

PROJECT INFORMATION:

LAND USE REVIEW FILE NUMBER:

PREPARED BY:

BUILDING ELEVATION IV

J

CSP OLD HOME

SHEET NUMBER:

7 OF 7

SHEET TITLE:

5075 FLINTRIDGE DRIVE
 COLORADO SPRINGS, CO 80918
 (EL PASO COUNTY)

ISSUED FOR:

DATE

ISSUED FOR:

DATE

DRAWN BY:

KEB

CHECKED BY:

ARB

TOWER ENGINEERING PROFESSIONALS
 500 E 84TH AVE, SUITE C-10
 THORNTON, CO 80229
 OFFICE: (303) 566-8914
 www.tepgroup.net

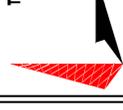


FIGURE 1