

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:

1. INTERNATIONAL BUILDING CODE (2012 EDITION)
2. INTERNATIONAL CODE COUNCIL
3. ANSIT/MEDIA-222-G
4. NATIONAL ELECTRIC CODE (2011 EDITION)
5. LOCAL BUILDING CODE
6. Pikes Peak Regional Building Code (2011 Edition)
7. WIND SPEEDS UNDER THE 2009 IBC: 100 MILES PER HOUR (3-SECOND GUST)
8. SEISMIC: S_s = 18.5, S_w = 5.9
9. FOUNDATION STANDARD: ACI 318
10. FROST DEPTH: MINIMUM 30 INCHES BELOW FINISHED GRADE
11. 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.

1. FACILITY DESIGNED IN ACCORDANCE WITH Pikes Peak Regional Building Code.
2. THIS IS AN UNMANNED FACILITY WHICH WILL NOT REQUIRE ANY WATER OR SEWER FACILITIES.
3. 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:	LEAD ENGINEER:
NAME: VERIZON WIRELESS PROFESSIONALS	NAME: TOWER ENGINEERING PROFESSIONALS
ADDRESS: 3131 S VAUGHN WAY, SUITE 550	ADDRESS: 5075 FLINTRIDGE DRIVE, SUITE C-10
CITY, STATE, ZIP: THORNTON, CO 80229	CITY, STATE, ZIP: THORNTON, CO 80229
CONTACT: JASON SHELLEY	CONTACT: NICHOLAS M. CONSTANTINE, P.E.
PHONE: (970) 646-1283	PHONE: (303) 566-9914
RF ENGINEER:	PROPERTY OWNER:
NAME: VERIZON WIRELESS	NAME: CENTER FOR SPIRITUAL LIVING
ADDRESS: 3131 S VAUGHN WAY, SUITE 550	ADDRESS: LIVING COLORADO SPRINGS
CITY, STATE, ZIP: AURORA, CO 80014	CITY, STATE, ZIP: COLORADO SPRINGS, CO 80905
CONTACT: JOE DAVIS	CONTACT: ED GONZALEZ
SITE APPLICANT:	UTILITIES:
NAME: RETHERFORD ENTERPRISES	POWER COMPANY: COLORADO SPRINGS UTILITIES
CONTACT: PAM GOSS	UTILITIES: UNKNOWN
PHONE: (303) 884-1179	PHONE: (719) 448-4800
SURVEYOR:	ADDRESS:
NAME: ALTURA LAND CONSULTANTS	NAME: 111 S. CASCADE AVE
ADDRESS: 6651 REVERE PARKWAY, STE 165	CITY, STATE, ZIP: COLORADO SPRINGS, CO 80905
CITY, STATE, ZIP: CENTENNIAL, CO 80111	PHONE: (720) 488-1303
CONTACT: JEFF PUS	
PHONE: (720) 488-1303	

CONTACT INFORMATION

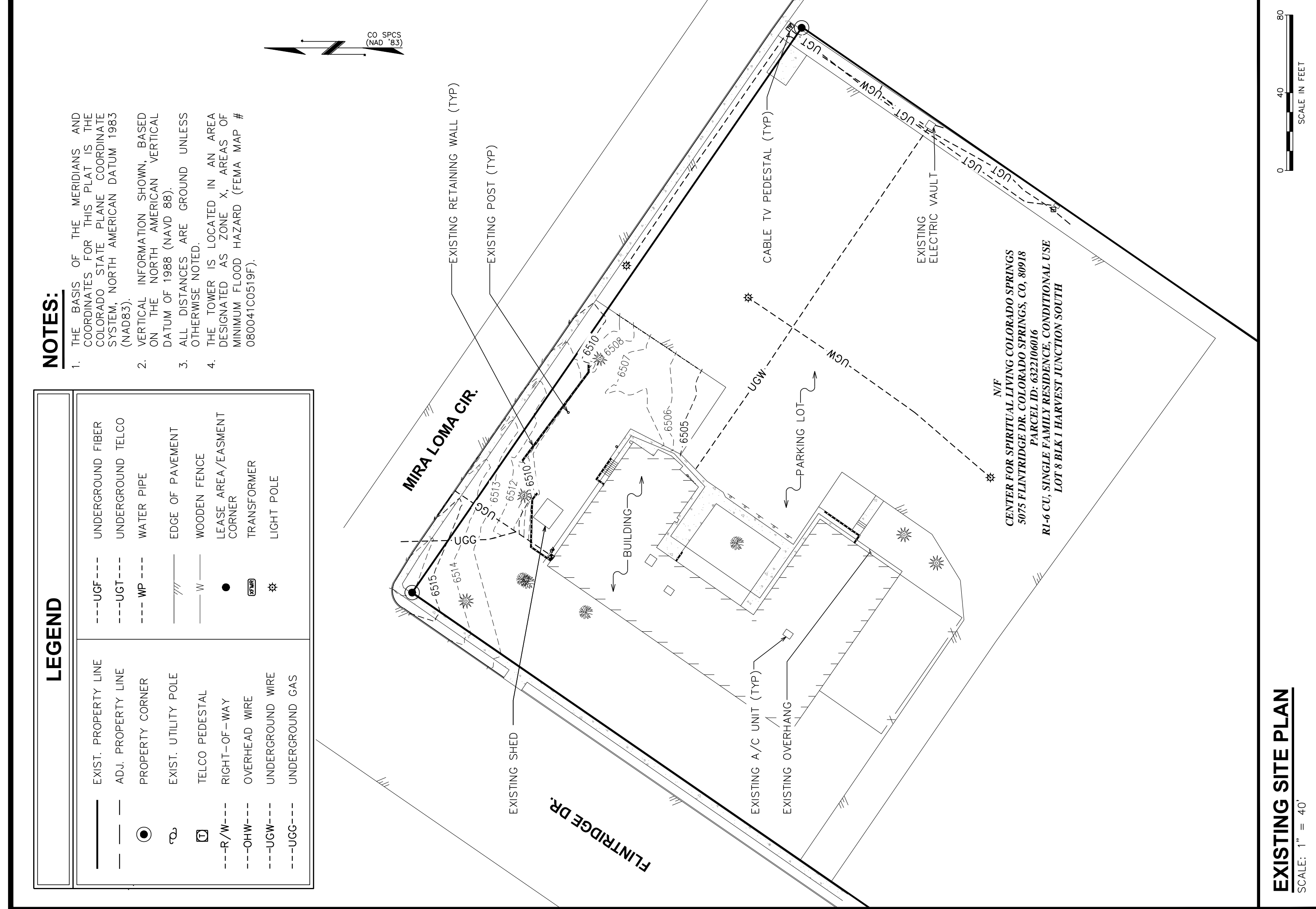
CSP OLD HOME - NEW BUILD
5075 FLINTRIDGE DRIVE
COLORADO SPRINGS, CO 80918
(EL PASO COUNTY)



LEGEND

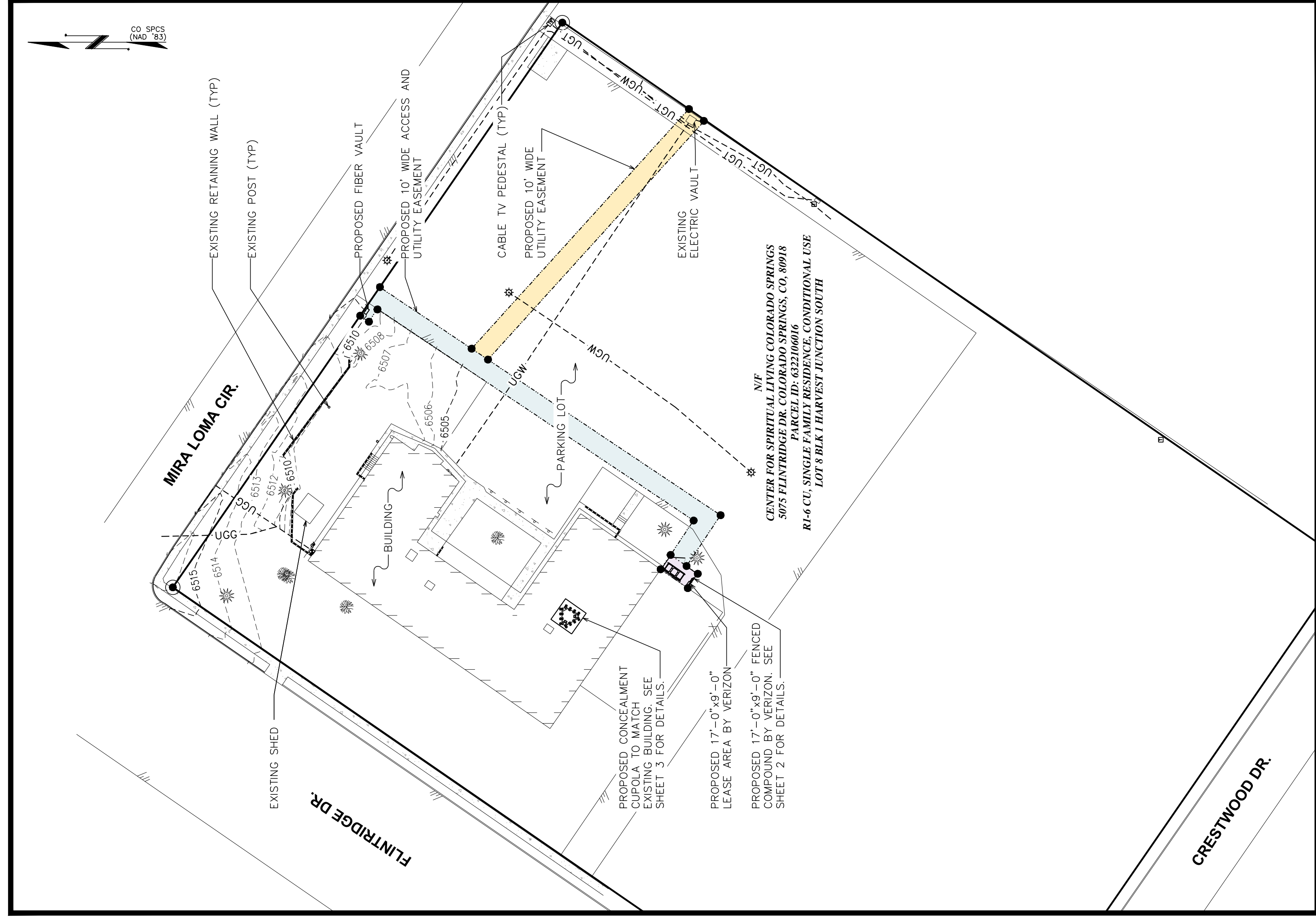
—	EXIST. PROPERTY LINE	---	UGF	UNDERGROUND FIBER
- - -	ADJ. PROPERTY LINE	---	UGT	UNDERGROUND TELCO
●	PROPERTY CORNER	---	WP	WATER PIPE
○	EXIST. UTILITY POLE	---	W	EDGE OF PAVEMENT
□	TELCO PEDESTAL	---	W	WOODEN FENCE
-R/W-	RIGHT-OF-WAY	●	W	LEASE AREA/EASEMENT CORNER
-OHW-	OVERHEAD WIRE	⊕	W	TRANSFORMER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

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



EXISTING SITE PLAN

SCALE: 1" = 40'



PROPOSED SITE PLAN

SCALE: 1" = 40'

COVER SHEET

SHEET TITLE: **COVER SHEET**

REVISION: **J**

SHEET NUMBER: **1 OF 7**

TEP #: 64703-40193

PROJECT INFORMATION:

CSP OLD HOME

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

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

LAND USE REVIEW

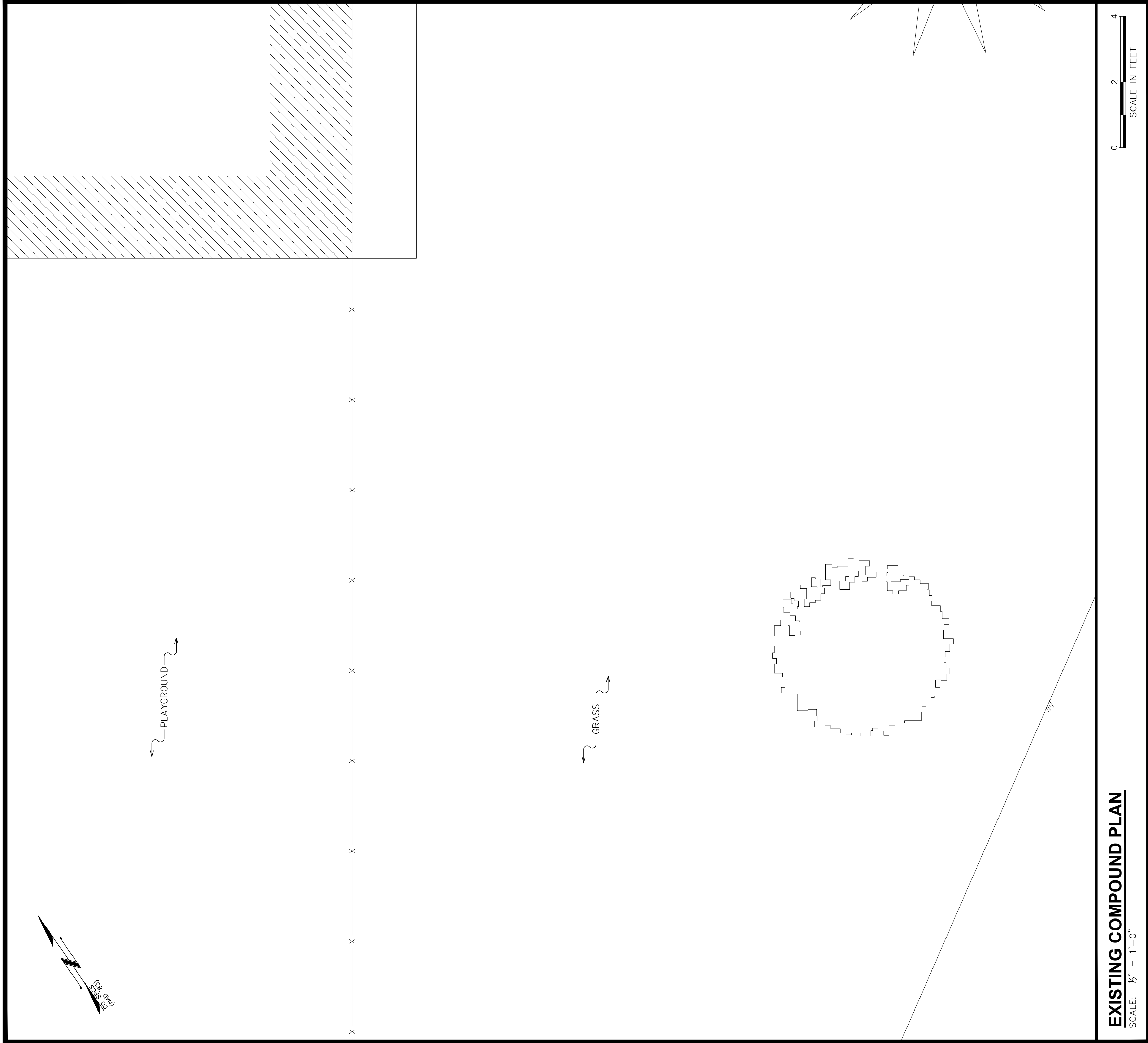
FILE NUMBER:	ZONING
J 10-26-17	ZONING
I 09-25-17	ZONING
H 09-20-17	ZONING
G 05-08-17	ZONING
F 05-03-17	ZONING
E 01-26-17	ZONING
REV	DATE
ISSUED FOR:	ZONING
DRAWN BY: KES	CHECKED BY: ARE

PREPARED BY:

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

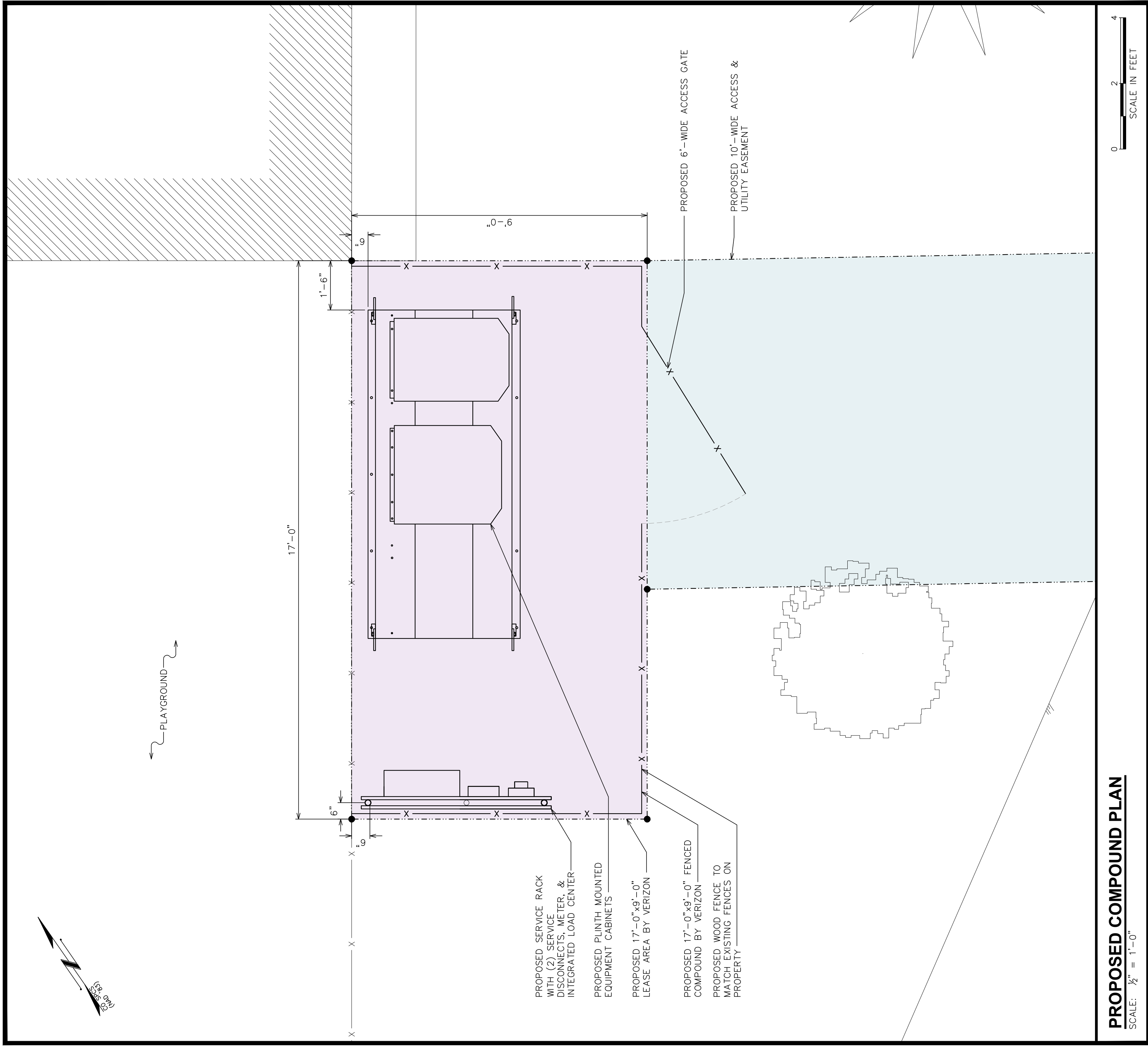
FIGURE 1

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



EXISTING COMPOUND PLAN

SCALE: 1/8" = 1'-0"



PROPOSED COMPOUND PLAN

SCALE: 1/8" = 1'-0"

SHEET TITLE:

REVISION:

COMPOUND PLAN

J

SHEET NUMBER:

2 OF 7

TEP #: 64703-40193

PROJECT INFORMATION:

CSP OLD HOME

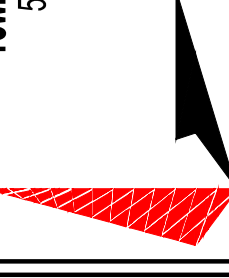
5075 FLINTRIDGE DRIVE
 COLORADO SPRINGS, CO 80918
 (EL PASO COUNTY)

LAND USE REVIEW
 FILE NUMBER:

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:	KEB	CHECKED BY:	ARB

PREPARED BY:

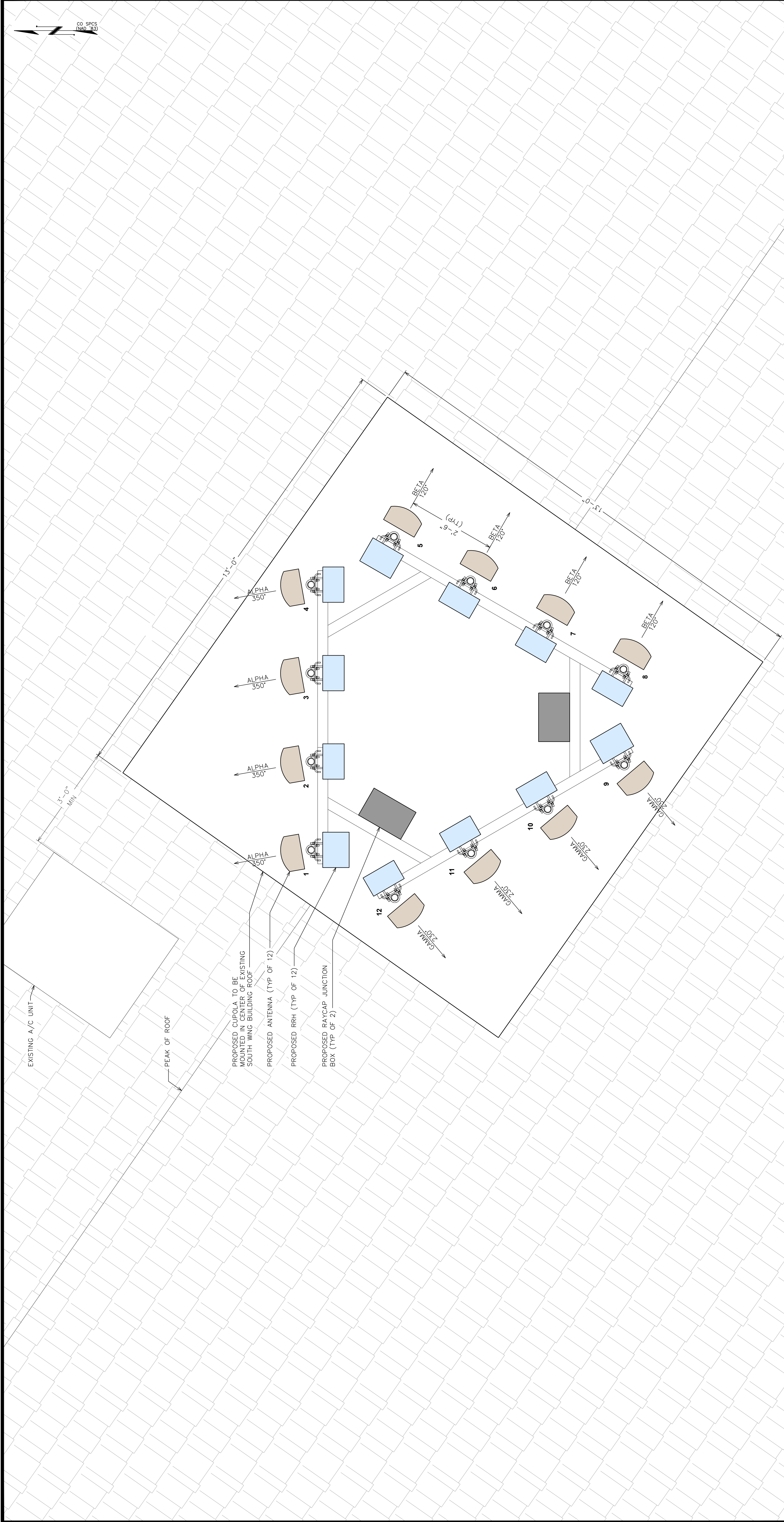
TOWER ENGINEERING PROFESSIONALS
 500 E 84TH AVE, SUITE C-10
 THORNTON, CO 80229
 OFFICE: (303) 566-8914
 www.teppgroup.net



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

FIGURE 1

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



ANTENNA LAYOUT DETAIL
 SCALE: 3/8" = 1'-0"

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

SHEET NUMBER: **3 OF 7**
 TEP #: 64703-40193

SHEET TITLE: **CUPOLA DETAILS**
 REVISION: **J**

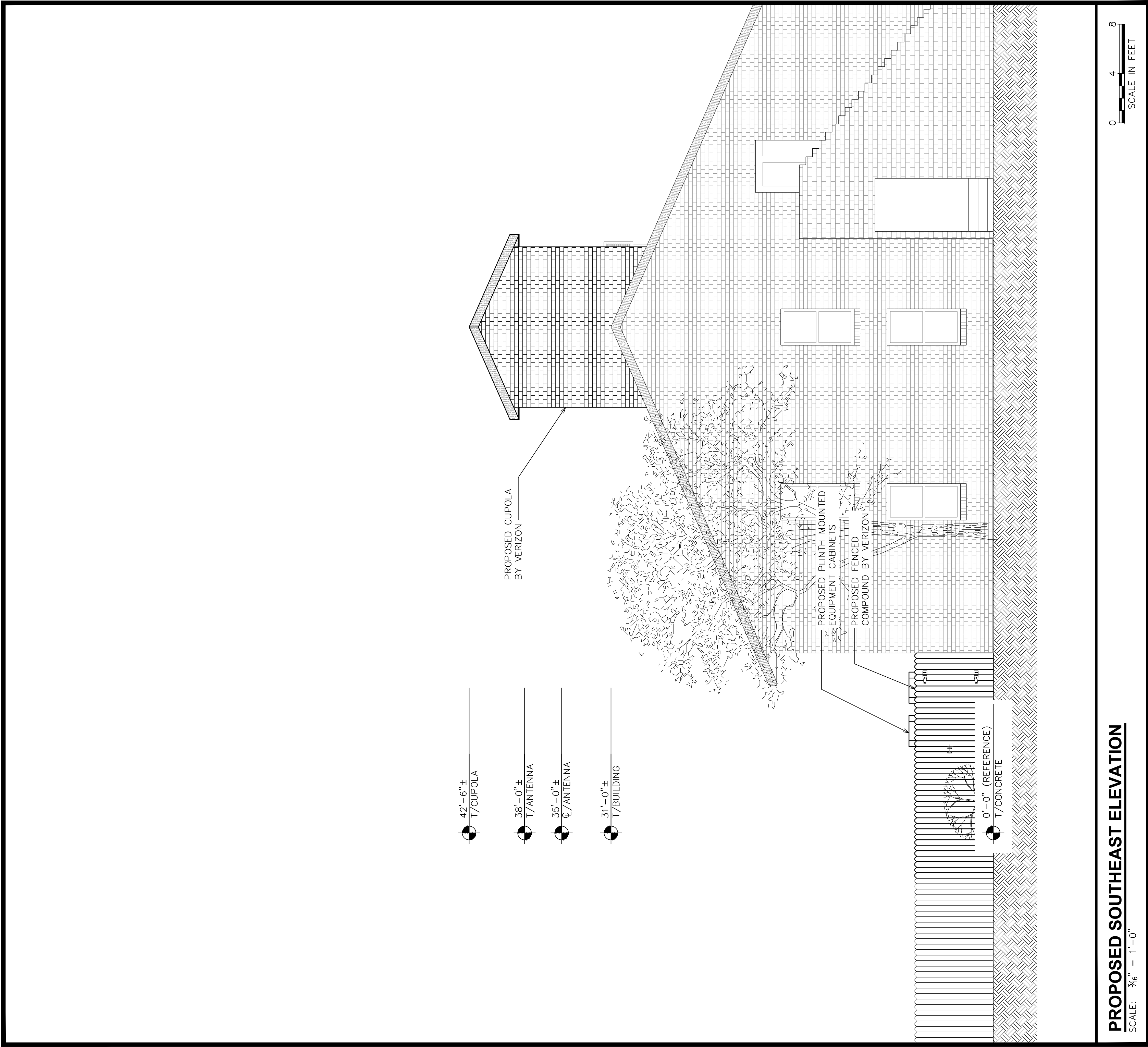
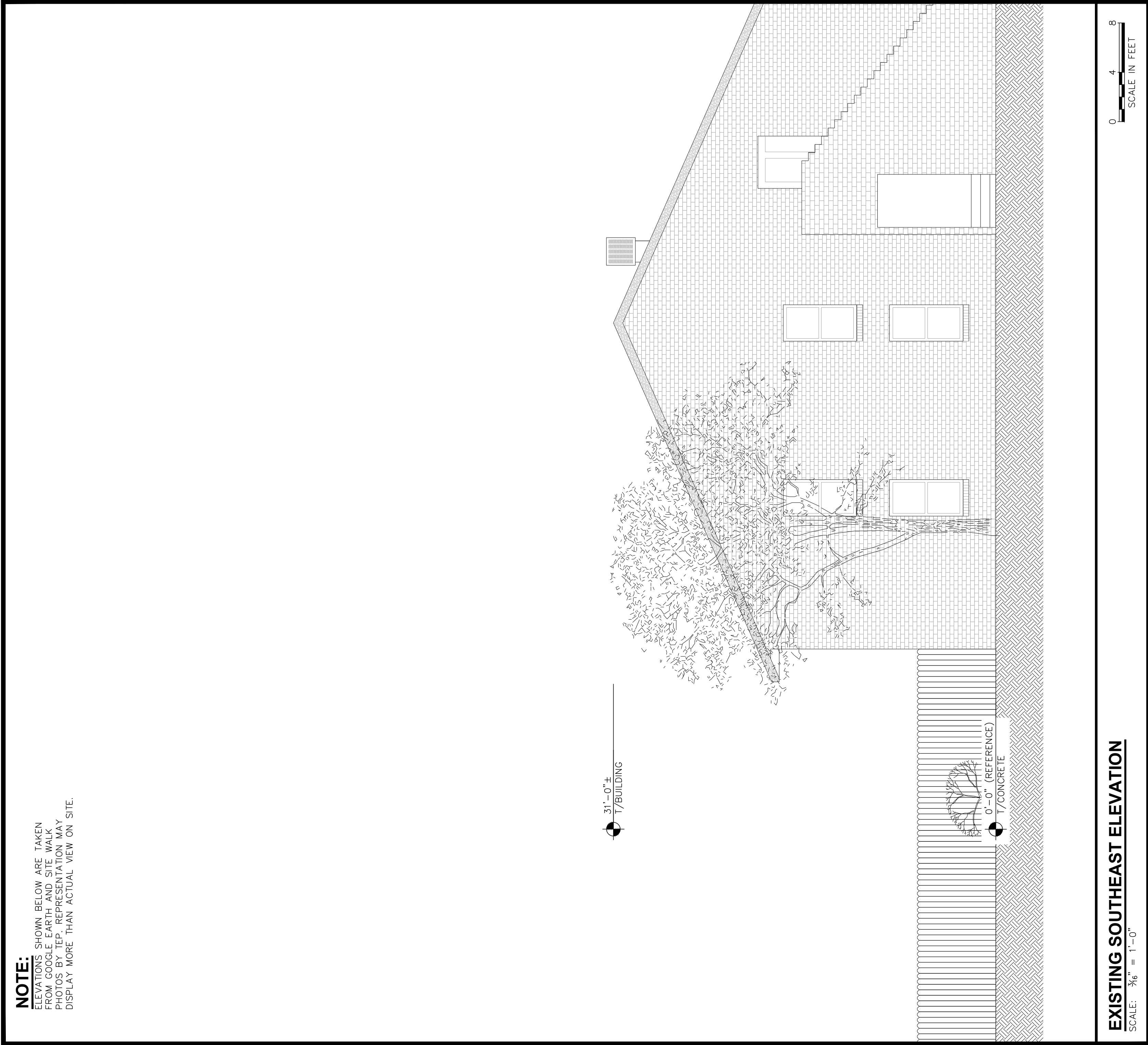
PROJECT INFORMATION:
CSP OLD HOME
 5075 FLINTRIDGE DRIVE
 COLORADO SPRINGS, CO 80918
 (EL PASO COUNTY)

REV	DATE	ISSUED FOR:	CHECKED BY:
J	10-26-17	ZONING	ARB
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.teppro.com

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 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:

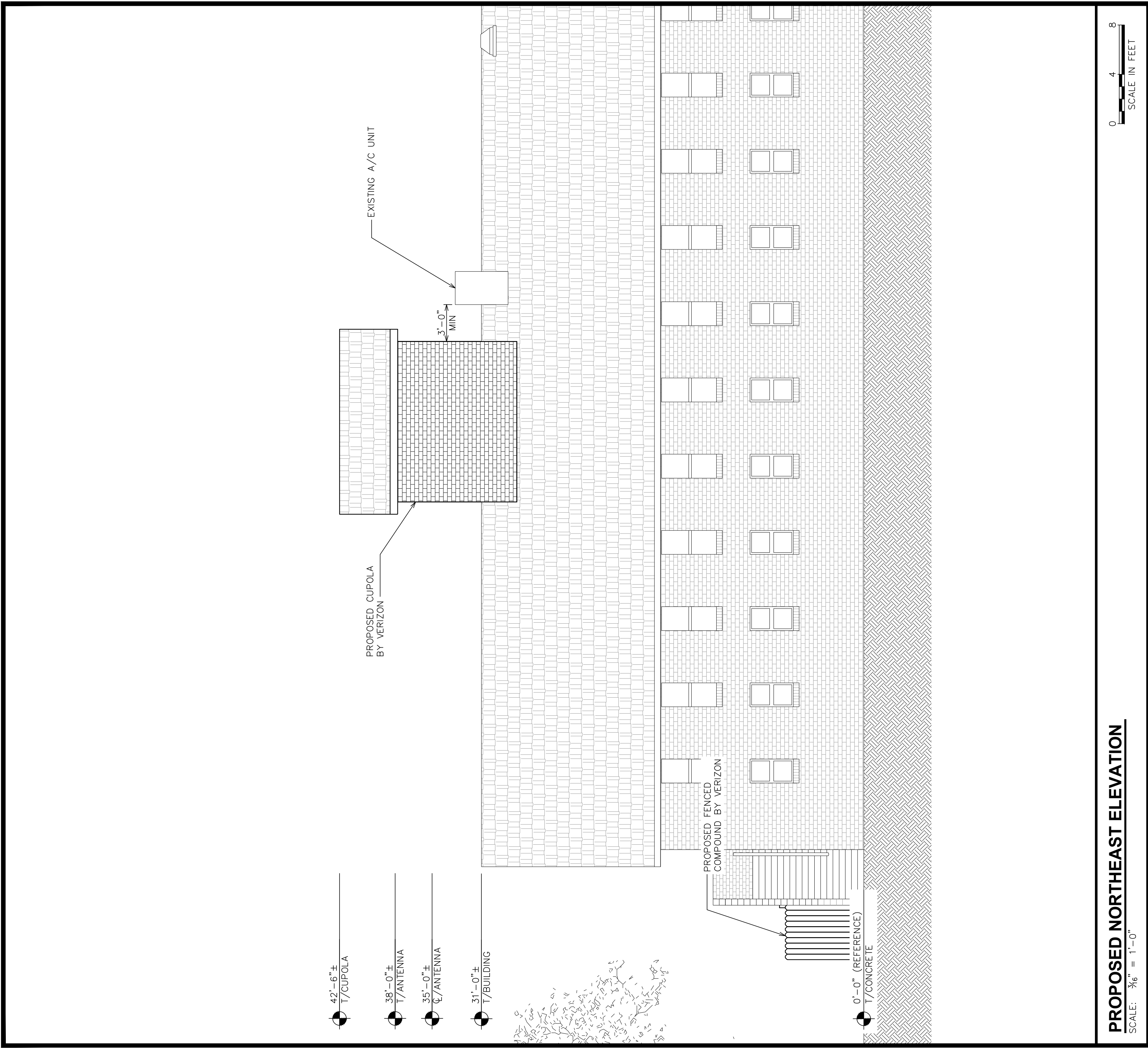
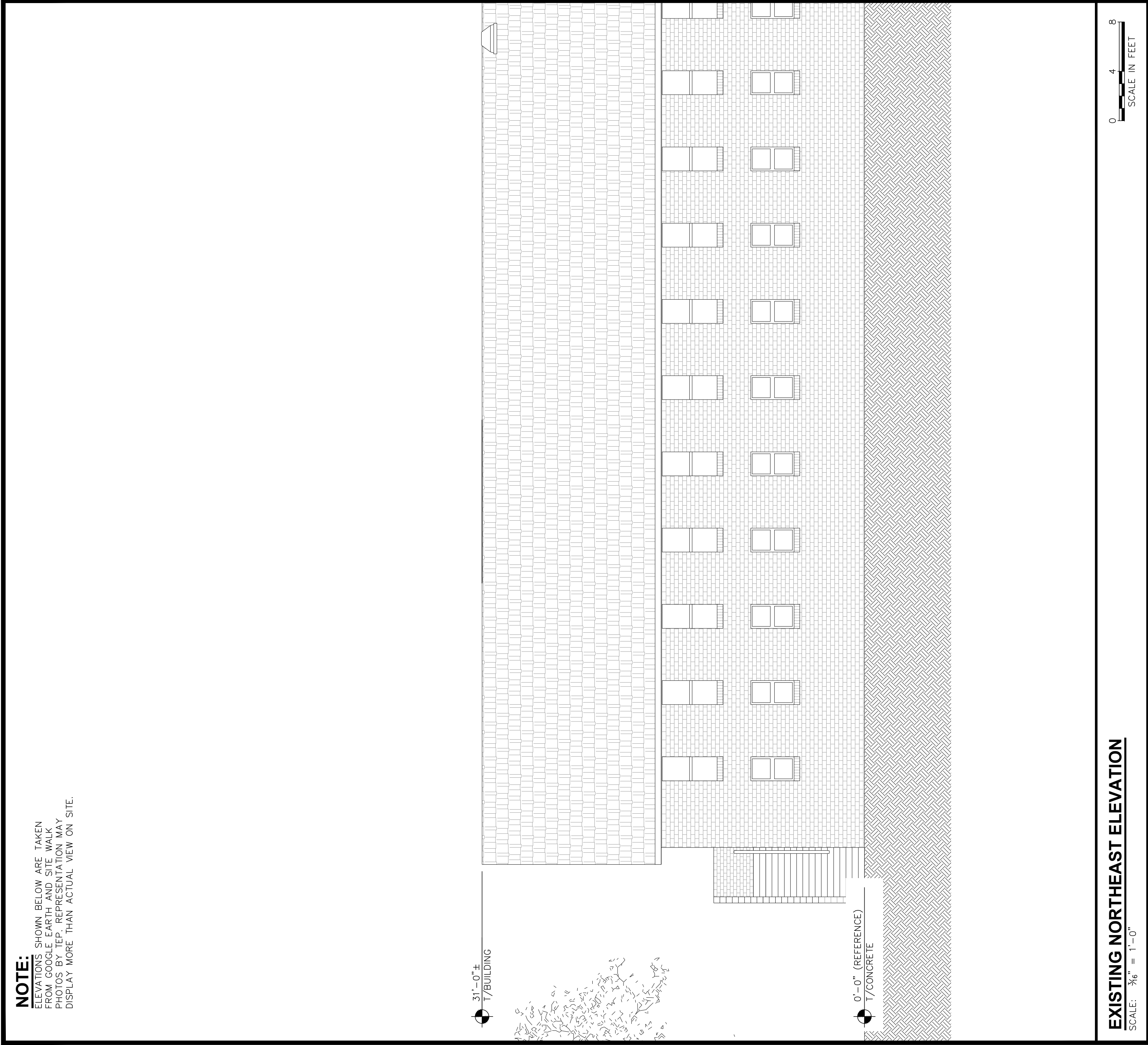
PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
 500 E 84TH AVE, SUITE C-10
 THORNTON, CO 80229
 OFFICE: (303) 566-8914
 www.tepgroup.net

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)



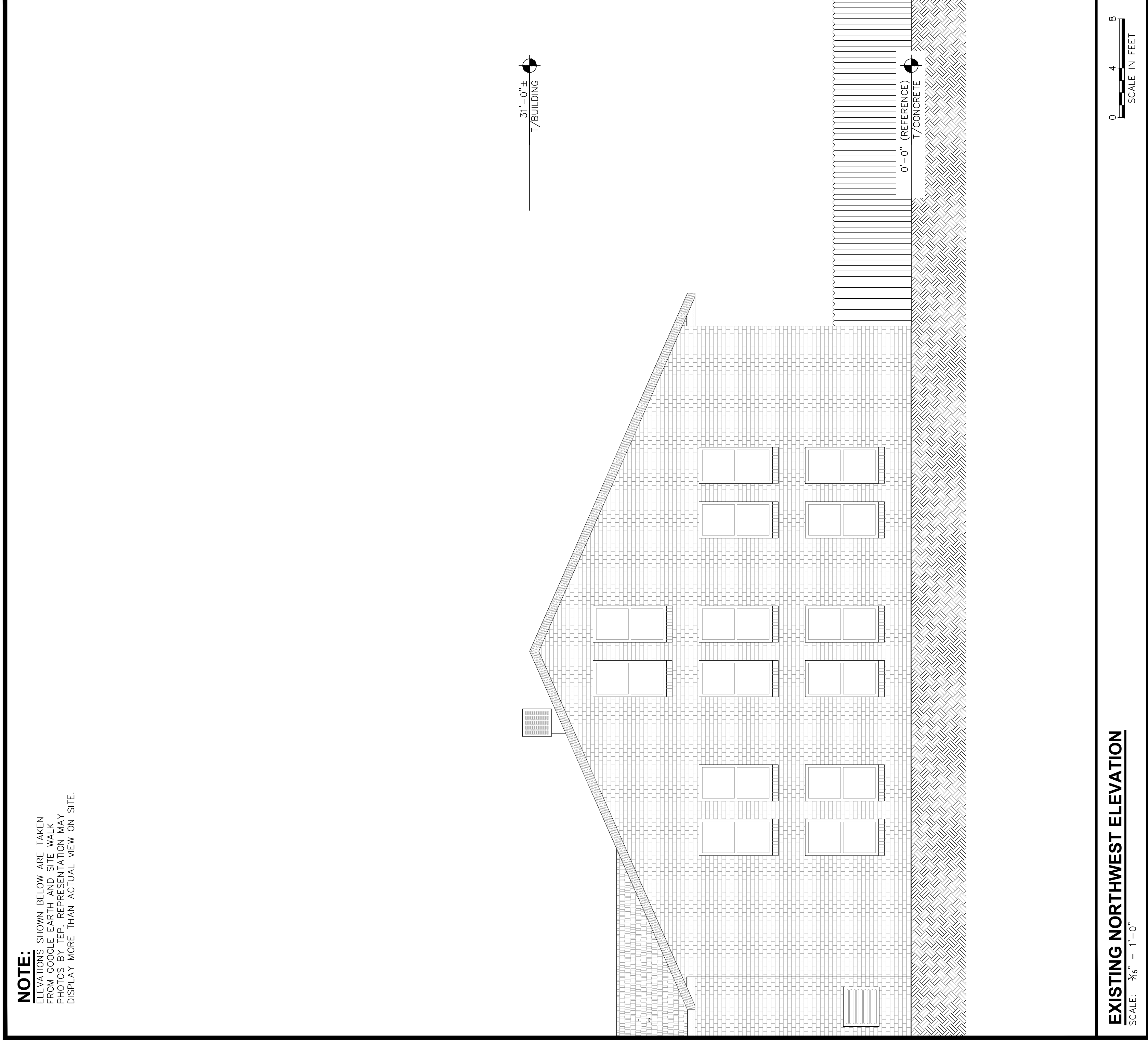
SHEET TITLE:		REVISION:		PROJECT INFORMATION:		PREPARED BY:	
BUILDING ELEVATION II		J		CSP OLD HOME		TOWER ENGINEERING PROFESSIONALS	
SHEET NUMBER:		ZONING		5075 FLINTRIDGE DRIVE		500 E 84TH AVE, SUITE C-10	
5 OF 7		J		COLORADO SPRINGS, CO 80918		THORNTON, CO 80229	
TEP #: 64703-40193		DATE		(EL PASO COUNTY)		OFFICE: (303) 566-8914	
		ISSUED FOR:		DRAWN BY: NES		www.tepgroup.net	
		CHECKED BY: ARB					
		LAND USE REVIEW FILE NUMBER:					

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

FIGURE 1

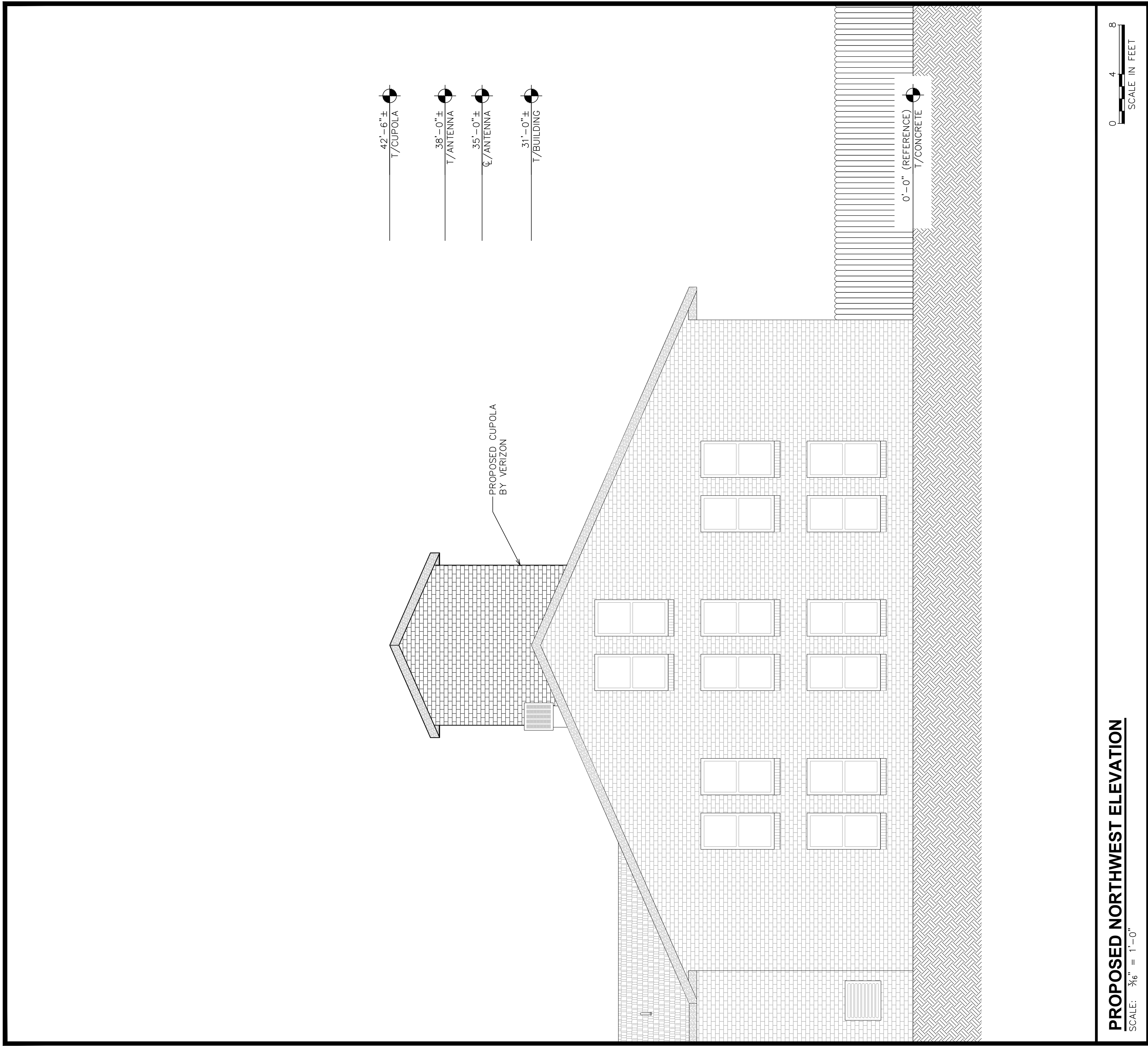
CSP OLD HOME - NEW BUILD
5075 FLINTRIDGE DRIVE
COLORADO SPRINGS, CO 80918
(EL PASO COUNTY)

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



EXISTING NORTHWEST ELEVATION

SCALE: $\frac{3}{8}'' = 1'-0''$



PROPOSED NORTHWEST ELEVATION

SCALE: $\frac{3}{8}'' = 1'-0''$

SHEET TITLE:

BUILDING ELEVATION III

REVISION: **J**

SHEET NUMBER:

6 OF 7

TEP #: 64703-40193

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:

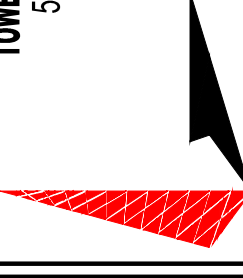
TOWER ENGINEERING PROFESSIONALS

500 E 84TH AVE, SUITE C-10

THORNTON, CO 80229

OFFICE: (303) 566-8914

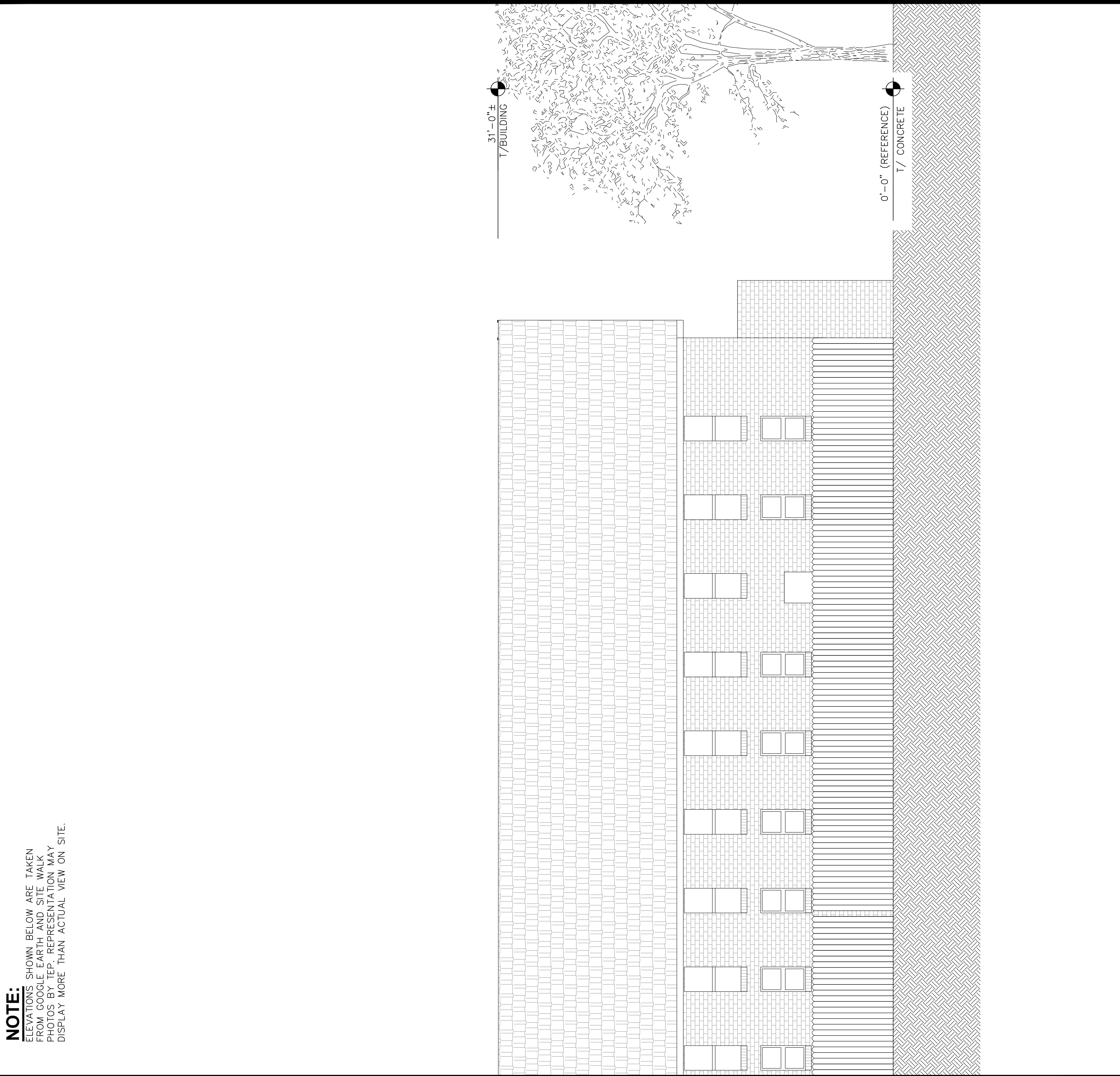
WWW.TEPGROUP.NET



NOTE:
 PLANS ARE TO SCALE WHEN PRINTED ON 24"X36" SHEETS. DO NOT SCALE REDUCED COPIES.

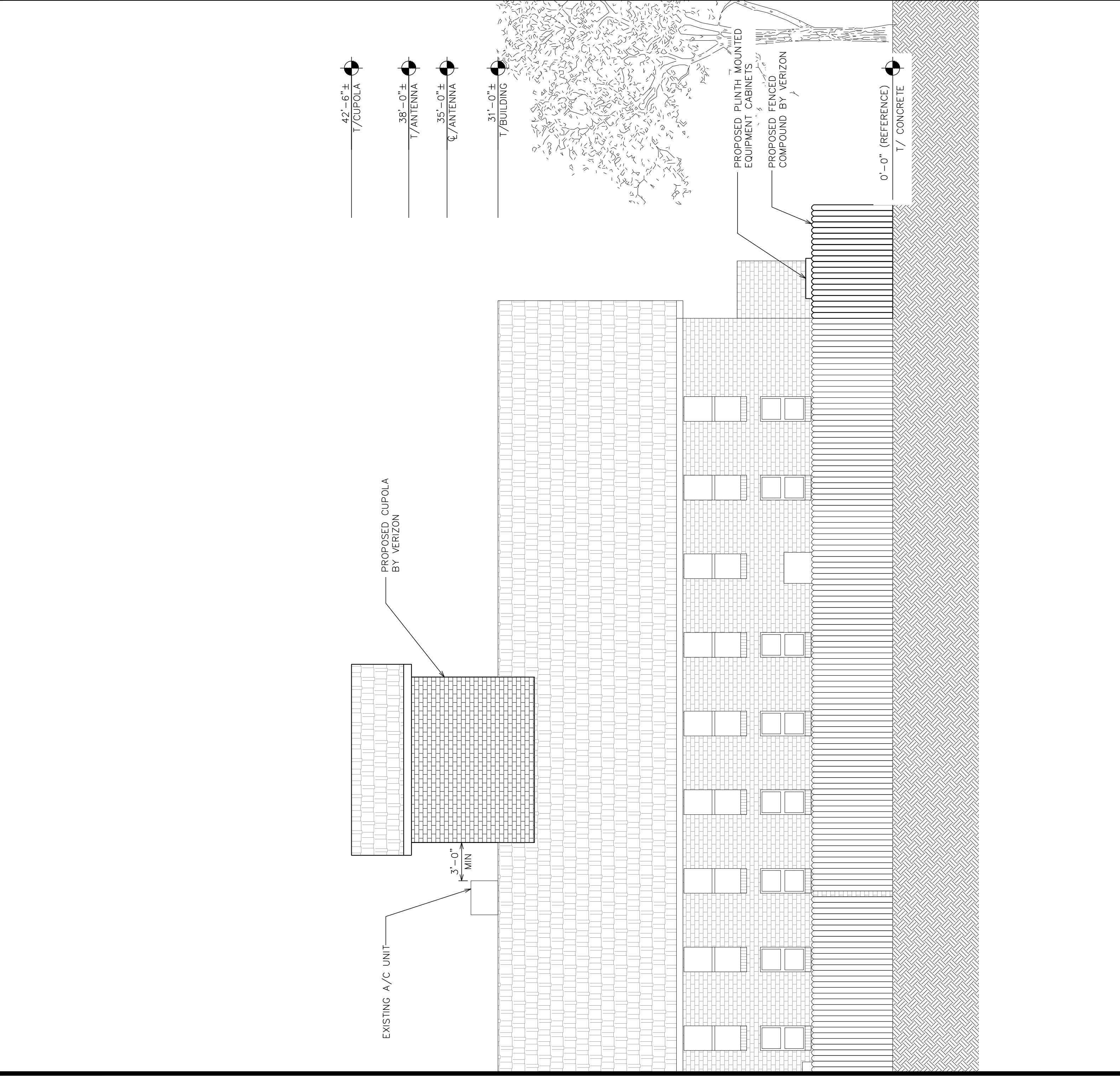
FIGURE 1

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.

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



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

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

REVISION:
J

SHEET TITLE:
BUILDING ELEVATION IV

SHEET NUMBER:
7 OF 7

TEP #: 64703-40193

REV	DATE	ISSUED FOR:	DRAWN BY:	CHECKED BY:
J	10-26-17	ZONING	KEB	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

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