

**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:



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 contributions 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**

SITE INFORMATION:

**CSP MARTELL  
 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**

**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

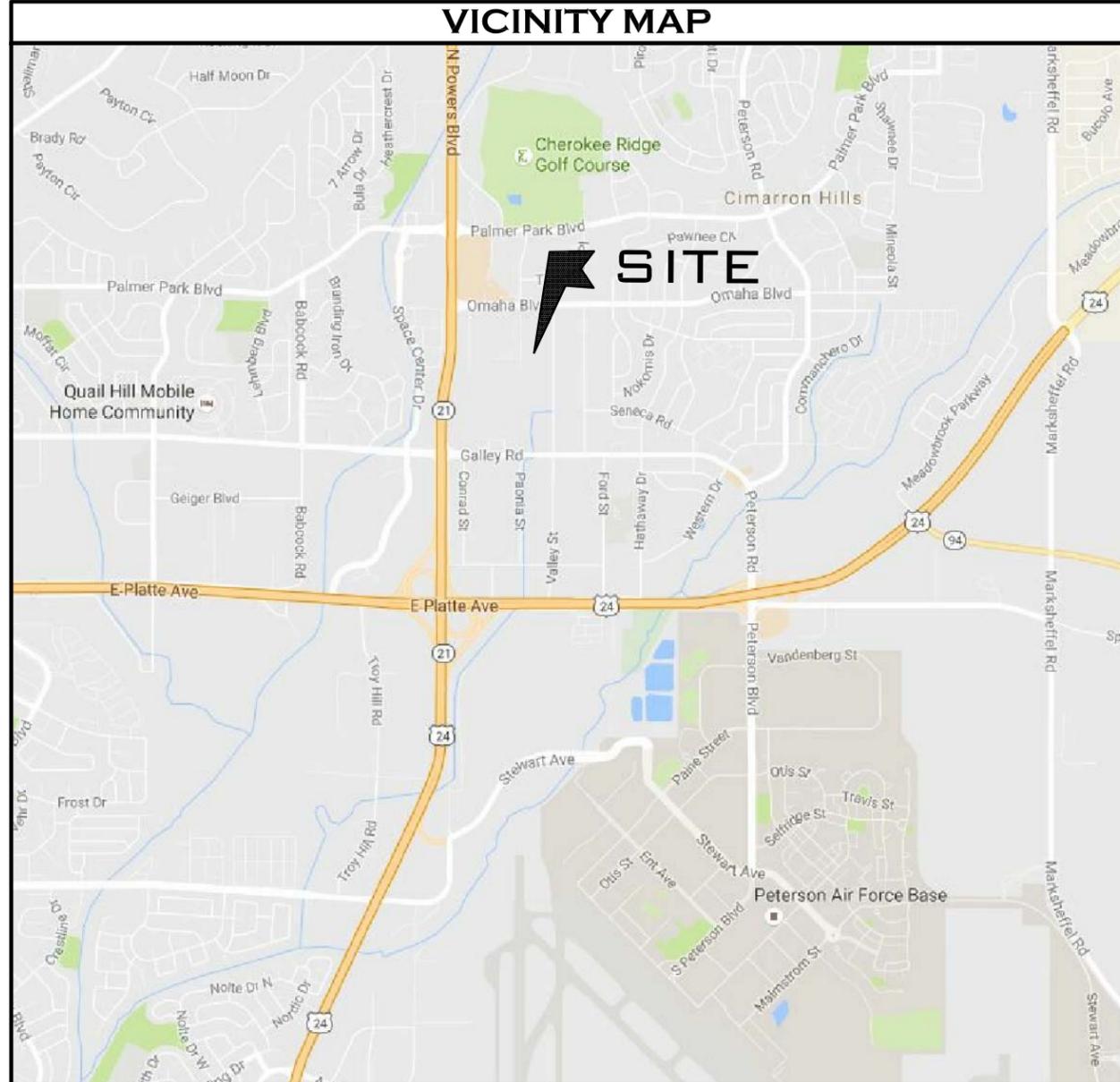
**SURVEYOR:**  
 PRECISION SURVEY & MAPPING  
 CONTACT: CHRIS JULIANA  
 PHONE: 303-753-9799



**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.



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.

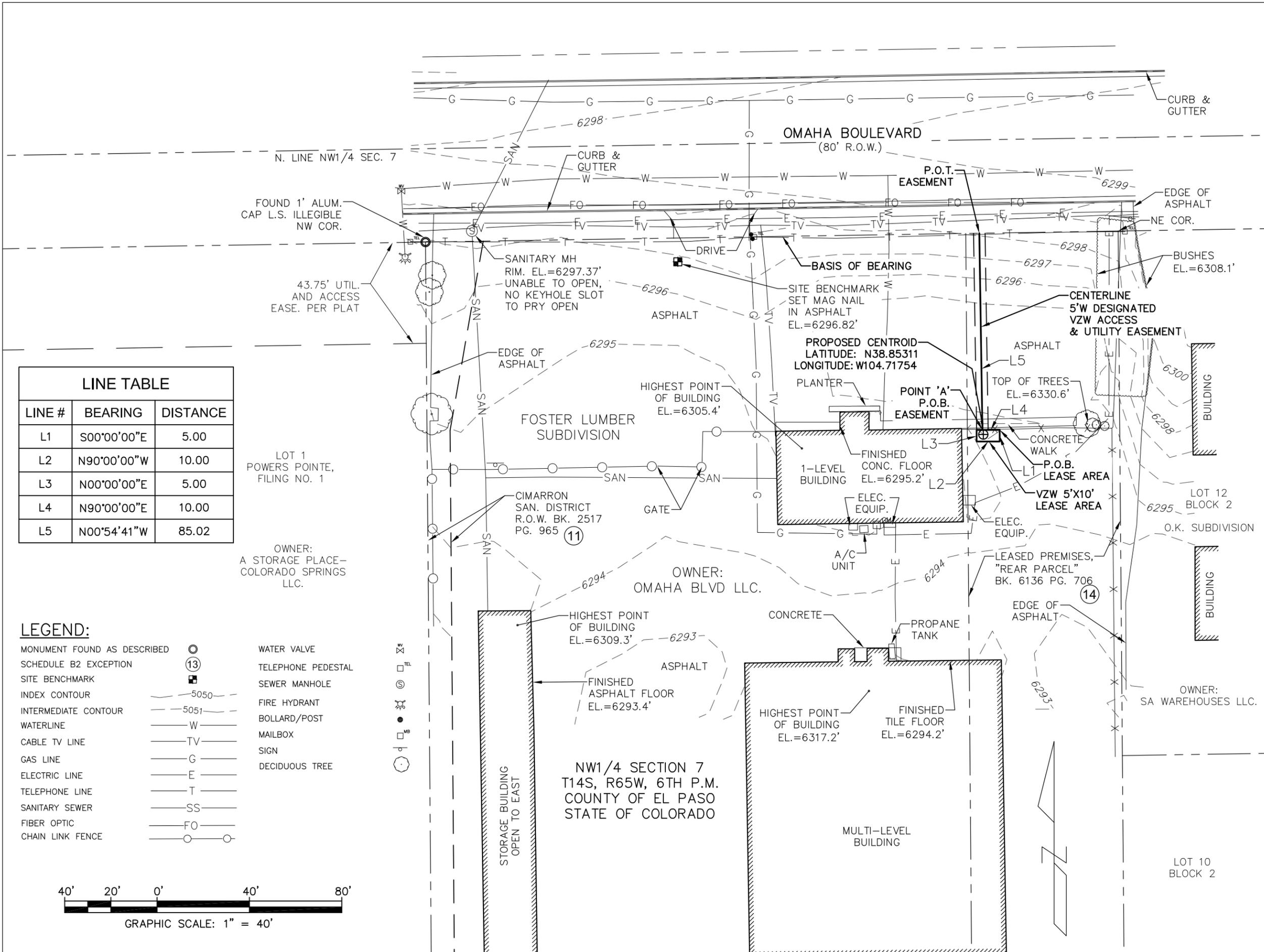
DATE OF SURVEY:  
**SEPTEMBER 02, 2016**

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 THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
THIS SURVEY DOES NOT CONSTITUTE A RECONSTRUCTION SURVEY OF THE SURVEYOR'S RECORDS.  
CHRISTOPHER P. JULIANA PLS NO. 1568

PROFESSIONAL LAND SURVEYOR  
**SITE SURVEY**

SHEET NUMBER:  
**LS 2**

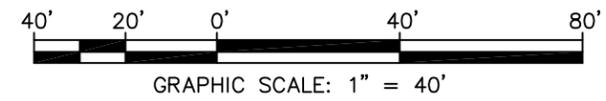


**LINE TABLE**

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 | ⊙      | WATER VALVE        | ⊕ |
| SCHEDULE B2 EXCEPTION       | ⊙      | TELEPHONE PEDESTAL | ⊕ |
| SITE BENCHMARK              | ⊕      | SEWER MANHOLE      | ⊕ |
| INDEX CONTOUR               | —5050— | FIRE HYDRANT       | ⊕ |
| INTERMEDIATE CONTOUR        | —5051— | BOLLARD/POST       | ⊕ |
| WATERLINE                   | —W—    | MAILBOX            | ⊕ |
| CABLE TV LINE               | —TV—   | SIGN               | ⊕ |
| GAS LINE                    | —G—    | DECIDUOUS TREE     | ⊕ |
| ELECTRIC LINE               | —E—    |                    |   |
| TELEPHONE LINE              | —T—    |                    |   |
| SANITARY SEWER              | —SS—   |                    |   |
| FIBER OPTIC                 | —FO—   |                    |   |
| CHAIN LINK FENCE            | —○—    |                    |   |





**1-A COORDINATES**

LATITUDE = 38.85311°  
(N38° 51' 11.19")

LONGITUDE = -104.71754°  
(W104° 43' 03.06")

GROUND ELEVATION = 6,295' AMSL

(N) FIBER ROUTED FROM  
(E) FIBER BOX  
(LOCATION T.B. VERIFIED)

(N) 5'w DESIGNATED  
VZW UTILITY ESMT

SMALL CELL EQUIPMENT  
INSTALLED @ BASE OF  
POLE, LOCATED IN NEW  
VZW 5'x10' LEASE AREA

EXISTING 8'h  
CHAINLINK  
FENCE

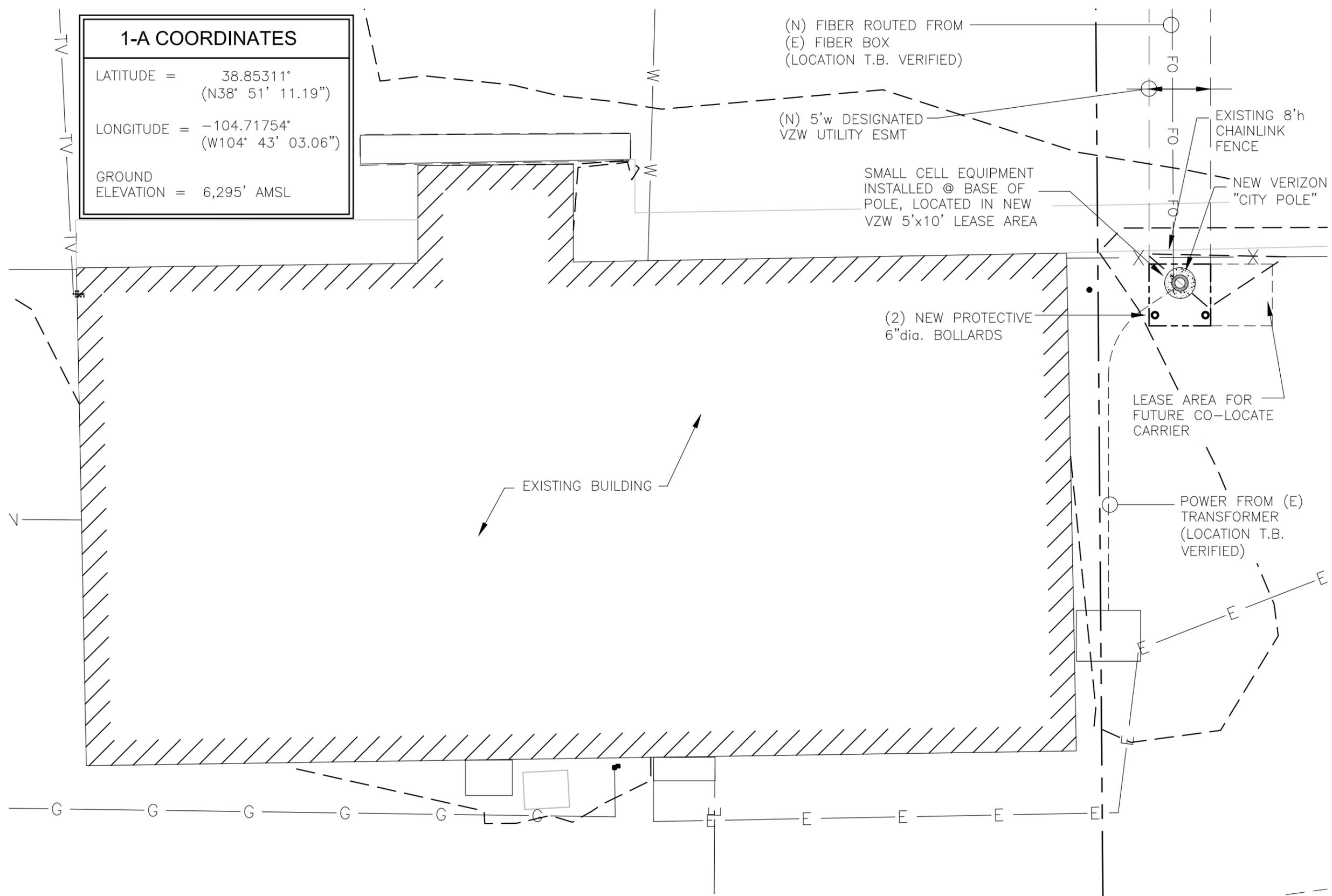
NEW VERIZON  
"CITY POLE"

(2) NEW PROTECTIVE  
6"dia. BOLLARDS

LEASE AREA FOR  
FUTURE CO-LOCATE  
CARRIER

POWER FROM (E)  
TRANSFORMER  
(LOCATION T.B.  
VERIFIED)

EXISTING BUILDING



**SITE PLAN**  
1/A-2 1/8" = 1'-0"



PLANS PREPARED BY:



**AARON ZIMMER**  
architect  
mobile: 303.870.2276  
office: 303.363.8574  
aZ@ZYmR.co

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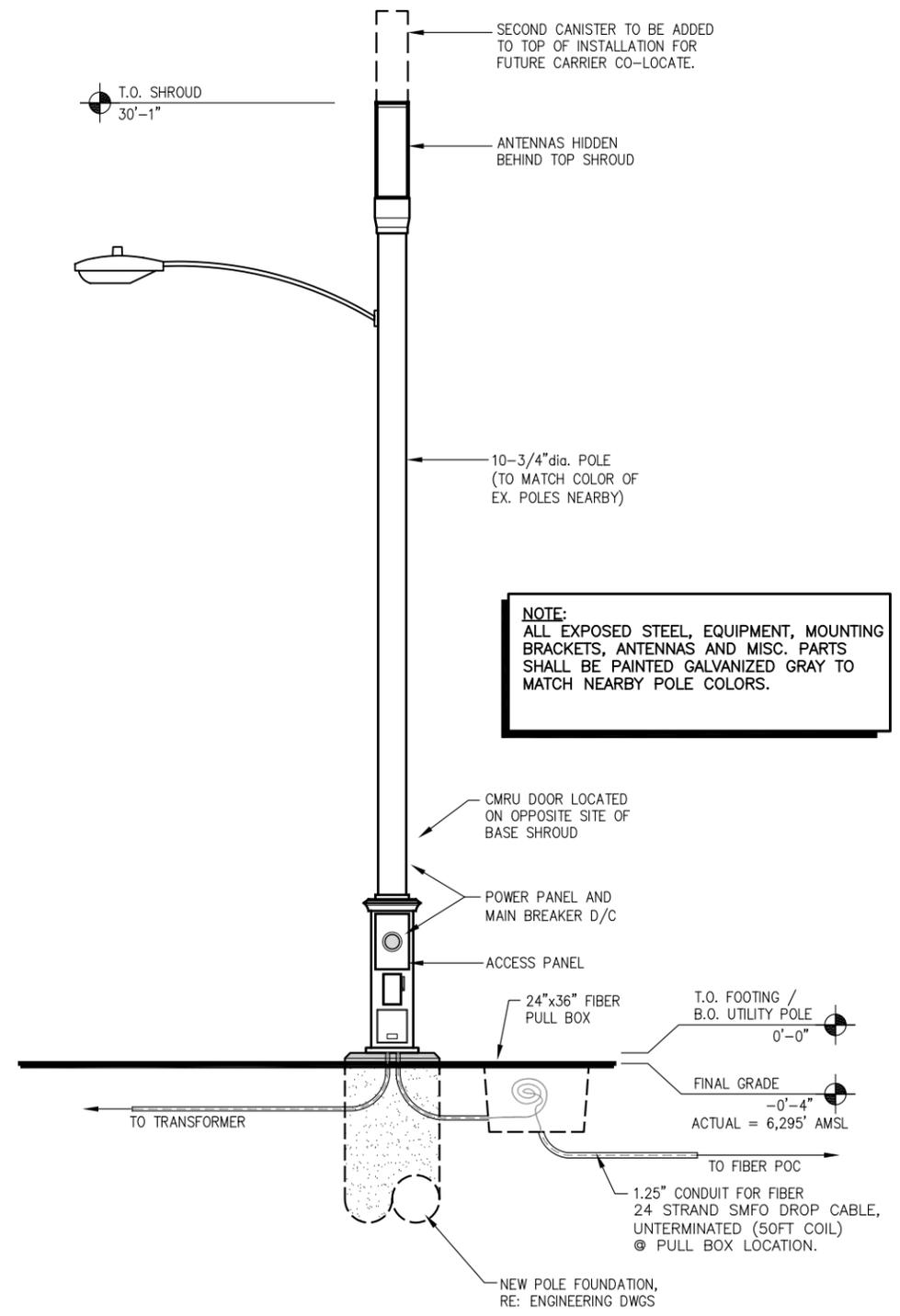
SHEET TITLE:  
**SITE PLAN**  
30'H CITY POLE

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



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



NOTE:  
ALL EXPOSED STEEL, EQUIPMENT, MOUNTING  
BRACKETS, ANTENNAS AND MISC. PARTS  
SHALL BE PAINTED GALVANIZED GRAY TO  
MATCH NEARBY POLE COLORS.

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

PLANS PREPARED BY:

**AARON ZIMMER**  
architect  
mobile: 303.870.2276  
office: 303.363.8574  
aZ@ZYmR.co

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EL PASO COUNTY

SEAL:

SHEET TITLE:  
**ANTENNA  
DETAILS**  
30'H CITY POLE

SHEET NUMBER:  
**A-3**