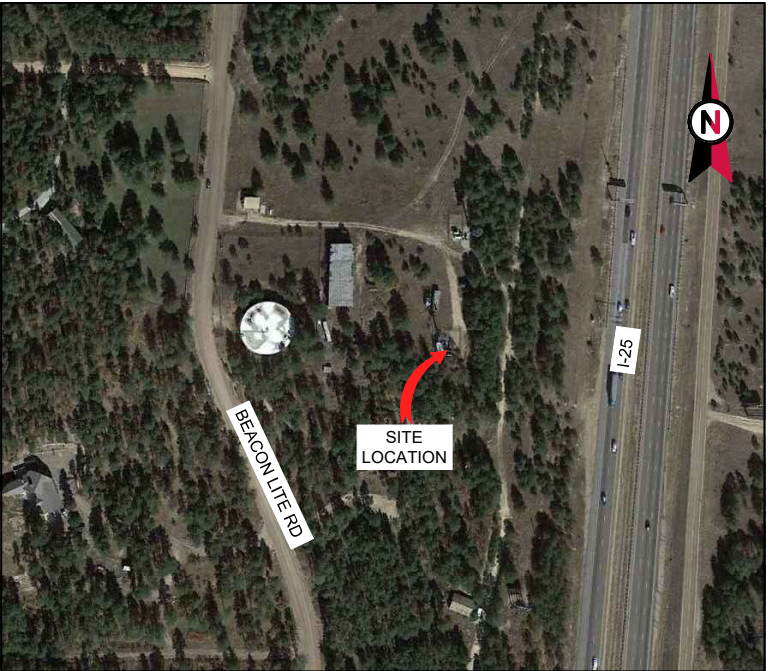


VICINITY MAP



AMERICAN TOWER®

SITE NAME: MONUMENT CO  
SITE NUMBER: 302418  
SITE ADDRESS: 20017 BEACON LITE ROAD  
MONUMENT, CO 80132



LOCATION MAP

SITE DEVELOPMENT PLAN  
PPR-17-029

COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION	SHEET INDEX				
<p>ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.</p> <p>1. INTERNATIONAL BUILDING CODE (IBC) 2. NATIONAL ELECTRIC CODE (NEC) 3. LOCAL BUILDING CODE 4. CITY/COUNTY ORDINANCES</p>	<p><u>SITE ADDRESS:</u> 20017 BEACON LITE ROAD MONUMENT, CO 80132 COUNTY: EL PASO</p> <p><u>GEOGRAPHIC COORDINATES:</u> LATITUDE: 39.12258 LONGITUDE: -104.86628 GROUND ELEVATION: 7382' AMSL</p> <p><u>ZONING INFORMATION:</u> JURISDICTION: COUNTY OF EL PASO PARCEL NUMBER: 7102300001 ZONING: C1-COMMERCIAL (OBSOLETE)</p>	THIS SUBMITTAL IS FOR RE-PERMITTING WITH THE COUNTY OF EL PASO, CO. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS.	SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
		<p><b>PROJECT NOTES</b></p> <p>1. THE FACILITY IS UNMANNED.</p> <p>2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE.</p> <p>3. EXISTING FACILITY MEETS OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS.</p> <p>4. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE.</p> <p>5. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED.</p> <p>6. HANDICAP ACCESS IS NOT REQUIRED.</p>	G-001	TITLE SHEET	5	08/22/17	NRP
			SHEET 1 OF 1	AS-BUILT LAND SURVEY			
			C-101	SITE PLAN	1	06/02/17	JDC
			C-201	TOWER ELEVATION	4	08/14/17	JDC
			C-501	SIGNAGE	0	01/04/16	JN
UTILITY COMPANIES	PROJECT TEAM						
POWER COMPANY: MOUNTAIN VIEW ELECTRIC ASSOCIATION PHONE: (719) 495-2283  TELEPHONE COMPANY: QWEST PHONE: (719) 225-4401	<p><u>TOWER OWNER:</u> SPECTRASITE COMMUNICATIONS, LLC 10 PRESIDENTIAL WAY WOBURN, MA 01801</p> <p><u>PROPERTY OWNER:</u> INTERSTATE 25 PROPERTIES LTD 970 CORRAL VALLEY RD COLORADO SPRINGS, CO 80929</p> <p><u>ENGINEER:</u> ATC TOWER SERVICES 3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518</p> <p><u>AGENT:</u> BONNIE BELAIR ATTORNEY, AMERICAN TOWER 10 PRESIDENTIAL WAY WOBURN, MA 01801</p>						
		PROJECT LOCATION DIRECTIONS					
		FROM COLORADO SPRINGS, CO  TAKE I-25 NORTH. EXIT 163 COUNTY LINE ROAD. GO WEST, THEN SOUTH ON BEACON LITE ROAD FOR 1/4 MILE. BEAR LEFT TO SITE.					

  
**AMERICAN TOWER®**  
**ATC TOWER SERVICES, LLC**  
3500 REGENCY PARKWAY  
SUITE 100  
CARY, NC 27518  
PHONE: (919) 468-0112

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	PER PERMITTING	JN	01/04/17
1	PER JURISDICTION	JDC	06/02/17
2	UPDATE TOWER ELEVATION	JDC	06/06/17
3	PER COMMENTS	JDC	06/09/17
5	TITLE CHANGE	NRP	08/22/17

ATC SITE NUMBER:  
**302418**

ATC SITE NAME:  
**MONUMENT CO**

SITE ADDRESS:  
20017 BEACON LITE ROAD  
MONUMENT, CO 80132



Aug 25 2017 12:35 PM cosign

DRAWN BY:	JN
APPROVED BY:	PPB
DATE DRAWN:	01/04/17
ATC JOB NO:	11929392

TITLE SHEET

SHEET NUMBER:	REVISION:
<b>G-001</b>	<b>5</b>



ZONING INFORMATION		
DISTRICT: COMMERCIAL (OBSOLETE) (C1)		
MIN AREA:	REQUIRED:	EXISTING:
MAX HEIGHT:	N/A	35.49 ACRE
MIN FRONTAGE:	N/A	65' A.G.L.
MIN DEPTH:	N/A	N/A
MIN FRONT YARD SETBACK:	65'	184'±
MIN SIDE YARD SETBACK:	65'	89'±
MIN REAR YARD SETBACK:	65'	187'±

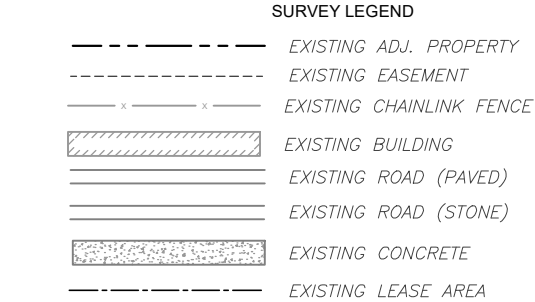
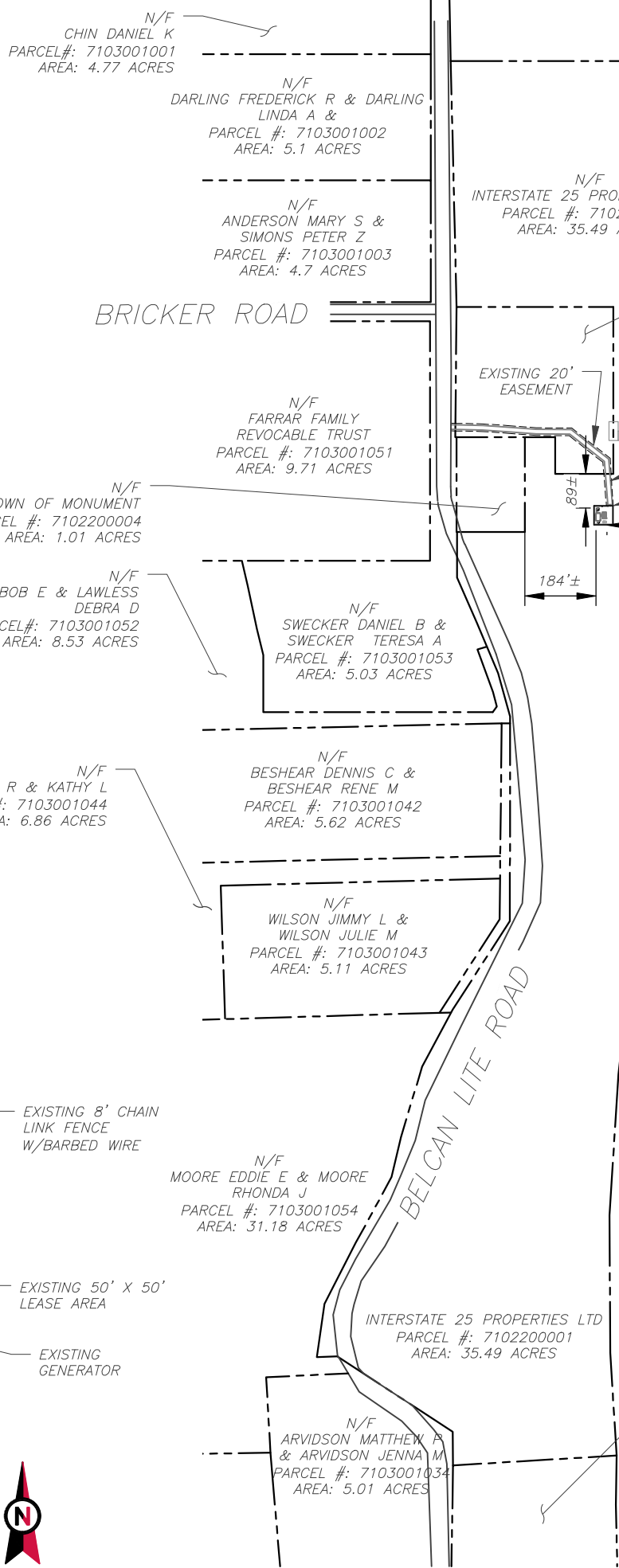
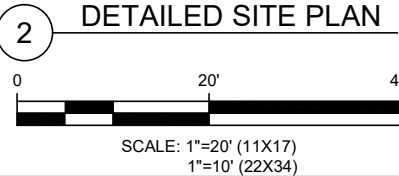
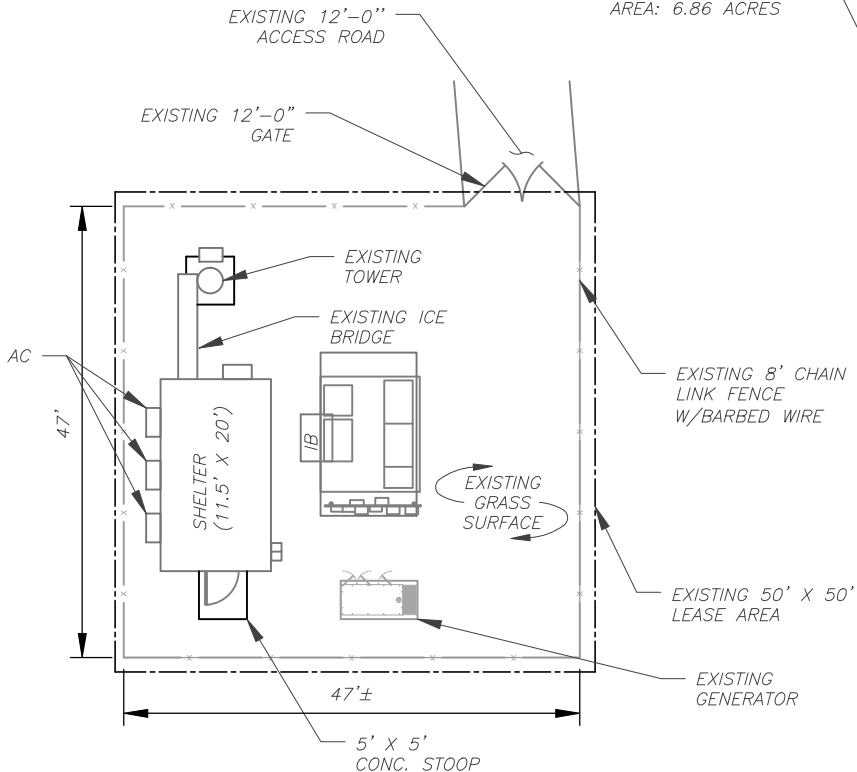
- NOTES:
- THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
  - FIELD SURVEY DATE: 04/08/2003
  - BOUNDARY INFORMATION OBTAINED FROM EL PASO COUNTY GIS MAP AND SURVEY PLAN DATED 04/08/2003 BY R.E HEINZ LAND SURVEYOR.



INTERSTATE 25  
PROPERTIES LTD  
PARCEL #: 7102300001  
35.49 ACRES

APPROX. LOCATION  
OF NEIGHBORING  
TOWER COMPOUND  
(NON-ATC)

EXISTING ATC  
SITE # 302418



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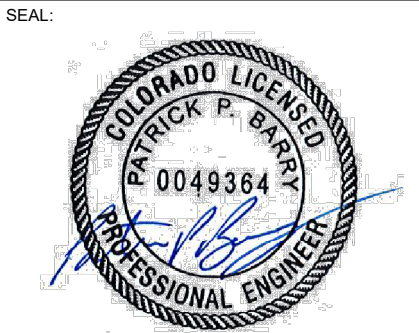
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△	PER PERMITTING	JN	01/04/17
△	PER JURISDICTION	JDC	06/02/17
△			
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△			

ATC SITE NUMBER:  
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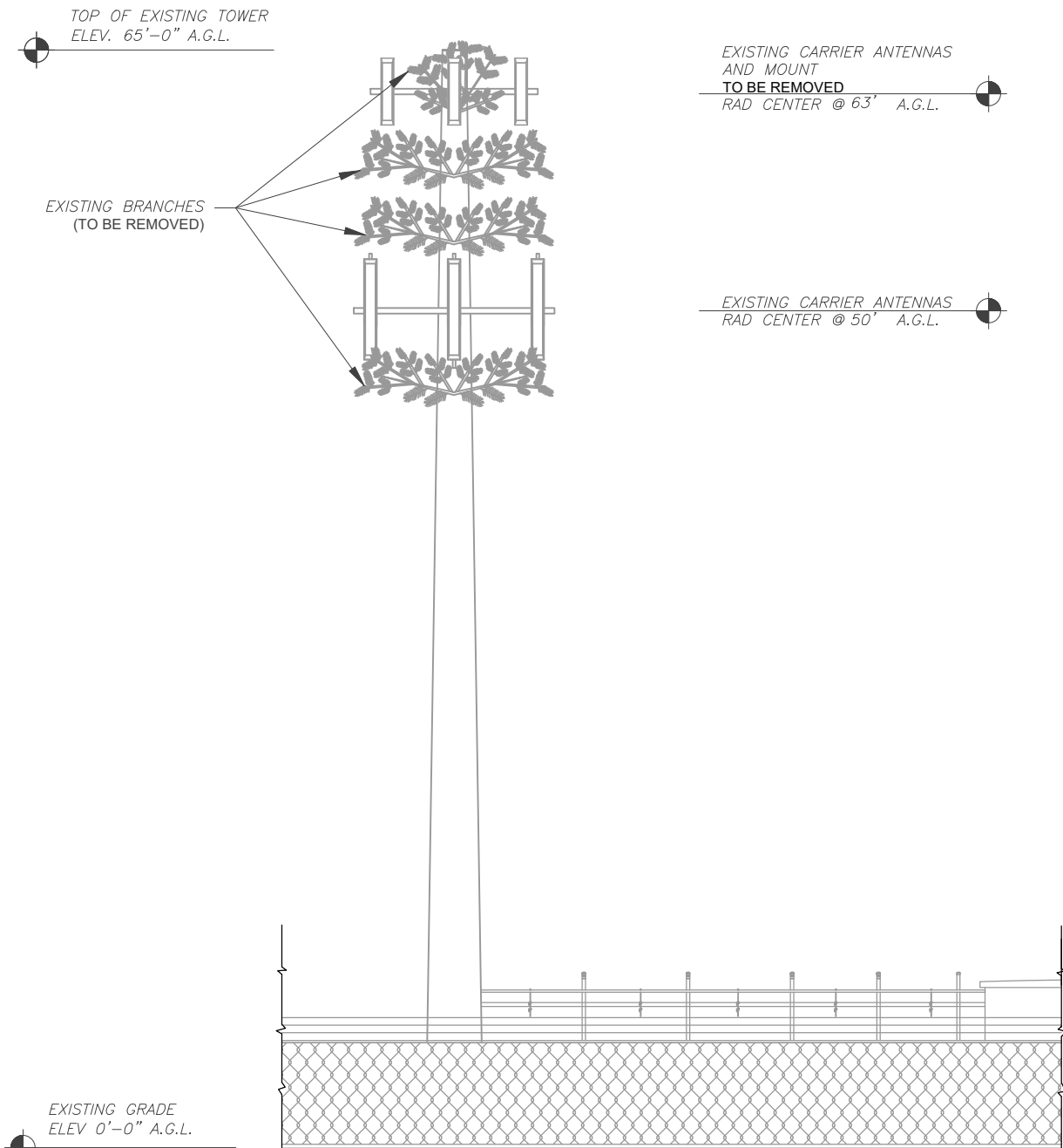
SITE ADDRESS:  
20017 BEACON LITE ROAD  
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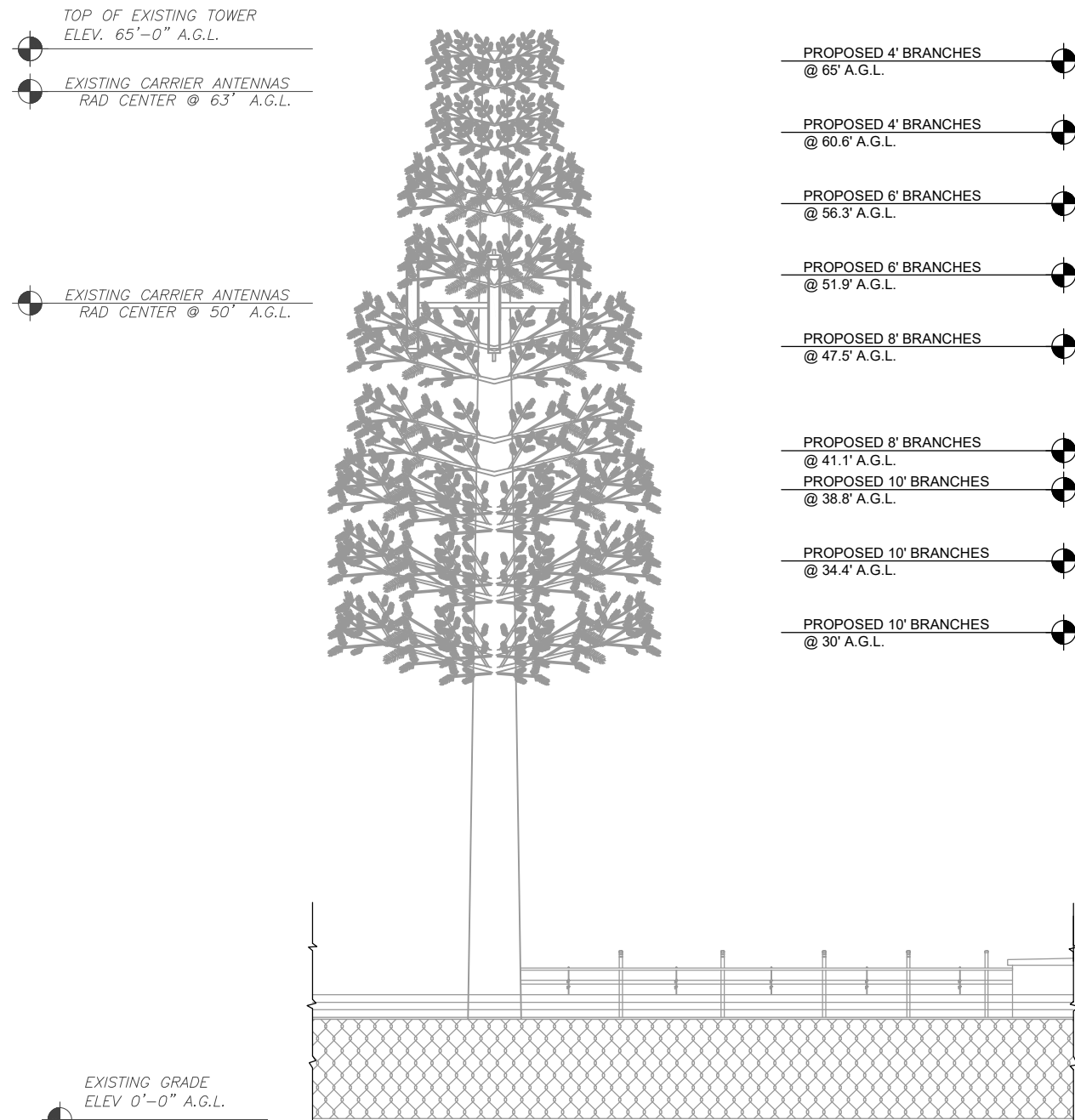
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DRAWN BY:	JN
APPROVED BY:	PPB
DATE DRAWN:	01/04/17
ATC JOB NO:	11929392

SITE PLAN	
SHEET NUMBER:	REVISION:
<b>C-101</b>	<b>1</b>



1 EXISTING TOWER ELEVATION  
SCALE: NOT TO SCALE



NOTES:  
PROPOSED TOWER ELEVATION SHOWN FOR ILLUSTRATION PURPOSES ONLY  
ACTUAL VOLUME AND SPACING OF FOLIAGE VARIES BY MANUFACTURER.

2 PROPOSED TOWER ELEVATION  
SCALE: NOT TO SCALE



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2	UPDATE TOWER ELEVATION	JDC	06/06/17
3	PER COMMENTS	JDC	06/09/17
4	UPDATE TOWER ELEVATION	JDC	08/14/17

ATC SITE NUMBER:

302418

ATC SITE NAME:

MONUMENT CO

SITE ADDRESS:

20017 BEACON LITE ROAD  
MONUMENT, CO 80132

SEAL:



Aug 25 2017 12:35 PM cosign

DRAWN BY:	JN
APPROVED BY:	PPB
DATE DRAWN:	01/04/17
ATC JOB NO:	11929392

TOWER ELEVATION

SHEET NUMBER:

C-201

REVISION:

4



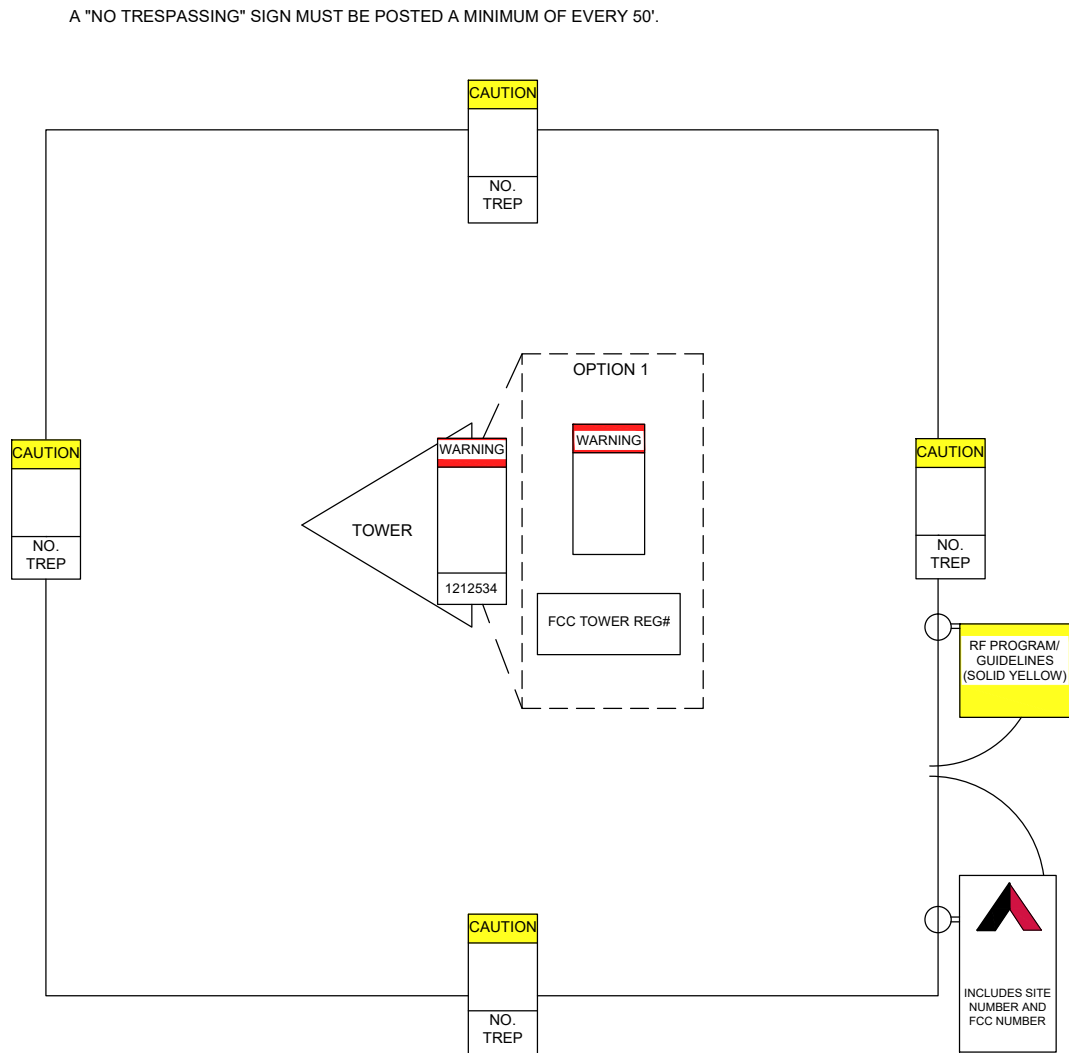
### ATC CAUTION AND NO TRESPASSING SIGN

ATC RF WARNING AND FCC NUMBER SIGN

EXISTING SIGNAGE PHOTO

ATC RF PROGRAM NOTICE SIGN

ATC SITE SIGN



THERE MUST BE AN ATC SIGN WITH SITE INFORMATION AND FCC REGISTRATION NUMBER AT BOTH THE ACCESS ROAD GATE (GATE OFF OF MAIN ROAD, IF APPLICABLE) AND COMPOUND FENCE (IF NO COMPOUND FENCE, THEN IN A CONSPICUOUS PLACE UPON DRIVE UP). IN ADDITION, PLEASE LOOK AT DIAGRAM FOR ALL ADDITIONAL SIGNS REQUIRED.

OPTION 1 MAY BE USED TO POST TOWER  
REGISTRATION NUMBERS AT THE BASE OF  
THE TOWER IF A WARNING SIGN DOES NOT  
HAVE SPACE FOR THE TOWER REGISTRATION  
NUMBER.

**IMPORTANT: FOR ANY ATC SIGN THAT DOES NOT MEET THE ATC SPECIFICATION FOR SIGNAGE (I.E., SHARPIE/PAINT PEN, WORN LABELS, ETC.), BRING IT INTO COMPLIANCE (RE-WRITE IF WORN) AND FLAG FOR REPLACEMENT ASAP WITH THE APPROPRIATE PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE).**

ONLY LABELS PRINTED BY A ZEBRA LABEL  
PRINTER WILL BE ACCEPTED.



**SITE NAME :** MONUMENT, CO  
**SITE NUMBER :** 302418  
**FCC REGISTRATION # :** NOT REQUIRED

---

**FOR LEASING INFORMATION:** 877-282-7483  
**877-ATC-SITE**

**FOR EMERGENCIES CALL:** 877-518-6937  
**877-51-TOWER**

**NO TRESPASSING**

**[www.americanntower.com](http://www.americanntower.com)**

**POSTING OF THIS SIGNAGE REQUIRED BY LAW**

REPLACEMENT OF SIGNAGE:

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL, QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

NOTE:

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-43.4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT.



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SEAL:



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DRAWN BY:	JN
APPROVED BY:	PPB
DATE DRAWN:	01/04/17
ATC JOB NO:	11929392

## SIGNAGE

SHEET NUMBER:

C-501

REVISION:

O