

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 THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. INTERNATIONAL BUILDING CODE (2015 EDITION)
2. INTERNATIONAL CODE COUNCIL
3. ANSI/TIA/EIA-222-G
4. NATIONAL ELECTRIC CODE (2014 EDITION)
5. LOCAL BUILDING CODE
6. PIKES PEAK REGIONAL BUILDING CODE (2017 EDITION)
7. WIND SPEEDS UNDER THE 2009 IBC: 100 MILES PER HOUR (3-SECOND GUST)
8. SEISMIC: $S_s = 18.5$, $S_1 = 5.9$
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 APPURTENANCES IN A PROPOSED CONCEALMENT TOWER, & SERVICE EQUIPMENT. NO WATER OR SEWER IS REQUIRED.

1. FACILITY DESIGNED IN ACCORDANCE WITH EL PASO COUNTY 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

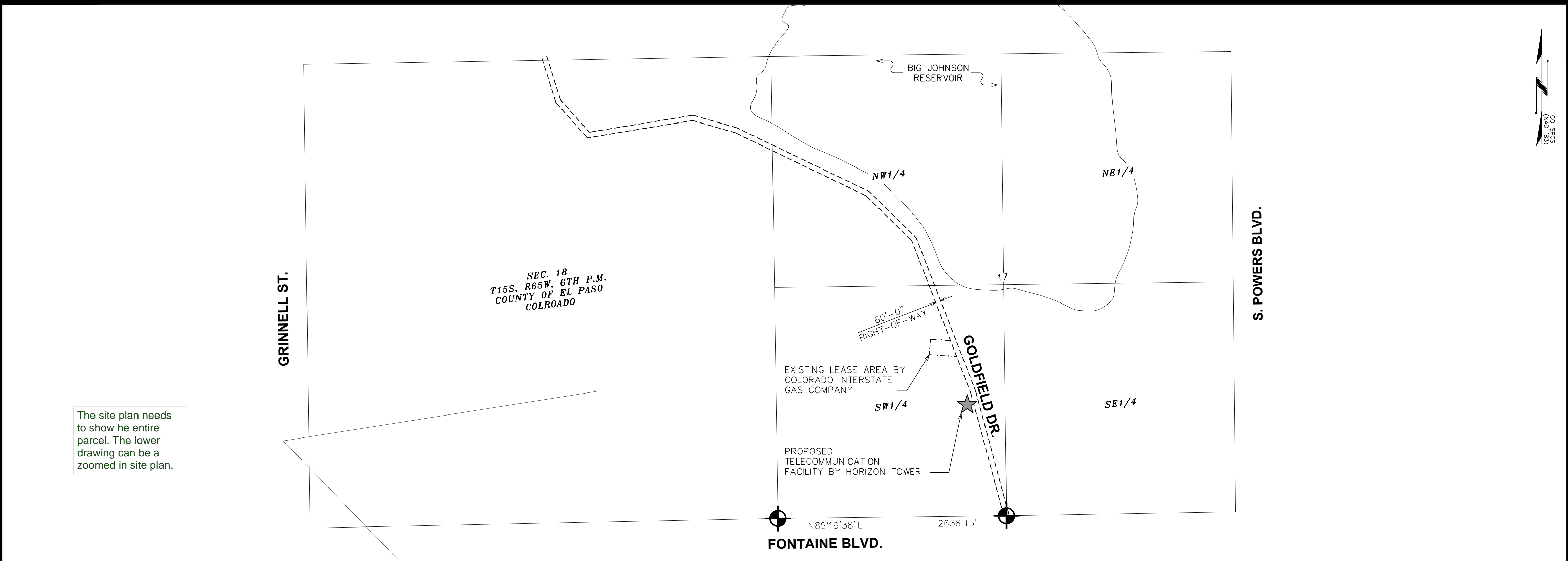
SITE NAME: FOUNTAIN VALLEY
PROJECT DESCRIPTION: PROPOSED TELECOMMUNICATION FACILITY
STRUCTURE TYPE: 70' TALL FAUX WATER TOWER
PROPERTY ADDRESS: FONTAINE BLVD. & GOLDFIELD DR. COLORADO SPRINGS, CO 80911 (EL PASO COUNTY)
JURISDICTION: EL PASO COUNTY
AREA OF CONSTRUCTION: 2,500 ± SQ. FT. (LEASE AREA)
PARCEL ID: 5500000164
ZONING: A-5 - AGRICULTURAL
ACREAGE: 624.18

PROJECT INFORMATION

TOWER OWNER:
NAME: HORIZON TOWER, LLC
CONTACT: SUZIE DENSMORE
PHONE: (925) 314-1113 x243
UTILITIES:
POWER COMPANY: COLORADO SPRINGS UTILITIES
UNKNOWN
CONTACT: (719) 448-4800
PHONE:
ADDRESS: 111 S. CASCADE AVE. COLORADO SPRINGS, CO 80903
SITE APPLICANT:
NAME: Q3 CONSULTING, INC.
CONTACT: MARK PAIZ
PHONE: (720) 925-5103
SURVEYOR:
NAME: ALTURA LAND CONSULTANTS
ADDRESS: 6551 REVERE PARKWAY, STE 165
CITY, STATE, ZIP: CENTENNIAL, CO 80111
CONTACT: JESUS LUGO, PLS
PHONE: (720) 488-1303
LEAD ENGINEER:
NAME: TOWER ENGINEERING PROFESSIONALS
ADDRESS: 500 E 84TH AVE, SUITE C-10
CITY, STATE, ZIP: THORNTON, CO 80229
CONTACT: NICHOLAS M. CONSTANTINE, P.E.
PHONE: (303) 566-9914
PROPERTY OWNER:
NAME: FOUNTAIN VALLEY SCHOOL
ADDRESS: 6155 FOUNTAIN VALLEY SCHOOL RD.
CITY, STATE, ZIP: COLORADO SPRINGS, CO 80911

CONTACT INFORMATION

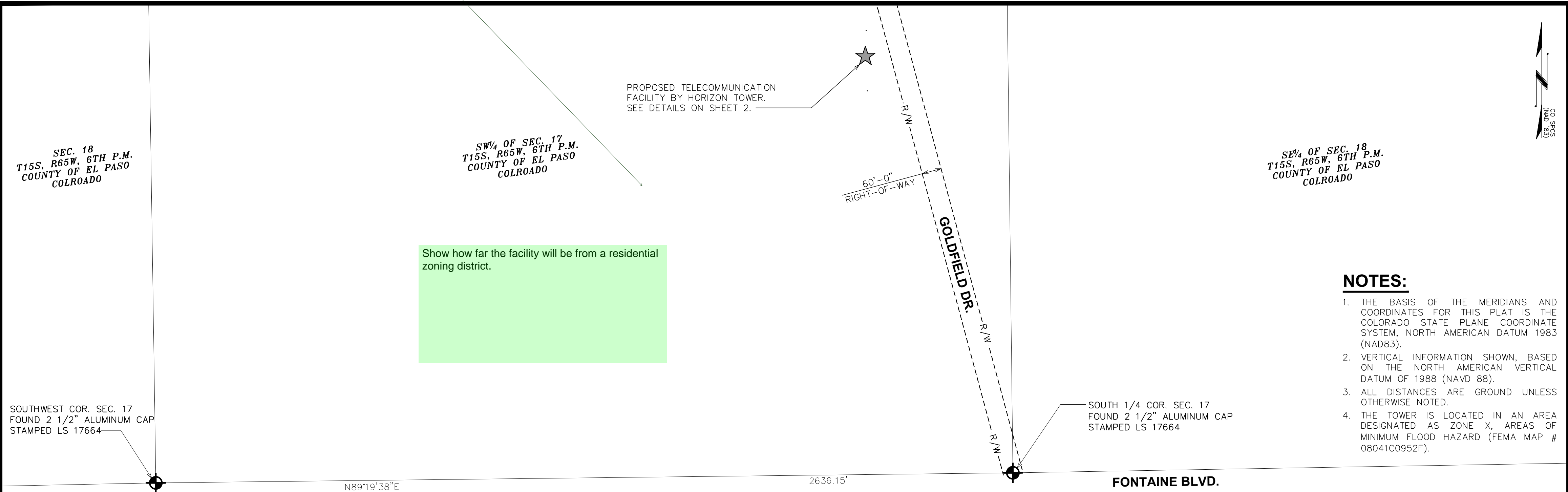
FOUNTAIN VALLEY CO4714T- NEW BUILD
FONTAINE BLVD. & GOLDFIELD DR.
COLORADO SPRINGS, CO 80911
(EL PASO COUNTY)



AREA MAP

SCALE: 1" = 750'

0 750 1500
SCALE IN FEET



SITE PLAN

SCALE: 1" = 200'


0 200 400
SCALE IN FEET

NOTES:

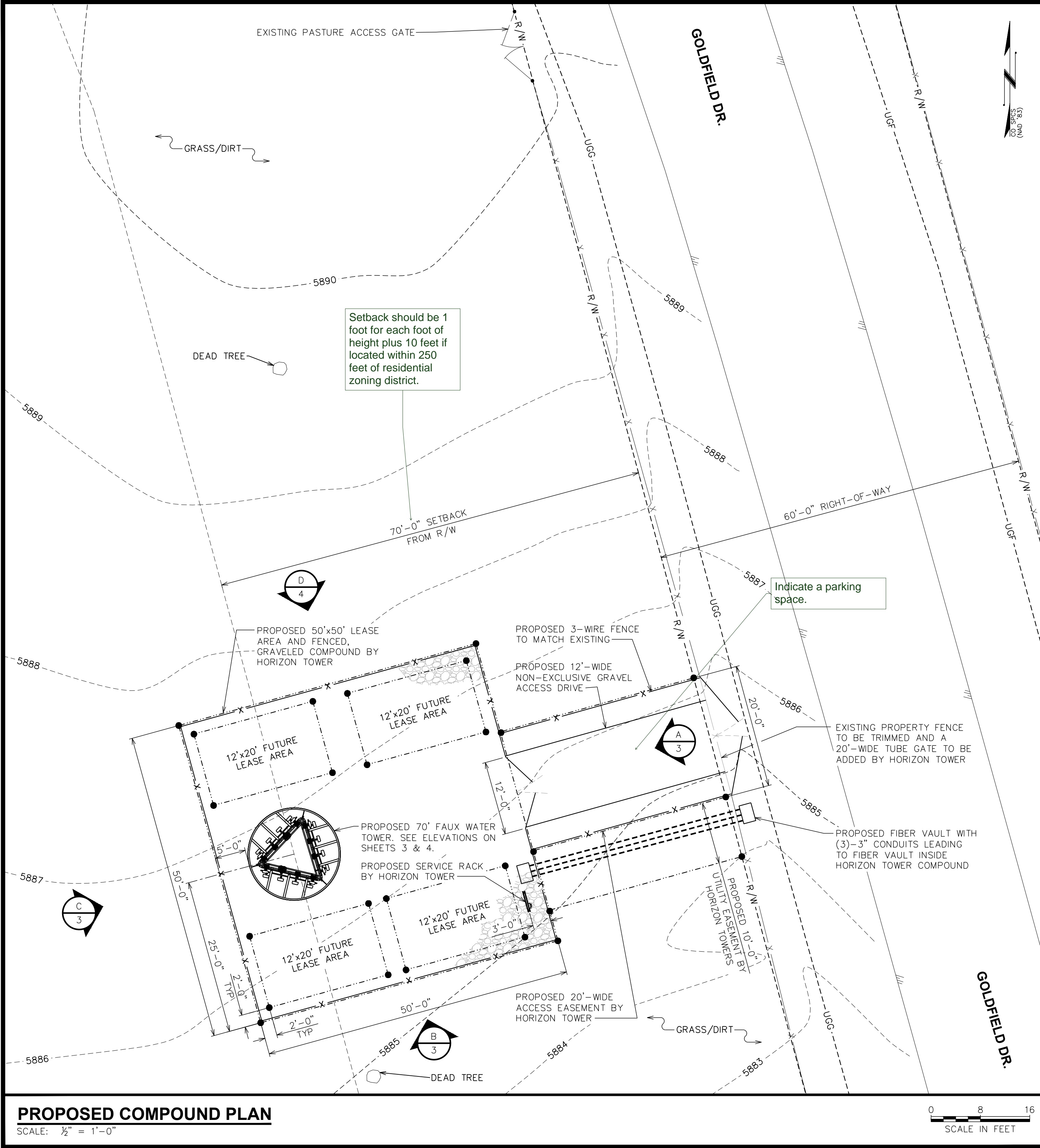
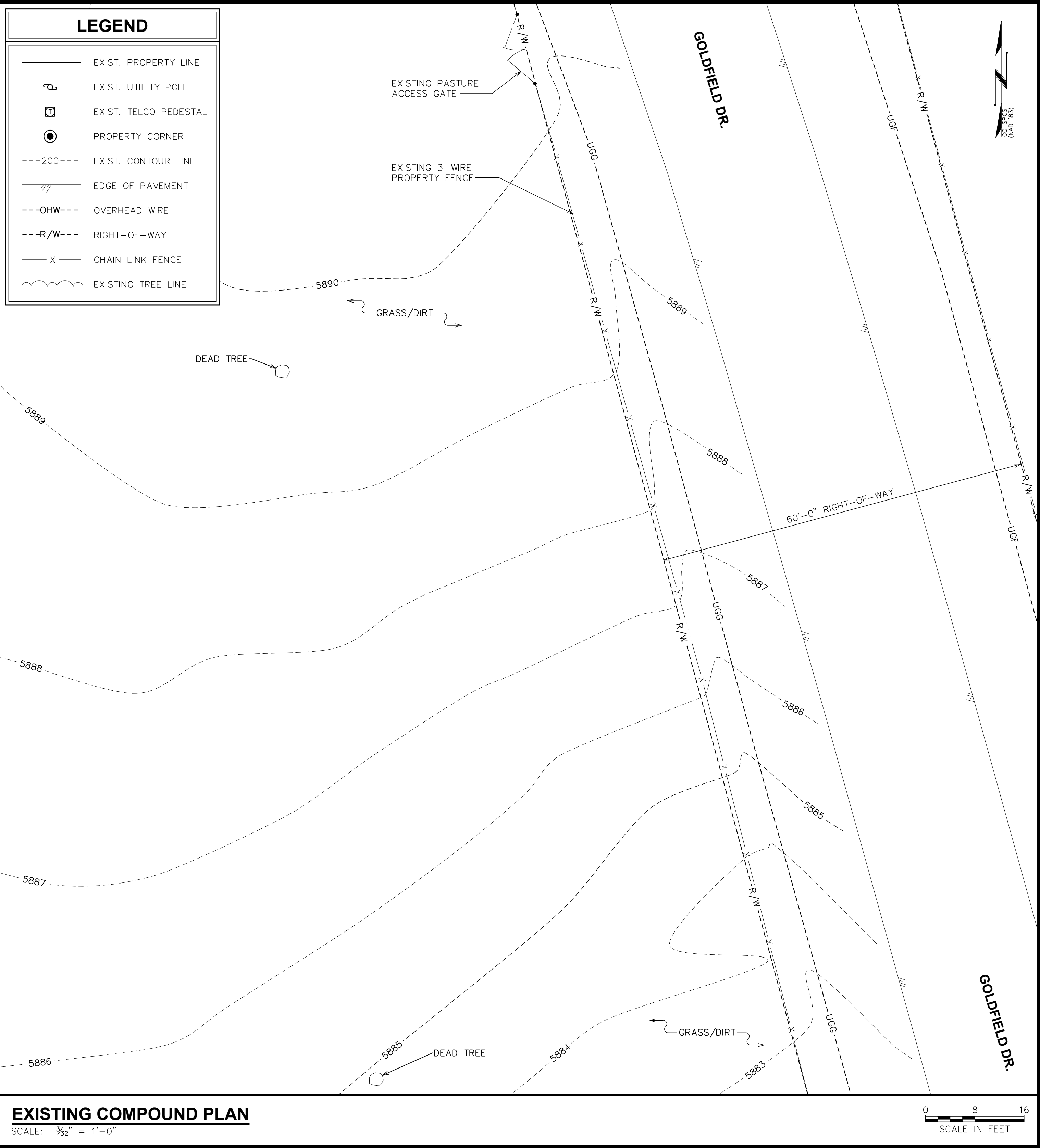
1. THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAT IS THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83).
2. VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
4. THE TOWER IS LOCATED IN AN AREA DESIGNATED AS ZONE X, AREAS OF MINIMUM FLOOD HAZARD (FEMA MAP # 08041C0952F).

SHEET	DESCRIPTION
1 OF 4	COVER SHEET AND SITE PLAN
2 OF 4	COMPOUND PLAN
3 OF 4	TOWER ELEVATION I
4 OF 4	TOWER ELEVATION II
SHEET INDEX	

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

SHEET TITLE: COVER SHEET		REVISION: E	PROJECT INFORMATION: FOUNTAIN VALLEY CO4714		<table><tr><td>E</td><td>01-16-19</td><td>ZONING</td></tr><tr><td>D</td><td>12-19-18</td><td>ZONING</td></tr><tr><td>C</td><td>10-05-18</td><td>ZONING</td></tr><tr><td>B</td><td>09-14-18</td><td>ZONING</td></tr><tr><td>A</td><td>09-14-18</td><td>ZONING</td></tr><tr><td>REV</td><td>DATE</td><td>ISSUED FOR:</td></tr></table>		E	01-16-19	ZONING	D	12-19-18	ZONING	C	10-05-18	ZONING	B	09-14-18	ZONING	A	09-14-18	ZONING	REV	DATE	ISSUED FOR:	LAND USE REVIEW FILE NUMBER:	<div>PREPARED BY: TOWER ENGINEERING PROFESSIONALS 500 E 84TH AVE, SUITE C-10 THORNTON, CO 80229 OFFICE: (303) 566-9914 www.tepgroup.net</div> 
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SHEET NUMBER: 1 OF 4		FONTAINE BLVD & GOLDFIELD DR. COLORADO SPRINGS, CO 80911 (EL PASO COUNTY)		<table><tr><td>DRAWN BY:</td><td>KES</td><td>CHECKED BY:</td><td>ARB</td></tr></table>		DRAWN BY:	KES	CHECKED BY:	ARB																	
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TEP #:144629.157279																										

FOUNTAIN VALLEY CO4714T- NEW BUILD
FONTAINE BLVD. & GOLDFIELD DR.
COLORADO SPRINGS, CO 80911
(EL PASO COUNTY)



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SHEET TITLE: COMPOUND PLAN		REVISION: E	PROJECT INFORMATION: FOUNTAIN VALLEY CO4714		<table><tr><td></td><td></td><td></td></tr><tr><td>E</td><td>01-16-19</td><td>ZONING</td></tr><tr><td>D</td><td>12-19-18</td><td>ZONING</td></tr><tr><td>C</td><td>10-05-18</td><td>ZONING</td></tr><tr><td>B</td><td>09-14-18</td><td>ZONING</td></tr><tr><td>A</td><td>09-14-18</td><td>ZONING</td></tr><tr><td>REV</td><td>DATE</td><td>ISSUED FOR:</td></tr><tr><td colspan="2">DRAWN BY: KES</td><td>CHECKED BY: ARB</td></tr></table>					E	01-16-19	ZONING	D	12-19-18	ZONING	C	10-05-18	ZONING	B	09-14-18	ZONING	A	09-14-18	ZONING	REV	DATE	ISSUED FOR:	DRAWN BY: KES		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) 566-9914 www.tepgroup.net	
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SHEET NUMBER: 2 OF 4		TEP #:144629.157279		FONTAINE BLVD & GOLDFIELD DR. COLORADO SPRINGS, CO 80911 (EL PASO COUNTY)																														

70'-0"±
T/ TOWER

65'-0"
E/FUTURE CARRIER ANTENNAS

55'-0"
E/FUTURE CARRIER ANTENNAS

45'-0"
E/FUTURE CARRIER ANTENNAS

35'-0"±
E/ANTENNAS BY VERIZON

7'-0"
T/ FENCE

0'-0" (REFERENCE)
T/ CONCRETE

PROPOSED FAUX WATER
TOWER BY HORIZON TOWER.
MANUFACTURER TBD.

PROPOSED
MICROWAVE ANTENNA

PROPOSED FENCED COMPOUND
BY HORIZON TOWER

0 4 8
SCALE IN FEET

PROPOSED SOUTH ELEVATION

B

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

SCALE: $\frac{3}{16}" = 1'-0"$



SCALE: $\frac{3}{16}" = 1'-0"$

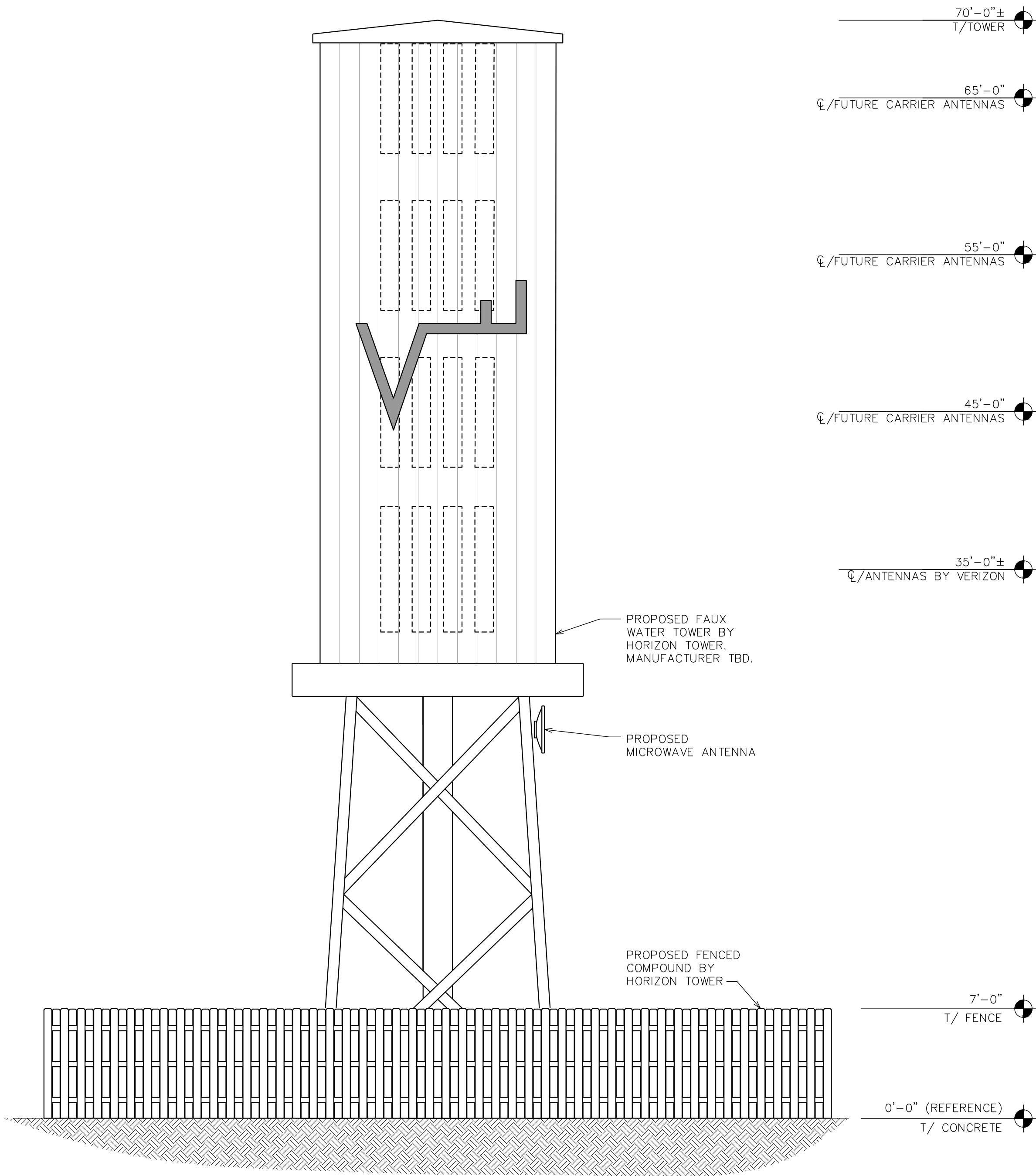


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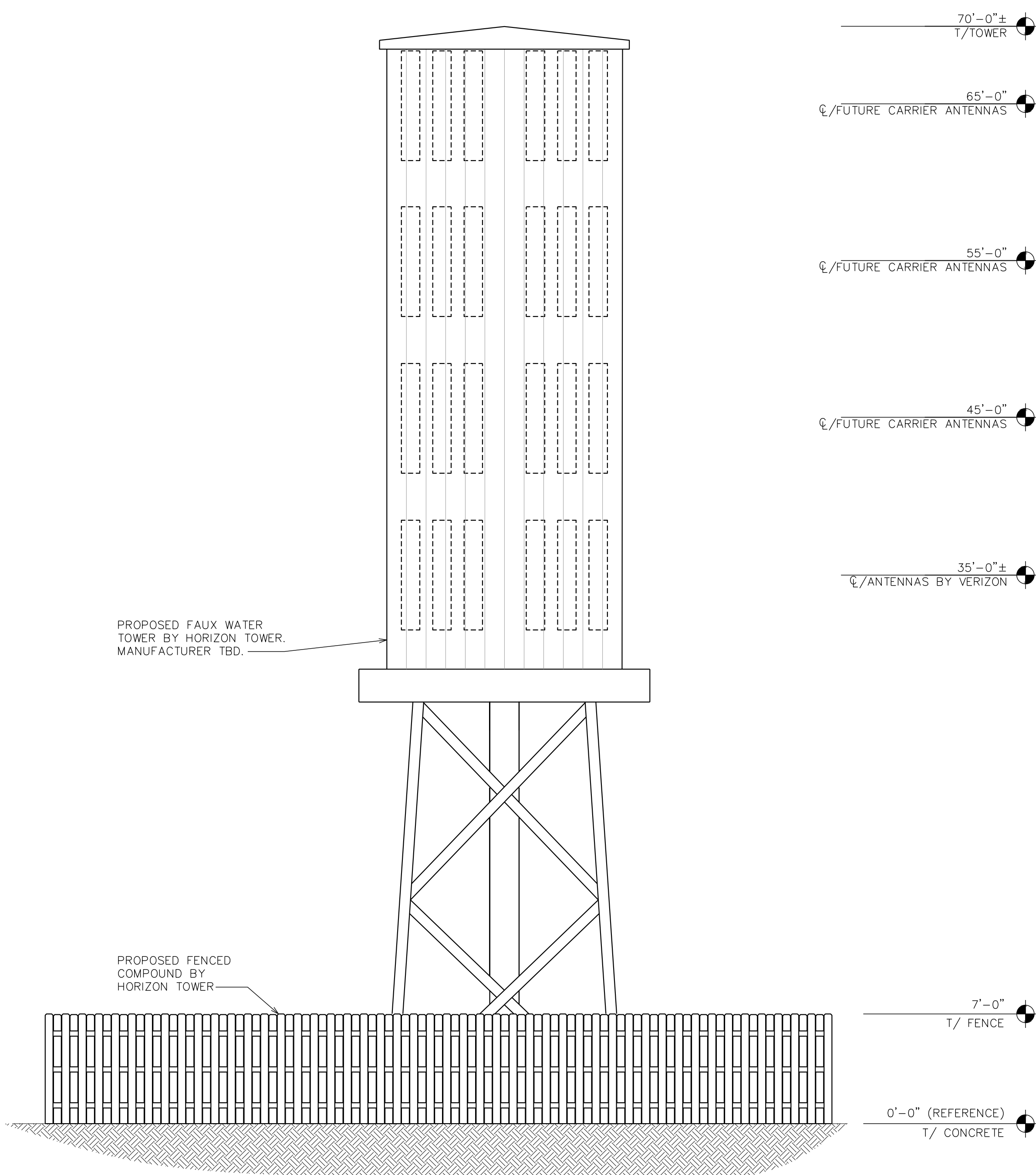
NOTE:
FOUNTAIN VALLEY SCHOOL LOGO
TO BE ON WEST SIDE OF WATER
TOWER TO FACE CAMPUS ONLY.



PROPOSED WEST ELEVATION

SCALE: $\frac{3}{16}'' = 1'-0''$

C



PROPOSED NORTH ELEVATION

SCALE: $\frac{3}{16}'' = 1'-0''$

D



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SHEET TITLE:

BUILDING ELEVATION II

REVISION:

E

PROJECT INFORMATION:

FOUNTAIN VALLEY
CO4714

FONTAINE BLVD & GOLDFIELD DR.
COLORADO SPRINGS, CO 80911
(EL PASO COUNTY)

SHEET NUMBER:

4 OF 4

TEP #144629.157279

E	01-16-19	ZONING
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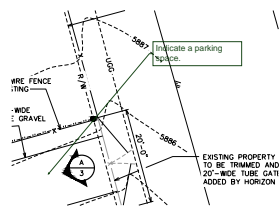
LAND USE REVIEW
FILE NUMBER:

PREPARED BY:

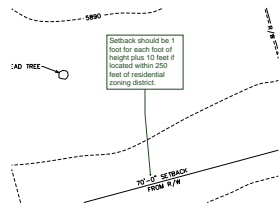
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Site Development Plan_v1-redline.pdf Markup Summary

dsdkendall (4)

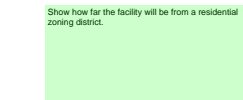


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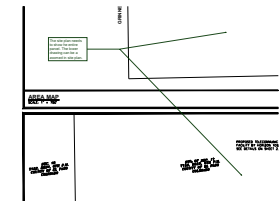
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Setback should be 1 foot for each foot of height plus 10 feet if located within 250 feet of residential zoning district.



Subject: Text Box
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Show how far the facility will be from a residential zoning district.



Subject: Callout
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Date: 8/1/2019 4:31:25 PM
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The site plan needs to show the entire parcel. The lower drawing can be a zoomed in site plan.