

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

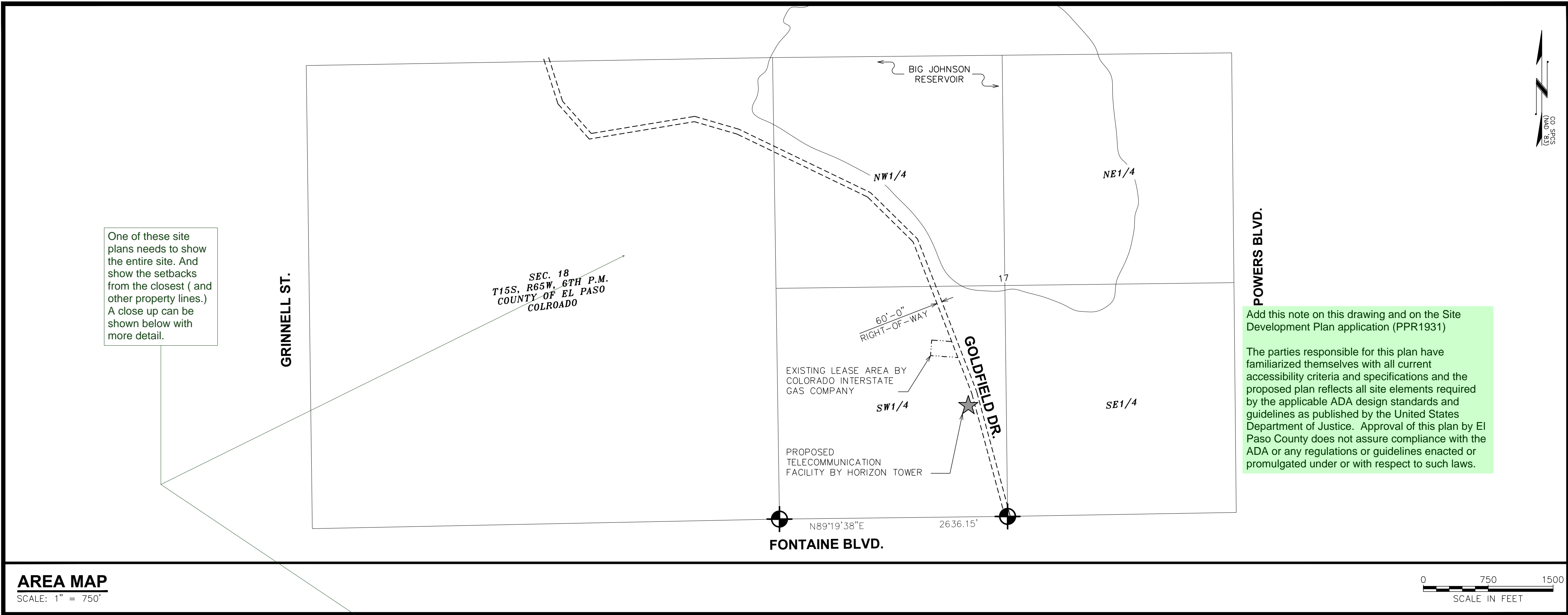
CONTACT INFORMATION

FOUNTAIN VALLEY CO4714T- NEW BUILD

FONTAINE BLVD. & GOLDFIELD DR.

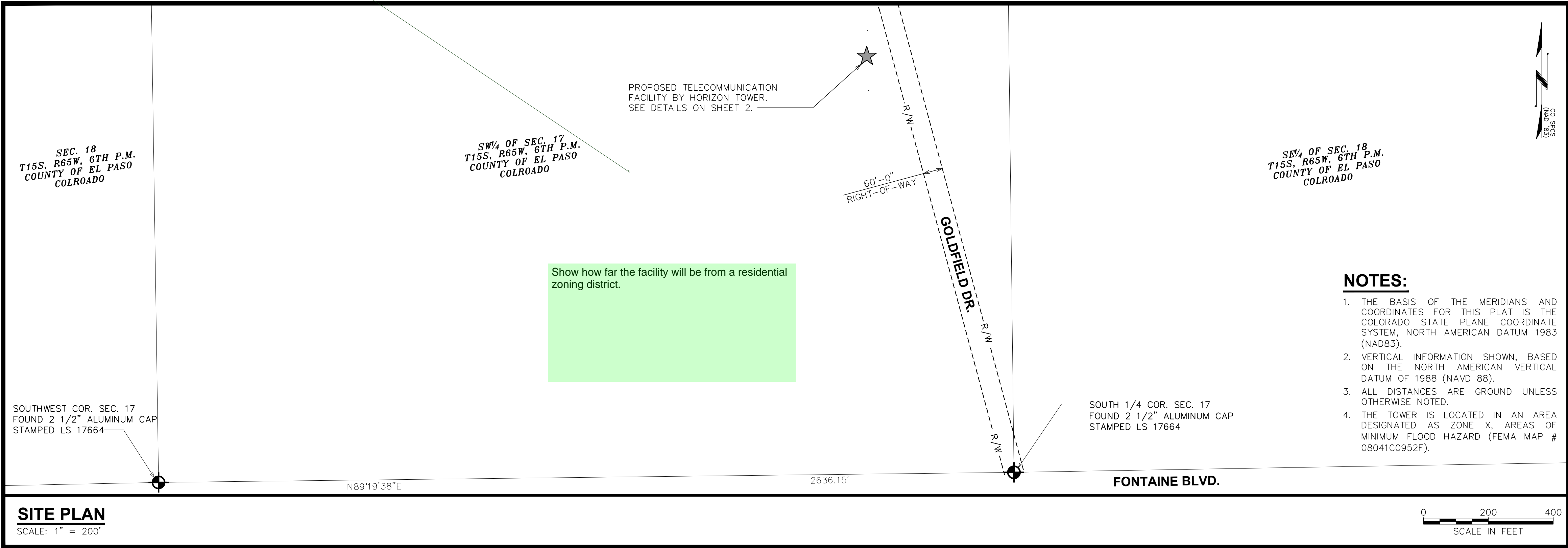
COLORADO SPRINGS, CO 80911

(EL PASO COUNTY)



AREA MAP

SCALE: 1" = 750'



SITE PLAN

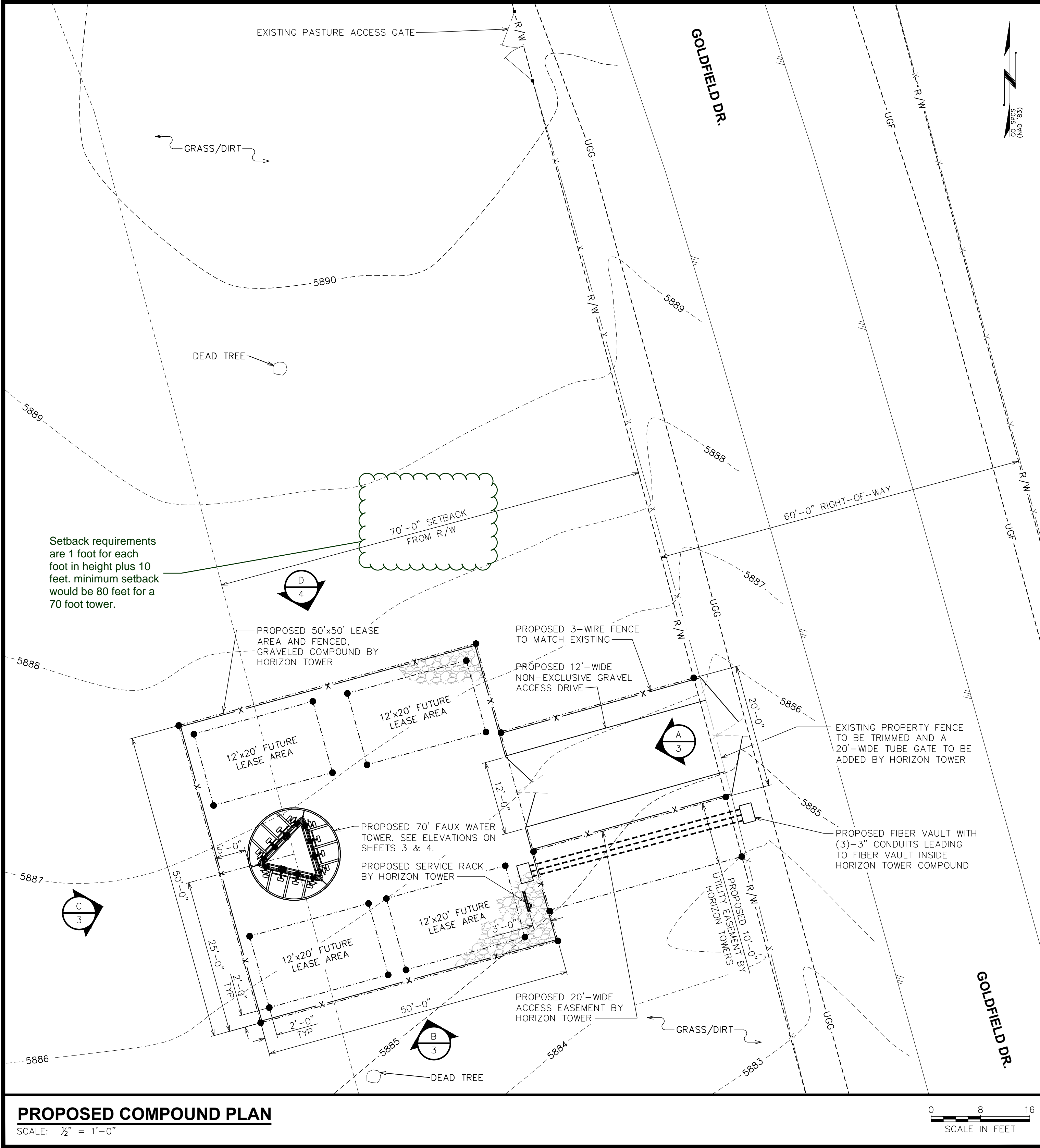
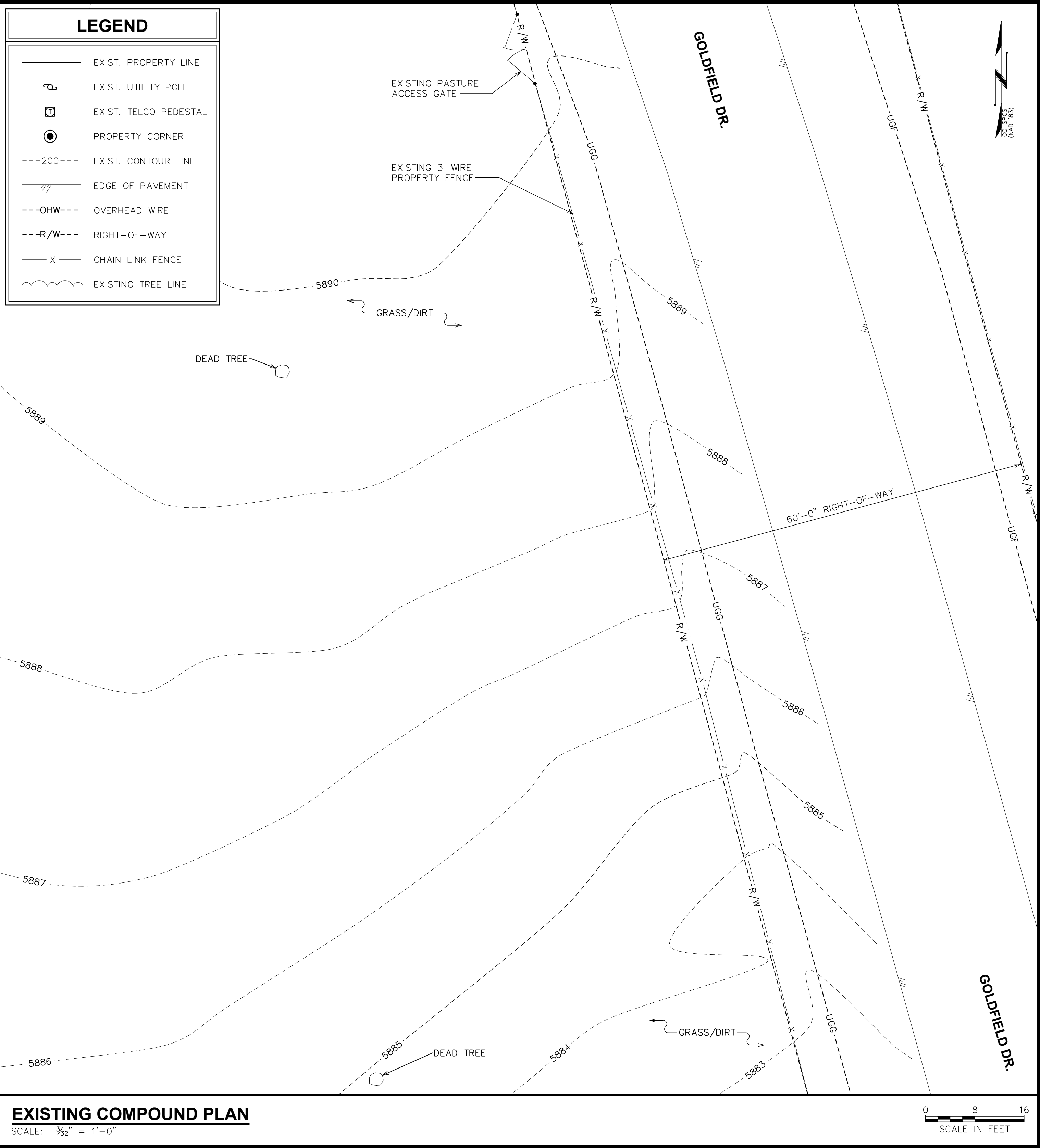
SCALE: 1" = 200'

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:	REVISION:	PROJECT INFORMATION:	LAND USE REVIEW FILE NUMBER:	PREPARED BY:
COVER SHEET	E	FOUNTAIN VALLEY CO4714		TOWER ENGINEERING PROFESSIONALS
SHEET NUMBER:		FONTAINE BLVD & GOLDFIELD DR. COLORADO SPRINGS, CO 80911 (EL PASO COUNTY)		500 E 84TH AVE, SUITE C-10 THORNTON, CO 80229 OFFICE: (303) 566-9914 www.tepgroup.net
1 OF 4	TEP #144629.157279			
REV	DATE	ISSUED FOR:	DRAWN BY: KES	CHECKED BY: ARB
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		

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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REV	DATE	ISSUED FOR:																																
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SHEET NUMBER: 2 OF 4		FONTAINE BLVD & GOLDFIELD DR. COLORADO SPRINGS, CO 80911 (EL PASO COUNTY)																																
		TEP #:144629.157279																																

70'-0"±
T/ TOWER

65'-0"
F/FUTURE CARRIER ANTENNAS

55'-0"
F/FUTURE CARRIER ANTENNAS

45'-0"
F/FUTURE CARRIER ANTENNAS

35'-0"±
F/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

PROPOSED SOUTH ELEVATION

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

B

0 4 8
SCALE IN FEET

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



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

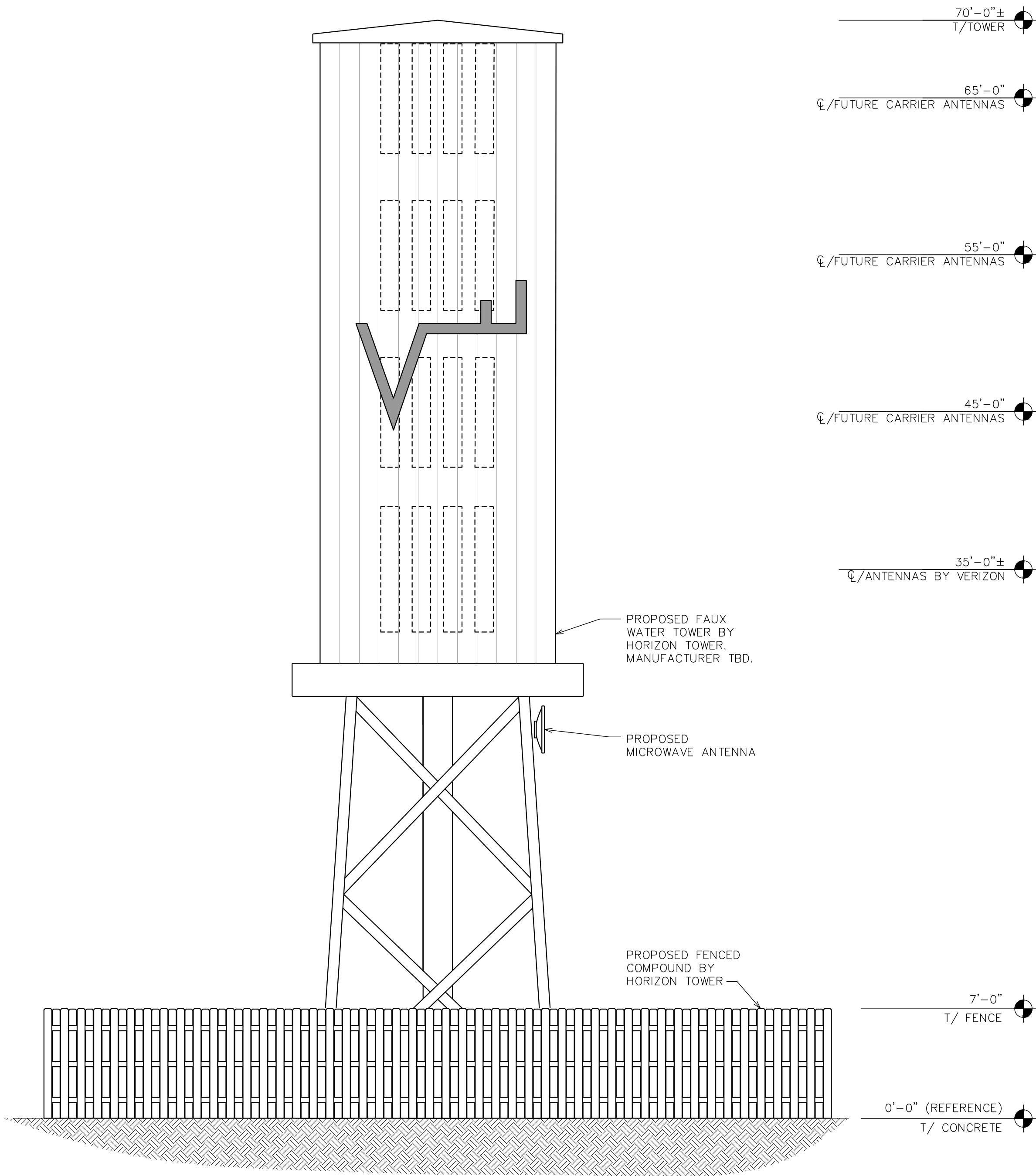


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TOWER ENGINEERING PROFESSIONALS
500 E 84TH AVE, SUITE C-10
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FONTAINE BLVD. & GOLDFIELD DR.
COLORADO SPRINGS, CO 80911
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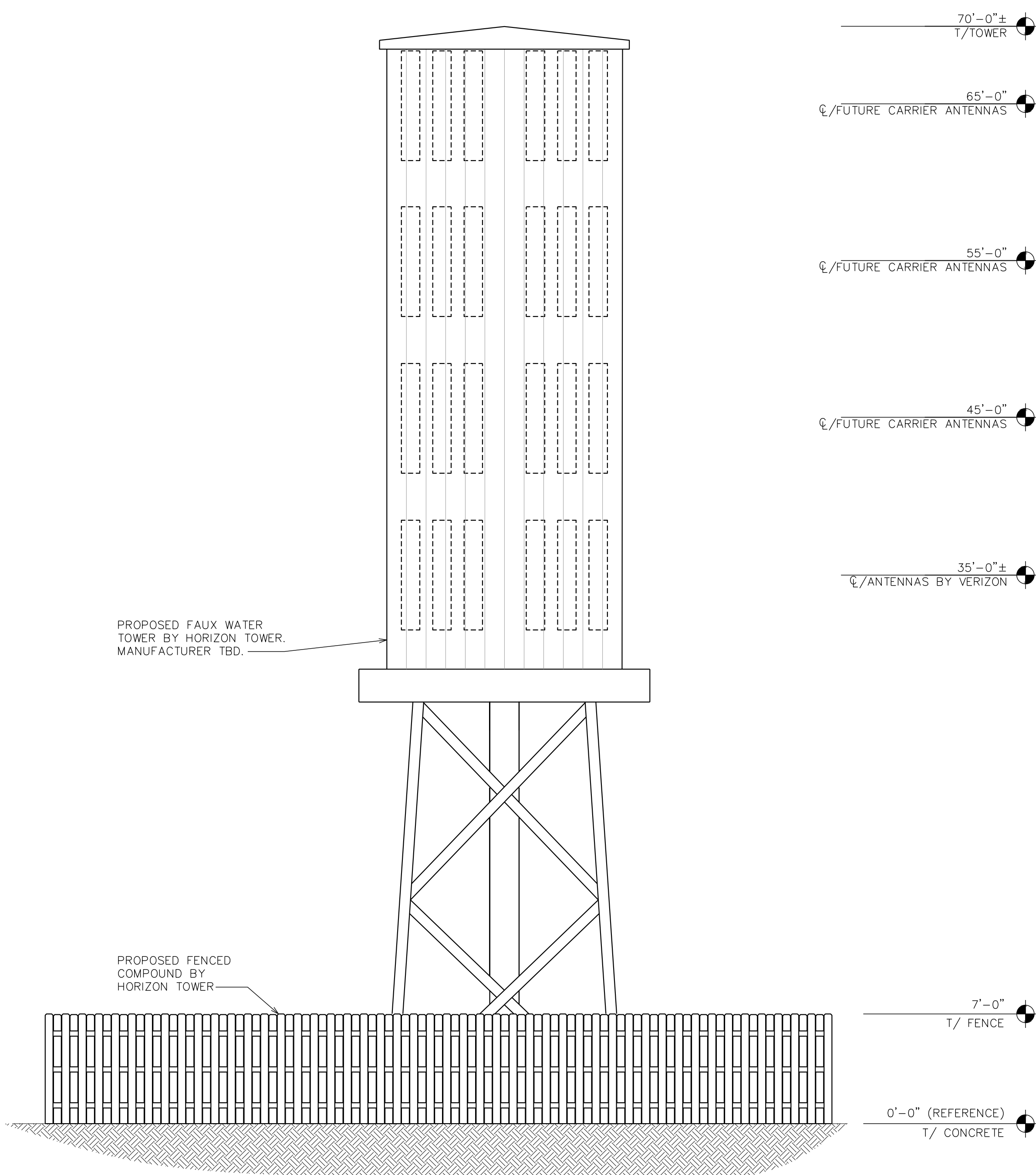
NOTE:
FOUNTAIN VALLEY SCHOOL LOGO
TO BE ON WEST SIDE OF WATER
TOWER TO FACE CAMPUS ONLY.



PROPOSED WEST ELEVATION

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

C



PROPOSED NORTH ELEVATION

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

D



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SHEET TITLE:	REVISION:
BUILDING ELEVATION II	E

SHEET NUMBER:	
4 OF 4	TEP #144629.157279

PROJECT INFORMATION:
FOUNTAIN VALLEY CO4714
FONTAINE BLVD & GOLDFIELD DR. COLORADO SPRINGS, CO 80911 (EL PASO COUNTY)

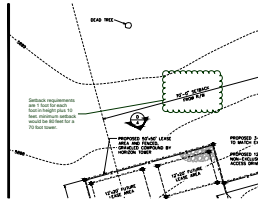
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D	12-19-18	ZONING
C	10-05-18	ZONING
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A	09-14-18	ZONING
DRAWN BY:	KES	CHECKED BY: ARB

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

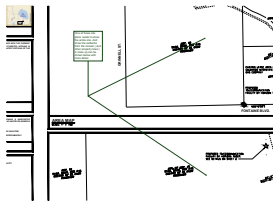
Site Plan_v1-redline.pdf Markup Summary

dskendall (4)



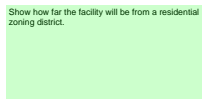
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Setback requirements are 1 foot for each foot in height plus 10 feet. minimum setback would be 80 feet for a 70 foot tower.



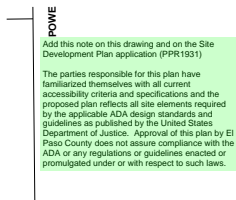
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One of these site plans needs to show the entire site. And show the setbacks from the closest (and other property lines.) A close up can be shown below with more detail.



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Show how far the facility will be from a residential zoning district.



Subject: Text Box
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Date: 8/1/2019 11:18:11 AM
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Layer:
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Add this note on this drawing and on the Site Development Plan application (PPR1931)

The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.