

SITE INFORMATION

SITE NAME: CSP MARTELL
 NODE NUMBER: 411835
 DESIGN TYPE: SMALL CELL

JURISDICTION: PIKES PEAK REGIONAL BLDG. DEP'T.
 COUNTY: EL PASO COUNTY
 STATE: STATE OF COLORADO

ZONING DESIGNATION: N/A
 OCCUPANCY: N/A (UNMANNED)
 CONSTRUCTION TYPE: TYPE V-B
 FULLY SPRINKLED: NOT REQUIRED
 A.D.A. COMPLIANCE: THIS FACILITY IS UNMANNED & NOT FOR HABITATION

GOVERNING CODES: ALL WORK AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2012 IBC AND 2011 NEC CODES AS WELL AS CITY & COUNTY TELECOMMUNICATION FACILITY REQ'S.

APPLICANT: VERIZON WIRELESS
 POLE OWNER:

POWER COMPANY: XCEL ENERGY
 TELCO COMPANY: CENTURYLINK

VERIZON WIRELESS

**SITE NAME: CSP MARTELL
 SMALL CELL NEW BUILD**

**5925 OMAHA BLVD.
 COLORADO SPRINGS, CO 80915**

**EL PASO COUNTY
 STATE OF COLORADO**

Allowed use in I-2 with site development plan approval



SITE PHOTO - VIEWING SOUTH



PLANS PREPARED BY:

ZYmR.S

mobile: 303.870.2276
 office: 303.363.8574

AARON ZIMMER
 architect
 aZ@ZYmR.co

LIMITATION OF WARRANTY AND ARCHITECT'S WORK PRODUCT:

If any mistakes, omissions, and/or discrepancies are found to exist within the work product, the Architect shall be notified immediately. Failure to promptly notify the Architect of such conditions shall absolve the Architect from any responsibility for the consequences of such failure. Modifications or contractions to the plans taken without the knowledge, consent, or recommendation of the Architect shall transfer all responsibility to the parties taking said actions.

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NO.	DATE:	DESCRIPTION:	BY:
1	07/27/16	DESIGN REVIEW SET	aZ
2	01/04/17	DESIGN REVIEW SET	aZ
3	01/19/17	LEASE APPROVAL	aZ
4	02/03/17	FINAL ZD SET	aZ

ISSUE DATE:

APR.21.2017

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 411835**

**5925 OMAHA BLVD.
 COLORADO SPRINGS, CO 80915
 PIKES PEAK REGIONAL BLDG. DEP'T.
 EL PASO COUNTY**

SEAL:

The tower removal agreement must be complete before authorization of a building permit.

Approved

By: Craig Dossey, Executive Director

Date: 03/26/2018

El Paso County Planning & Community Development

SHEET TITLE:

TITLE SHEET

30'H CITY POLE

SHEET NUMBER:

T-1

PPR-18-011

CONTACT INFORMATION

VERIZON WIRELESS:

CONSTR. MNGR:
 VERIZON WIRELESS PROJ. MNGR.
 CONTACT: MIKE GIOVANNI
 PHONE: 303-489-0009

RF ENGINEER:
 DESIGN ENGINEER
 CONTACT: DUMINDU HERATH
 PHONE: 919-946-3204

REAL ESTATE COOR'D.:
 VZW SPECIALIST - SMALL CELL
 CONTACT: JENNIFER BROOKS
 PHONE:

RF ENGINEER:
 SYSTEM PERFORMANCE ENG.
 CONTACT: DAVE SISNEROS
 PHONE: 719-250-9992

SITE ACQ.:

CLOSSER CONSULTING
 CONTACT: MARK PAIZ
 PHONE: 303-915-3428

ARCHITECT:

STUDIO-Z ARCHITECTURE, LLC
 CONTACT: AARON ZIMMER
 PHONE: 303-870-2276

ELECTRICAL ENG.:

FRONT RANGE ELEC. ENGINEERING
 CONTACT: CARL FRETWELL
 PHONE: 303-408-5988

SURVEYOR:

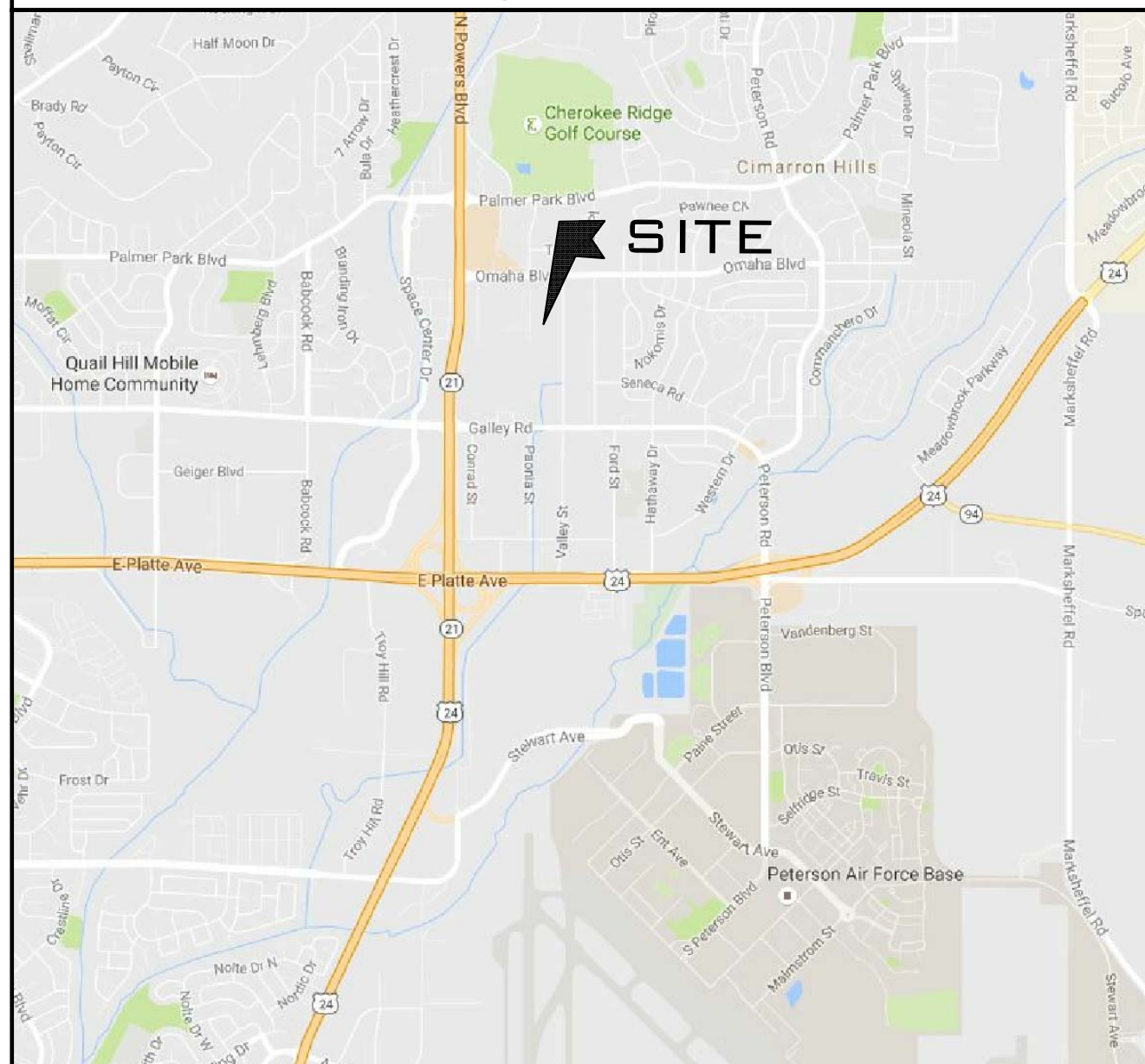
PRECISION SURVEY & MAPPING
 CONTACT: CHRIS JULIANA
 PHONE: 303-753-9799



**Know what's below.
 Call before you dig.**

**UTILITY NOTIFICATION CENTER
 TOLL FREE 1-800-227-2600**

VICINITY MAP



DRAWING INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
LS-1	LAND SURVEY
LS-2	LAND SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	POLE ELEVATIONS and PHOTOSIM

PROJECT DESCRIPTION

SMALL CELL SITE IS LOCATED ON A NEW VERIZON POLE INSTALLED ON THE PROPERTY OWNER'S LAND.

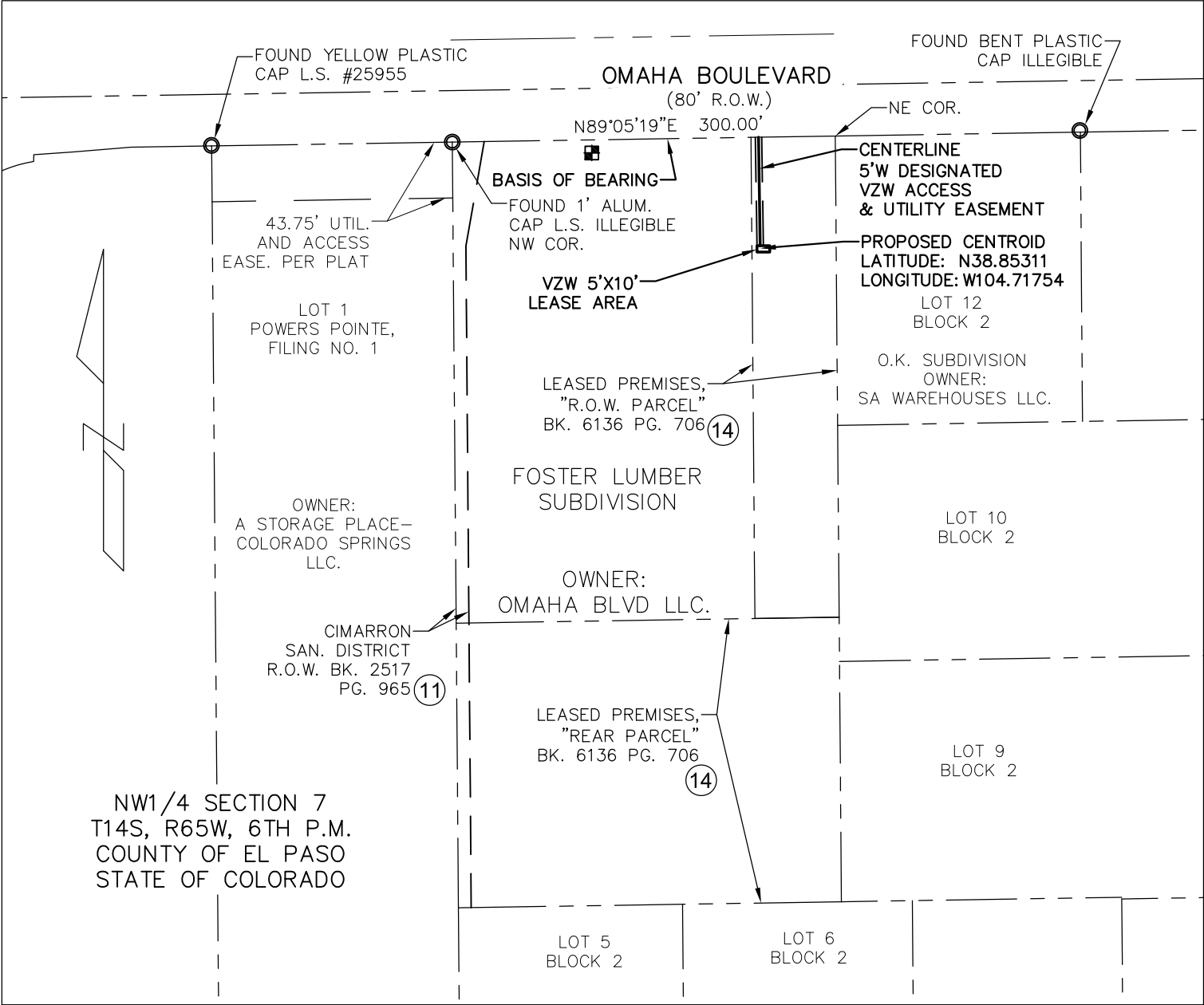
INSTALLATION CONSISTS OF (1) SMALL CELL SITE LINKED TO A FIBER OPTIC NETWORK AND EXISTING POWER GRID. THE ABOVE-GRADE EQUIPMENT WILL INCLUDE: (1) NEW VERIZON "CITY POLE"; ANTENNA(S) MOUNTED BEHIND AN RF-TRANSPARENT CANISTER; REMOTE RADIO HEADS (RRH) OR cMRO's WILL BE INSTALLED AT THE POLE BASE; (1) POWER METER, PANEL, AND DISCONNECT WILL BE SURFACE-MOUNTED TO THE POLE BASE.

POWER AND FIBER WILL ROUTED UNDERGROUND TO THE SITE AS NECESSARY. A GROUND RING AND SUB-SURFACE ROD(S) WILL BE INSTALLED AT THE BASE OF POLE.

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS AT THE NODE LOCATION, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE DRAWINGS

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



ANTENNA CENTROID

ELEV.=6295'
SITE BENCHMARK:
SITE BENCHMARK: NAIL & TAG AS SHOWN HEREON
ELEV.=6296.82' (NAVD88)
UTILIZING GEOID12A AND THE VRS NETWORK

BASIS OF BEARINGS

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

NOTES:

- 1.) THIS SURVEY AND ACCOMPANYING DESCRIPTION(S) ARE NOT INTENDED FOR PURPOSE OF TRANSFER OF TITLE OR SUBDIVISION OF LAND.
- 2.) THIS IS NOT A BOUNDARY SURVEY, LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.
- 3.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY PRECISION SURVEY & MAPPING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
- 4.) THIS SURVEY DOES NOT PROVIDE ANY DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED TO AN EXPERT CONSULTANT.
- 5.) THERE MAY BE ADDITIONAL BURIED OR UNDERGROUND UTILITIES IN THE AREA WHICH THE SURVEYOR IS UNAWARE OF AND NO LIABILITY FOR SUCH IS ASSUMED HEREIN. ALL UNDERGROUND UTILITIES SHOULD BE FIELD LOCATED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION OR DIGGING ON OR ADJACENT TO THE SUBJECT PROPERTY.
- 6.) THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.
- 7.) THE PROPOSED ANTENNA CENTROID SHOWN HEREON WAS PROVIDED BY CLIENT. PRECISION SURVEY & MAPPING, INC. ASSUMES NO LIABILITY FOR DETERMINING PHYSICAL LOCATION OF THE PROPOSED ANTENNA.

LEGAL DESCRIPTION-LEASE AREA

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST, 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS N89°05'19"E A DISTANCE OF 300.00 FEET ALONG THE NORTH LINE OF FOSTER LUMBER SUBDIVISION.

BEGINNING AT A POINT WHICH BEARS S30°48'59"W A DISTANCE OF 100.10 FEET FROM THE NORTHEAST CORNER OF SAID FOSTER LUMBER SUBDIVISION;

THENCE S00°00'00"E A DISTANCE OF 5.00 FEET; THENCE N90°00'00"W A DISTANCE OF 10.00 FEET; THENCE N00°00'00"E A DISTANCE OF 5.00 FEET; THENCE N90°00'00"E A DISTANCE OF 2.50 FEET TO POINT 'A'; THENCE CONTINUING N90°00'00"E A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING; WHENCE THE NORTHWEST CORNER OF SAID FOSTER LUMBER SUBDIVISION BEARS N71°55'04"W A DISTANCE OF 261.60 FEET.

SAID LANDS CONTAINING 50 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION-5' ACCESS & UTILITY EASEMENT

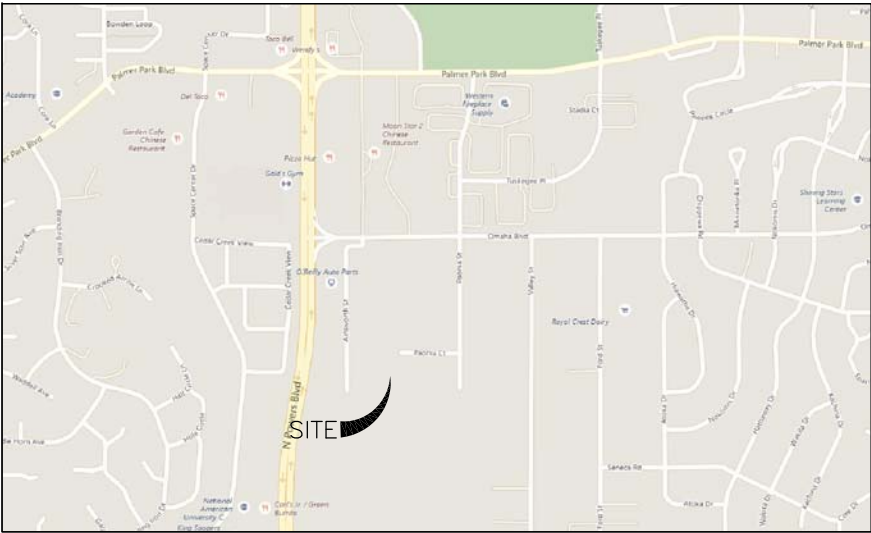
A 5.00 FOOT WIDE PARCEL OF LAND BEING 2.50 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE AFOREMENTIONED POINT 'A';

THENCE N00°54'41"W A DISTANCE OF 85.02 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF OMAHA BOULEVARD AND THE POINT OF TERMINIUS; WHENCE SAID NORTHWEST CORNER OF FOSTER LUMBER SUBDIVISION BEARS S89°05'19"W A DISTANCE OF 239.86 FEET.

THE SIDELINES OF SAID STRIP ARE TO BE LENGTHENED OR SHORTENED SO AS NOT TO CREATE ANY GORES OR OVERLAPS.

CENTERLINE LENGTH IS 85.0 FEET, MORE OR LESS.



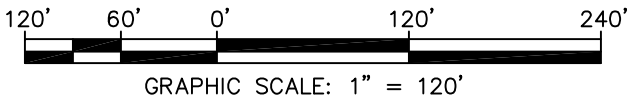
VICINITY MAP - NTS

LEGAL DESCRIPTION-PARENT PARCEL

ALL OF FOSTER LUMBER SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO.

SCHEDULE B-2 EXCEPTIONS

- 1.) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- 2.) EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
- 3.) ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
- 4.) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- 5.) DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
- 6.) UNPATENTED MINING CLAIMS; RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- 7.) WATER RIGHTS, CLAIMS OR TITLE TO WATER.
- 8.) TAXES FOR THE YEAR 2016, A LIEN, BUT NOT YET DUE AND PAYABLE.
- 9.) THOSE TAXES AND SPECIAL ASSESSMENTS WHICH BECOME DUE AND PAYABLE SUBSEQUENT TO DATE OF POLICY.
- 10.) MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.
- 11.) GRANT OF RIGHT OF WAY, GRANTED TO THE CIMARRON SANITATION DISTRICT, RECORDED AUGUST 25, 1972 IN BOOK-PAGE: 2517-965. SHOWN HEREON
- 12.) AGREEMENT AND EASEMENT, GRANTED TO THE CITY OF COLORADO SPRINGS, RECORDED NOVEMBER 14, 1972 IN BOOK-PAGE: 2539-148. BLANKET IN NATURE, NO DISTANCES, TIES, OR BEARINGS GIVEN, NOT PLOTTABLE
- 13.) EASEMENTS, RIGHTS OF WAY, NOTES AND DEDICATIONS AS SHOWN ON THE FINAL PLAT OF FOSTER LUMBER SUBDIVISION. SHOWN HEREON
- 14.) MEMORANDUM OF LEASE, BY AND BETWEEN WILLIAM R. HAUSCHILDT AND JAMES C. HAUSCHILDT AND THE STORAGE GROUP, DATED FEBRUARY 24, 1993, AND RECORDED MARCH 16, 1993 IN BOOK-PAGE: 6136-706. SHOWN HEREON
- 15)STANDARD AVIGATION EASEMENT (FOR HORIZONTAL SURFACE), RECORDED MARCH 24, 1993 IN BOOK-PAGE: 6140-1260. BLANKET IN NATURE, NOT PLOTTABLE
- 16.) STANDARD AVIGATION EASEMENT (FOR HORIZONTAL SURFACE), RECORDED MARCH 24, 1993 IN BOOK-PAGE: 6140-1261. BLANKET IN NATURE, NOT PLOTTABLE



verizon

PLANS PREPARED BY:

PRECISION SURVEY & MAPPING, INC.
PROFESSIONAL LAND SURVEYING CONSULTANTS

9145 E. KENYON AVE, SUITE 101
DENVER, COLORADO 80237
OFFICE: (303) 753-9799
FAX: (303) 753-4044

NO.	DATE:	DESCRIPTION:	BY:
1	09/09/16	REVIEW	J.N.
2	09/19/16	ANT. CENTROID	J.N.
3	01/25/17	EASEMENTS	R.M.

DATE OF SURVEY:

SEPTEMBER 02, 2016

SITE INFORMATION:

CSP MARTELL

5925 OMAHA BOULEVARD
COLORADO SPRINGS, CO 80915
COUNTY OF EL PASO

SEAL:

SURVEYOR'S CERTIFICATION

I, CHRISTOPHER P. JULIANA, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP AND THE IMPROVEMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE SURVEYOR'S PROPERTY.
PROJECT NUMBER: 15158
DATE: 09/02/16
SURVEYOR: CHRISTOPHER P. JULIANA, PLS NO. 15158

SHEET NO.:

SITE SURVEY

SHEET NUMBER:

LS 1



PLANS PREPARED BY:



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THIS SURVEY DOES NOT CONSTITUTE A PROFESSIONAL SURVEY OF THE SURVEYOR'S PROPERTY.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 1158
CHRISTOPHER P. JULIANA, P.L.S. NO. 1158

SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

LS 2

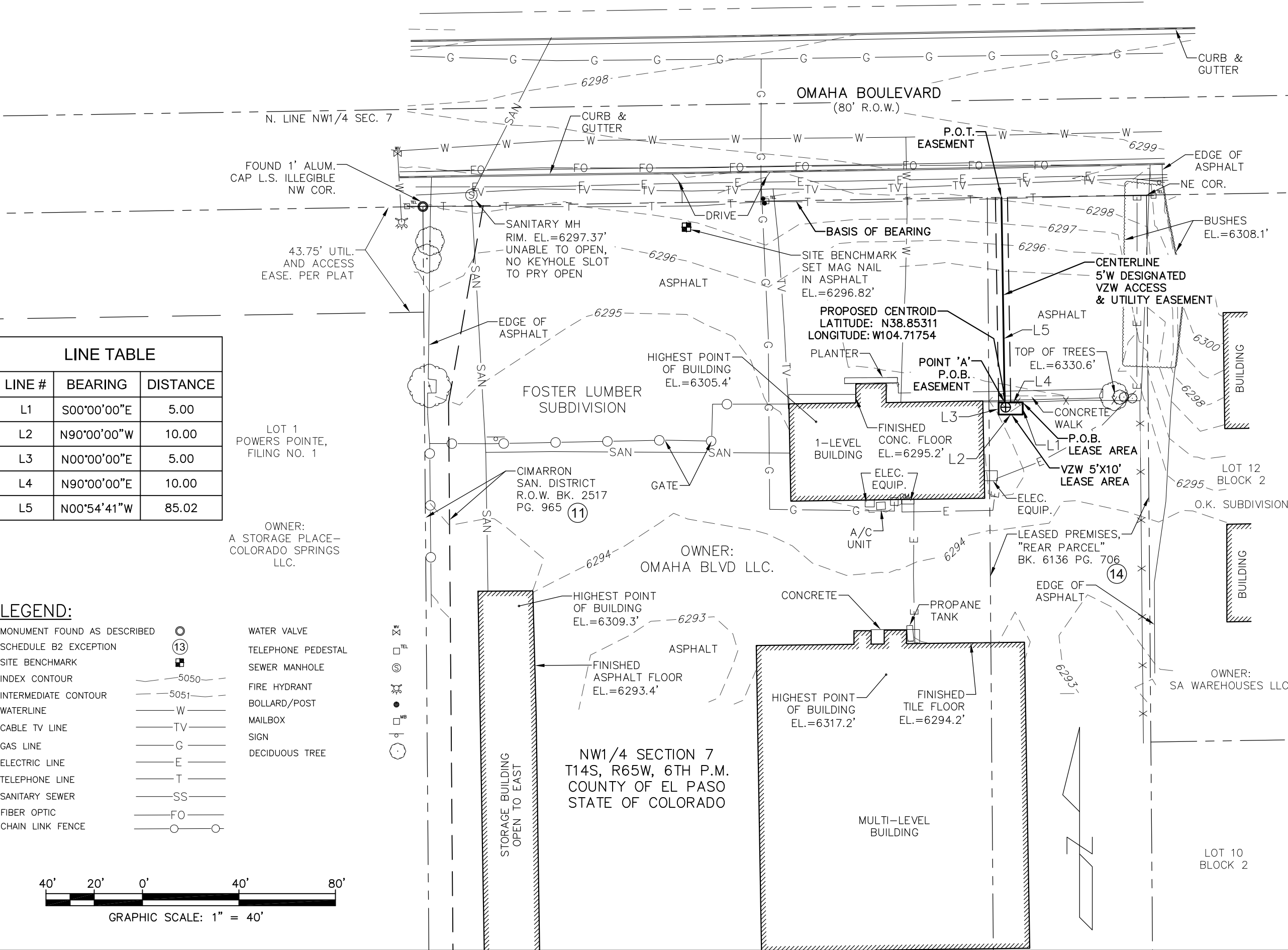
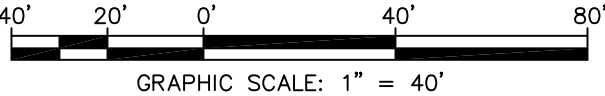
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S00°00'00"E	5.00
L2	N90°00'00"W	10.00
L3	N00°00'00"E	5.00
L4	N90°00'00"E	10.00
L5	N00°54'41"W	85.02

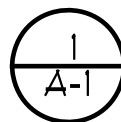
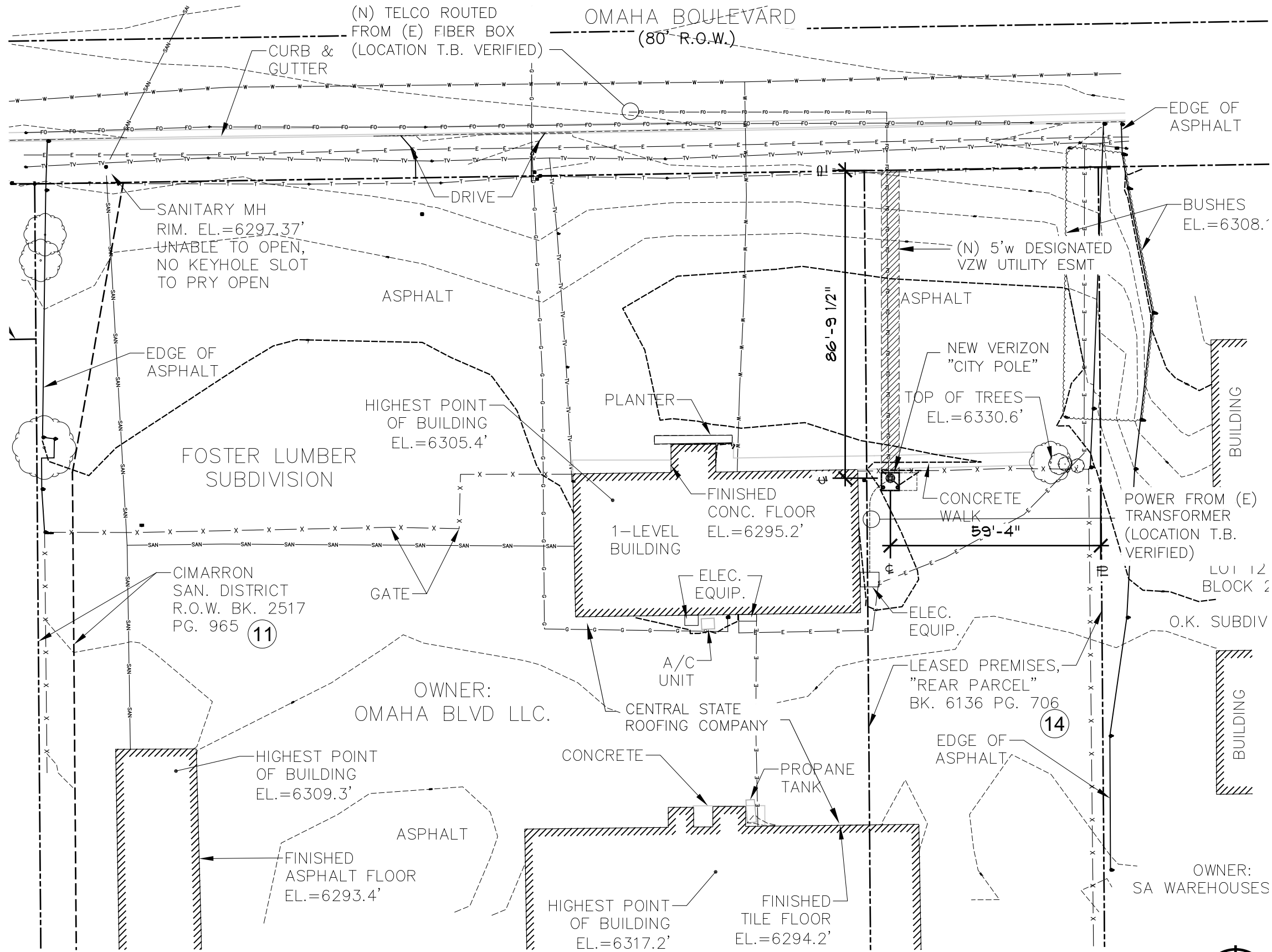
LEGEND:

- MONUMENT FOUND AS DESCRIBED
SCHEDULE B2 EXCEPTION
SITE BENCHMARK
INDEX CONTOUR
INTERMEDIATE CONTOUR
WATERLINE
CABLE TV LINE
GAS LINE
ELECTRIC LINE
TELEPHONE LINE
SANITARY SEWER
FIBER OPTIC
CHAIN LINK FENCE

- 5050
5051
W
TV
G
E
T
SS
FO

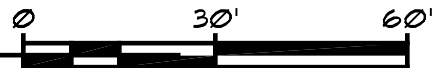
- WATER VALVE
TELEPHONE PEDESTAL
SEWER MANHOLE
FIRE HYDRANT
BOLLARD/POST
MAILBOX
SIGN
DECIDUOUS TREE





SITE PLAN

1" = 30'-0"



PLANS PREPARED BY:



mobile: 303.870.2276
office: 303.363.8574
aZ@ZYmR.co

AARON ZIMMER
architect

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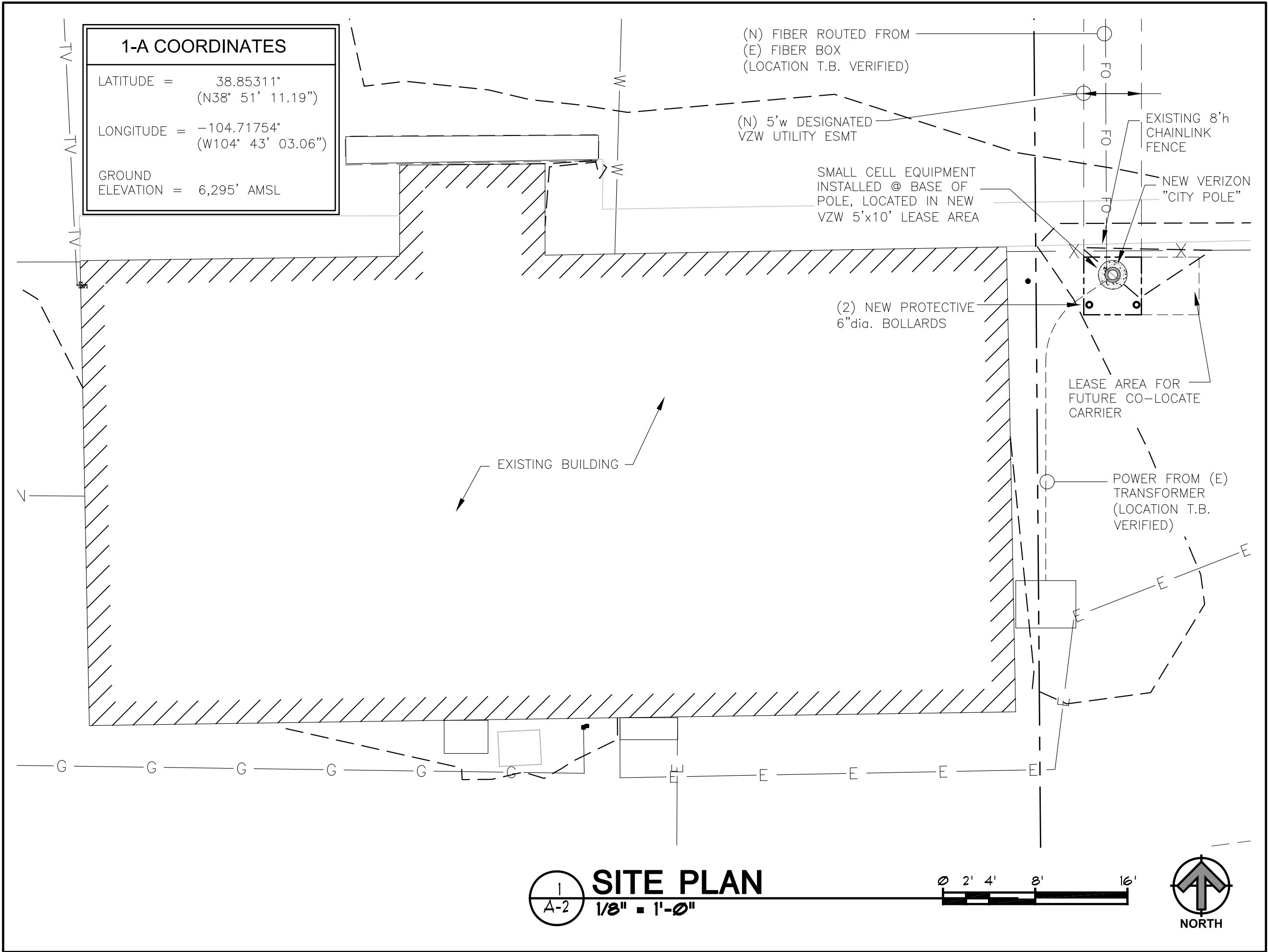
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SITE PLAN

30'H CITY POLE

SHEET NUMBER:

A-1



PLANS PREPARED BY:

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architect
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SITE PLAN

30'H CITY POLE

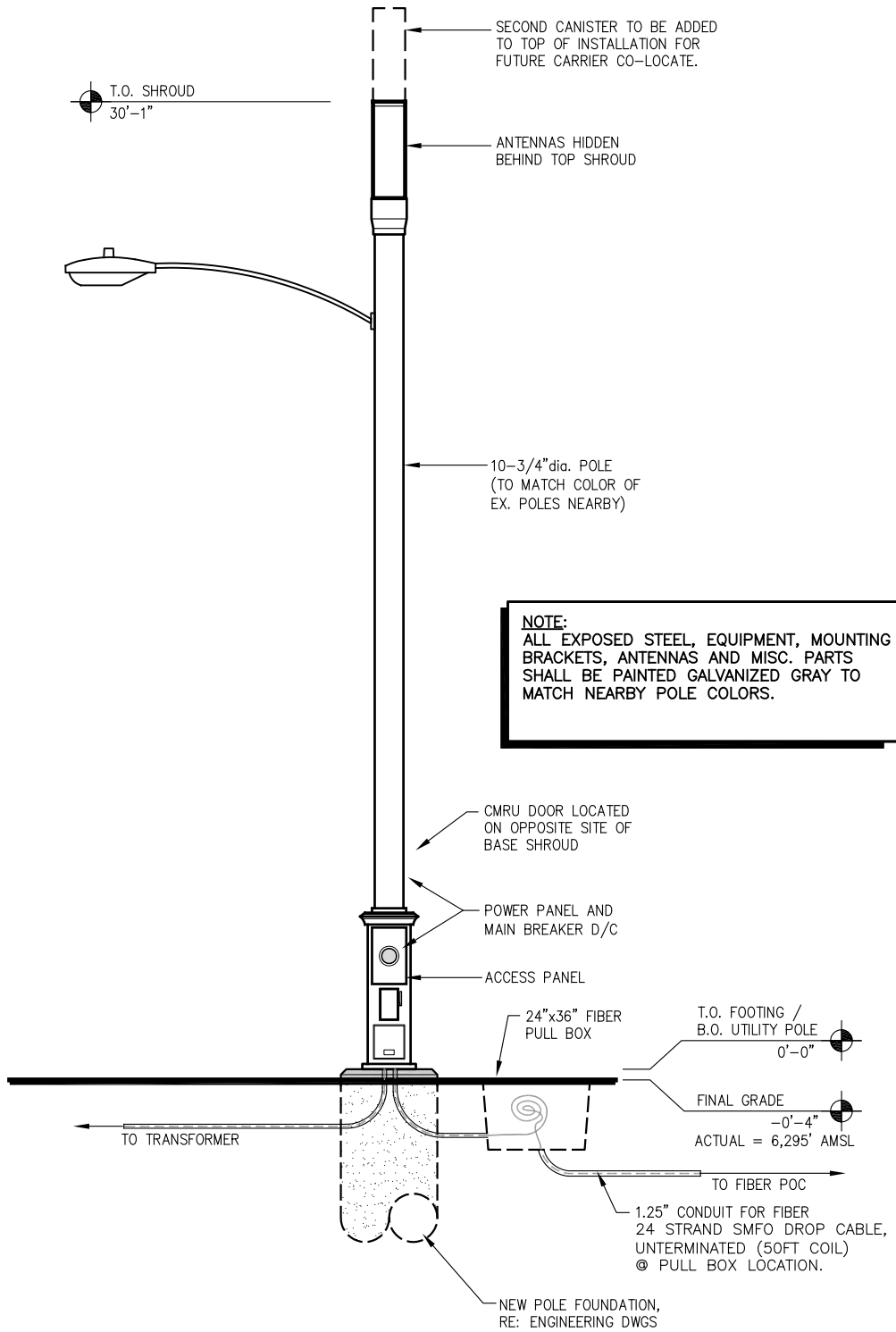
SHEET NUMBER:

A-2

NOTE:
ALL EXPOSED STEEL, EQUIPMENT,
SHROUDS, MOUNTING BRACKETS, AND
MISC. PARTS SHALL BE PAINTED
GALVANIZED GRAY TO MATCH NEARBY
EXISTING LIGHTPOLES



2
A-3
SIMULATED
SITE ELEVATION
N.T.S.



1
A-3
CITY POLE OPTION #1
3/16" = 1'-0"

PLANS PREPARED BY:



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office: 303.363.8574
aZ@ZYmR.co

AARON ZIMMER
architect

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SEAL:

SHEET TITLE:

ANTENNA
DETAILS

30'H CITY POLE

SHEET NUMBER:

A-3