



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



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 EXTENDED, EITHER PARTIALLY OR COMPLETELY. 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 ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.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
<u>0</u>	PER PERMITTING	JN	01/04/17
<u>1</u>	PER JURISDICTION	JDC	06/02/17
<u>2</u>	UPDATE TOWER ELEVATION	JDC	06/06/17
<u>3</u>	PER COMMENTS	JDC	06/09/17
<u>5</u>	TITLE CHANGE	NRP	08/22/17

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


TITLE SHEET

SHEET NUMBER:

G-001

REVISION:

5

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)</p> <p>2. NATIONAL ELECTRIC CODE (NEC)</p> <p>3. LOCAL BUILDING CODE</p> <p>4. CITY/COUNTY ORDINANCES</p>	<p><u>SITE ADDRESS:</u></p> <p>20017 BEACON LITE ROAD MONUMENT, CO 80132 COUNTY: EL PASO</p> <p><u>GEOGRAPHIC COORDINATES:</u></p> <p>LATITUDE: 39.12258 LONGITUDE: -104.86628 GROUND ELEVATION: 7382' AMSL</p> <p><u>ZONING INFORMATION:</u></p> <p>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:	
			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	<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>	<p>The CMRS tower Co-Location is approved with the following conditions:</p> <p>1.The tower shall be rebranched as depicted in the approved elevation drawings, photo simulations, and site plan within 90 days of the date of approval. An inspection will be performed by the Planning and Community Development Department following the 90 days for rebranching. If such rebranching is not complete, this approval may be rescinded and a notice of violation may be issued to the property owner.</p> <p>2.Once removal of the old branches has begun, completion of the rebranching process shall occur within 14 days.</p>					
POWER COMPANY: MOUNTAIN VIEW ELECTRIC ASSOCIATION PHONE: (719) 495-2283	<u>TOWER OWNER:</u> SPECTRASITE COMMUNICATIONS, LLC 10 PRESIDENTIAL WAY WOBURN, MA 01801							
TELEPHONE COMPANY: QWEST PHONE: (719) 225-4401	<u>PROPERTY OWNER:</u> INTERSTATE 25 PROPERTIES LTD 970 CORRAL VALLEY RD COLORADO SPRINGS, CO 80929							
 <p>Know what's below. Call before you dig.</p>	<u>ENGINEER:</u> ATC TOWER SERVICES 3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518							
	<u>AGENT:</u> BONNIE BELAIR ATTORNEY, AMERICAN TOWER 10 PRESIDENTIAL WAY WOBURN, MA 01801							
	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.							

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'±

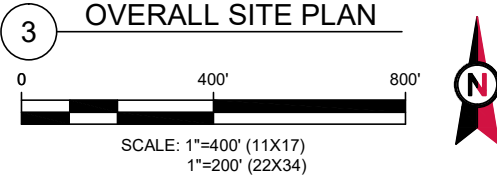
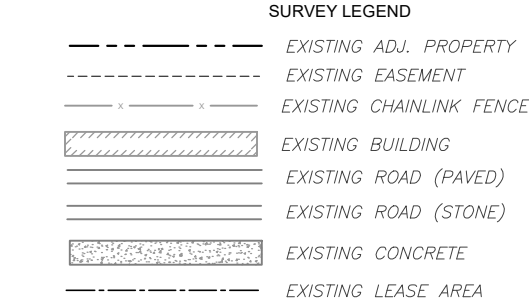
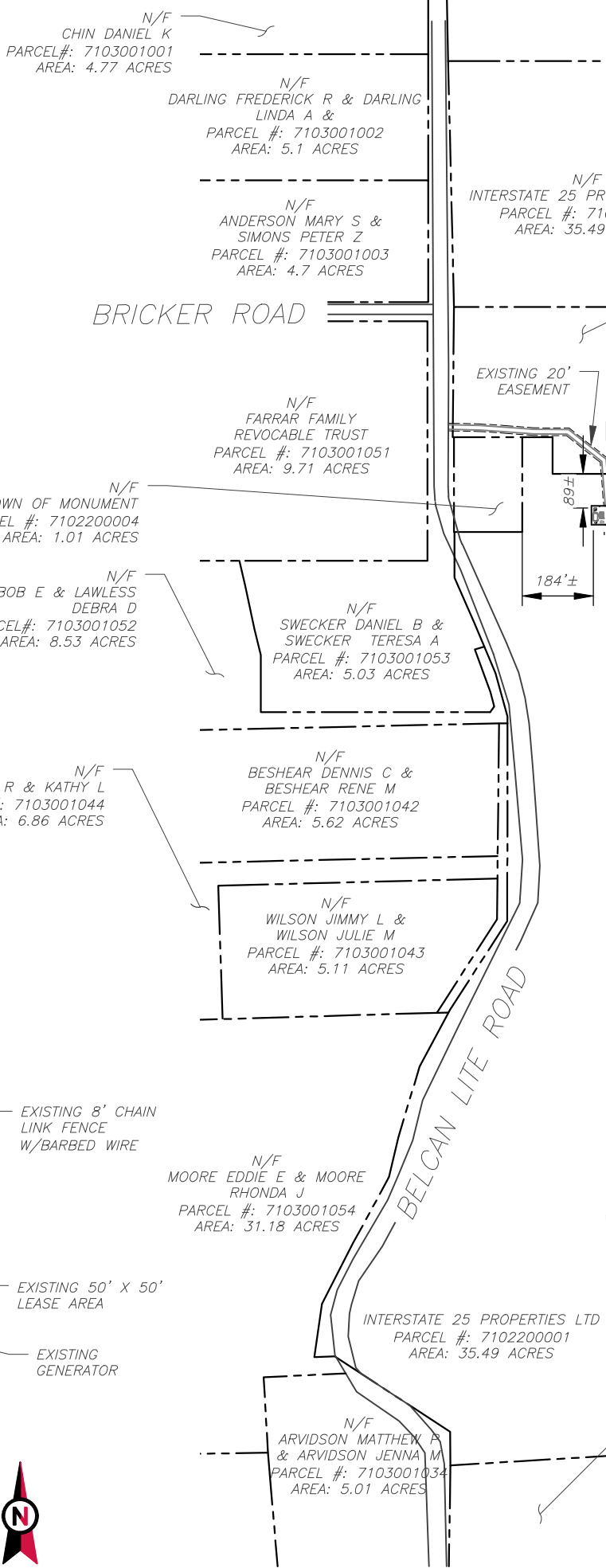
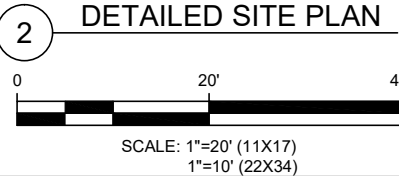
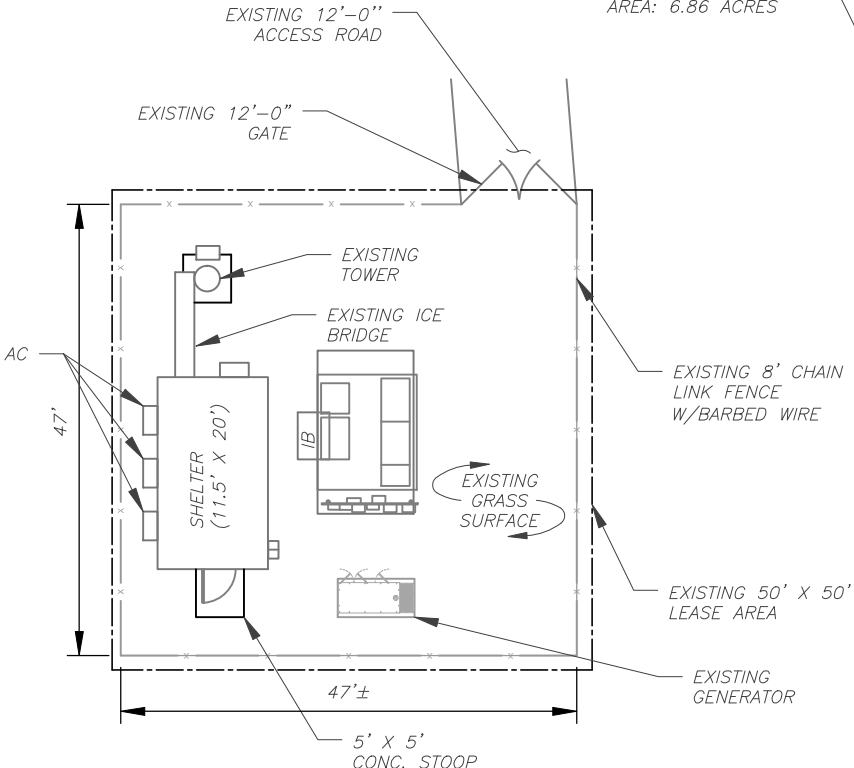
- NOTES:
- THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
 - FIELD SURVEY DATE: 04/08/2003
 - BOUNDARY INFORMATION OBTAINED FROM EL PASO COUNTY GIS MAP AND SURVEY PLAN DATED 04/08/2003 BY R.E HEINZ LAND SURVEYOR.



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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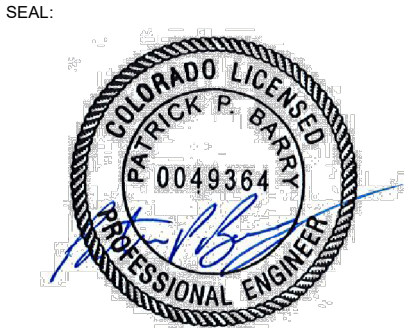
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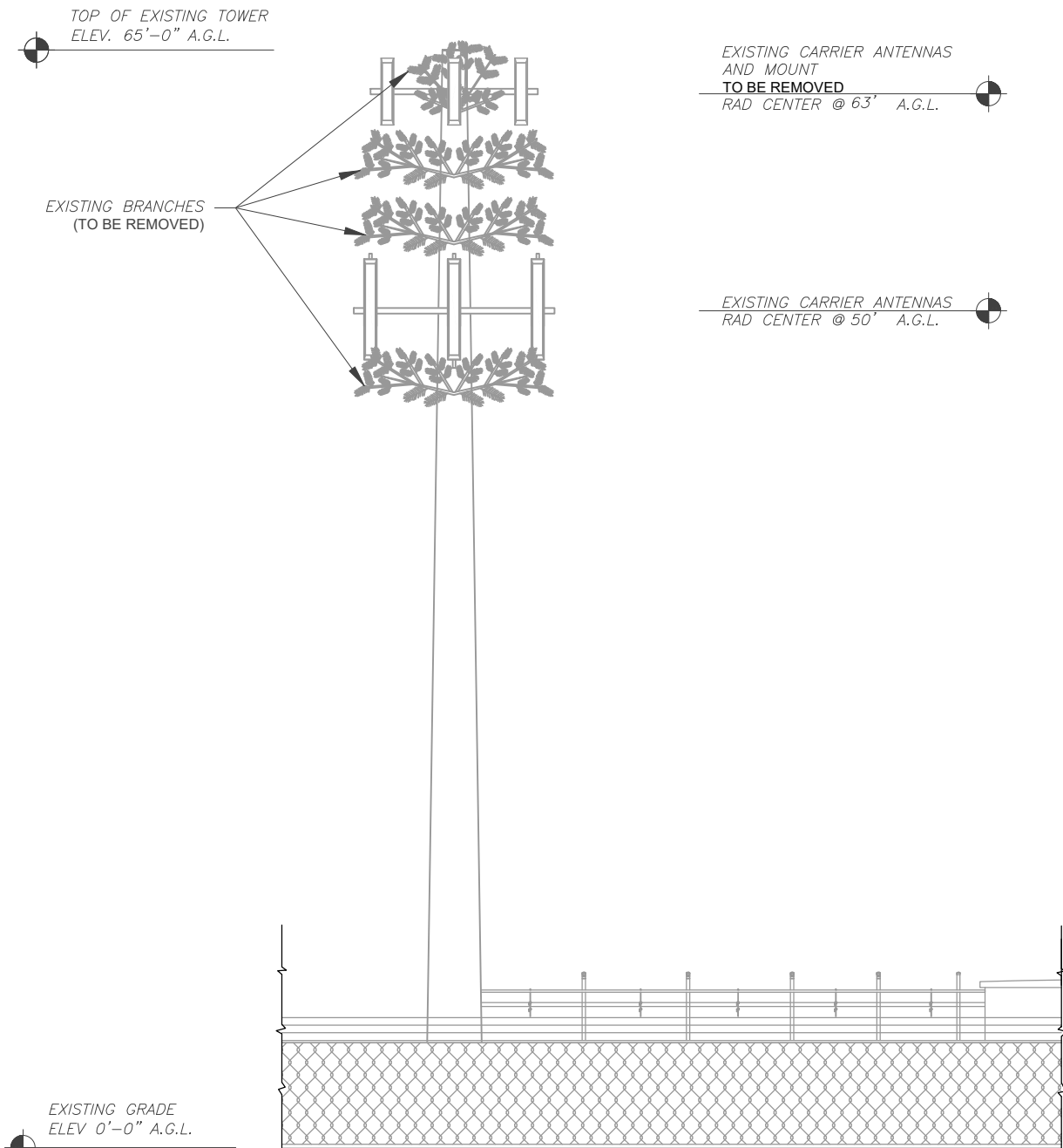


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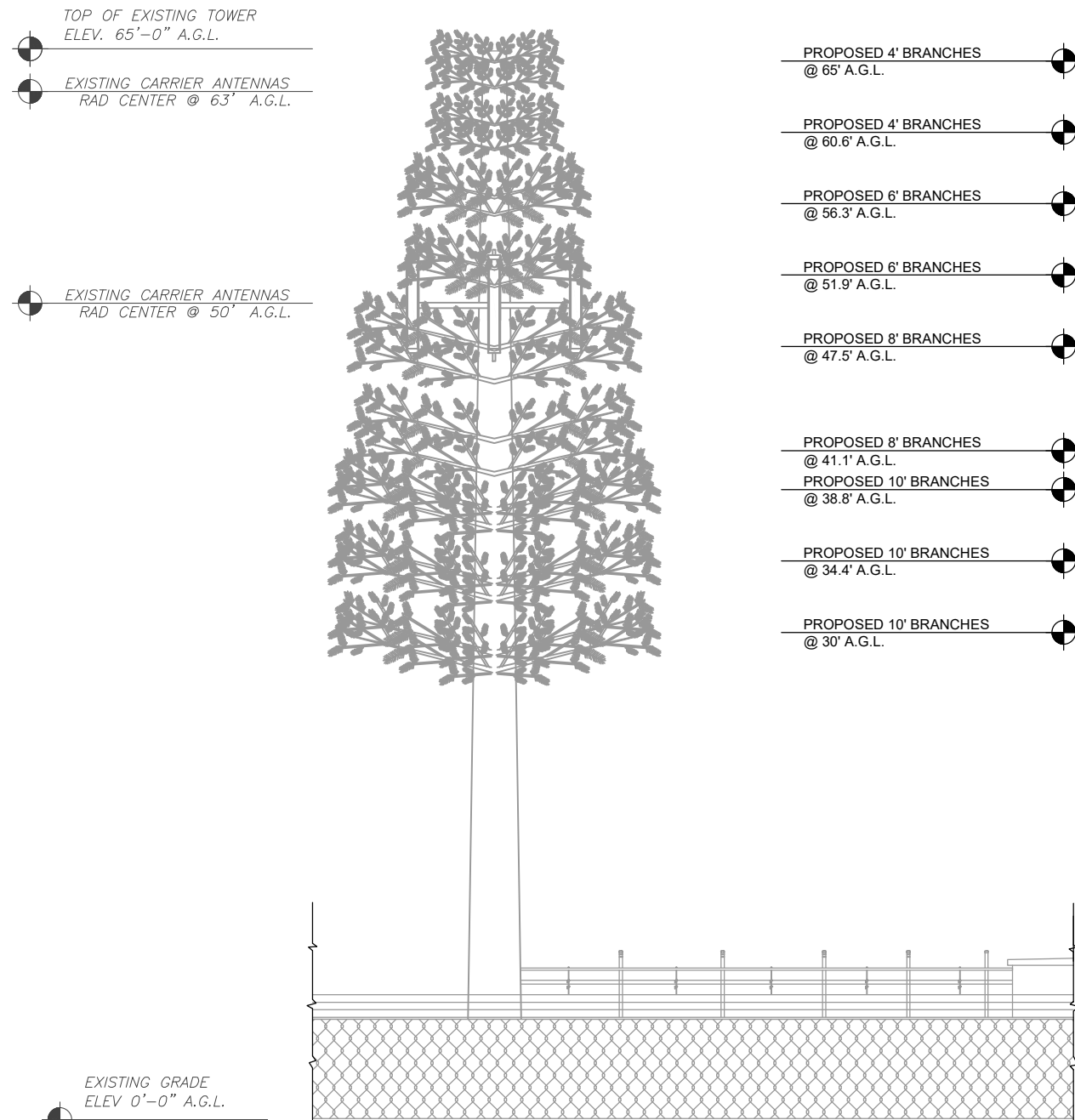
DRAWN BY:	JN
APPROVED BY:	PPB
DATE DRAWN:	01/04/17
ATC JOB NO:	11929392

SITE PLAN

SHEET NUMBER:	REVISION:
C-101	1



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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TOWER ELEVATION

SHEET NUMBER:

C-201

REVISION:

4

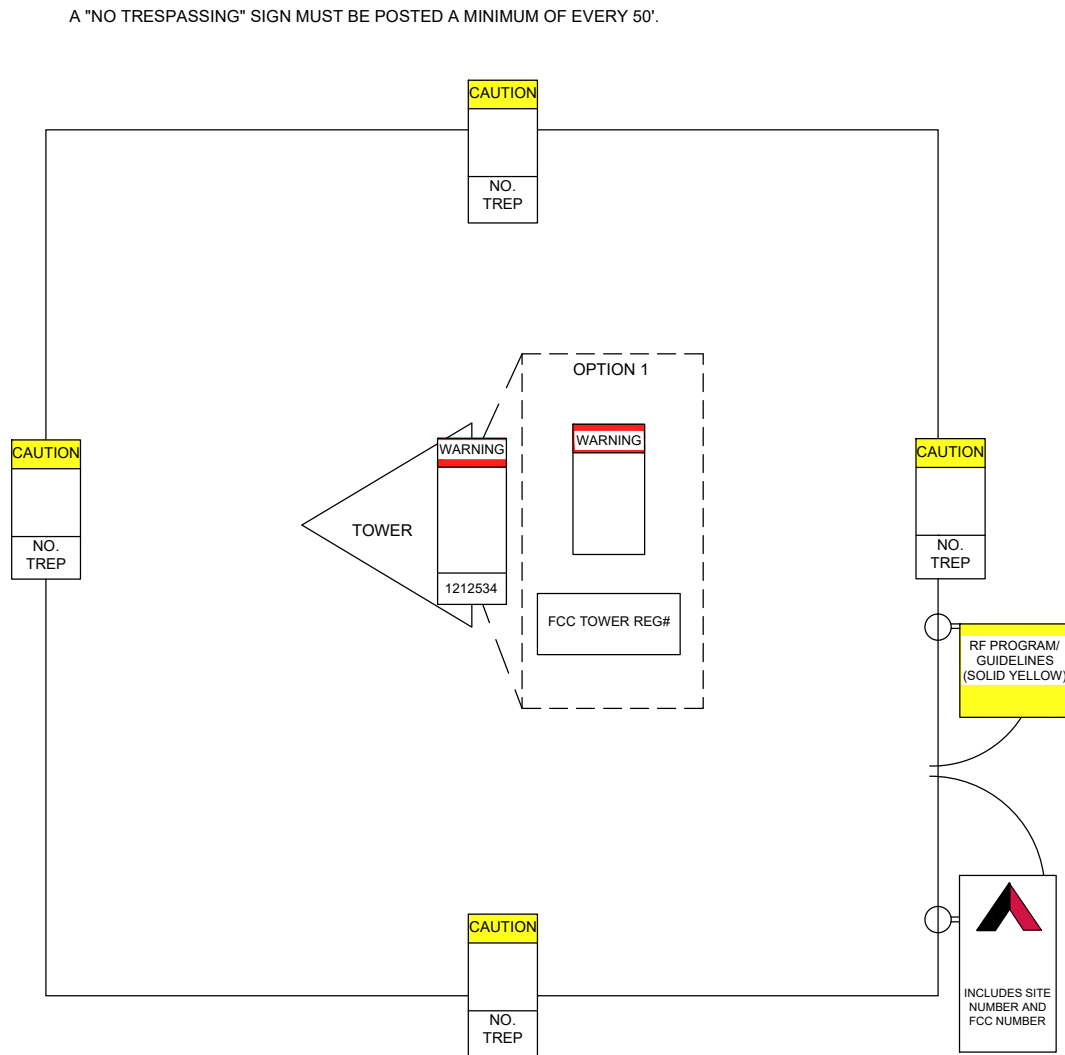
ATC CAUTION AND NO TRESPASSING SIGN

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.

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2. Once removal of the old branches has begun, completion of the rebranching process shall occur within 14 days.

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.

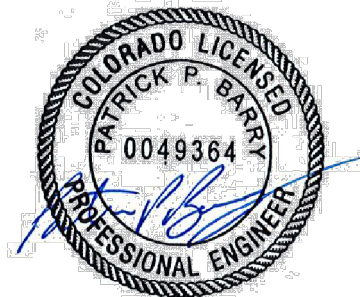
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SIGNAGE	
SHEET NUMBER: C-501	REVISION: 0