

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 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 ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.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

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 20017 BEACON LITE ROAD
 MONUMENT, CO 80132

SEAL:



Aug 25 2017 12:35 PM 

COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION	SHEET INDEX											
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. 1. INTERNATIONAL BUILDING CODE (IBC) 2. NATIONAL ELECTRIC CODE (NEC) 3. LOCAL BUILDING CODE 4. CITY/COUNTY ORDINANCES	<u>SITE ADDRESS:</u> 20017 BEACON LITE ROAD MONUMENT, CO 80132 COUNTY: EL PASO <u>GEOGRAPHIC COORDINATES:</u> LATITUDE: 39.12258 LONGITUDE: -104.86628 GROUND ELEVATION: 7382' AMSL <u>ZONING INFORMATION:</u> JURISDICTION: COUNTY OF EL PASO PARCEL NUMBER: 7102300001 ZONING: C1-COMMERCIAL (OBSOLETE)	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:							
		PROJECT NOTES 1. THE FACILITY IS UNMANNED. 2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE. 3. EXISTING FACILITY MEETS OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS. 4. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE. 5. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED. 6. HANDICAP ACCESS IS NOT REQUIRED.	G-001	TITLE SHEET	5	08/22/17	NRP							
UTILITY COMPANIES	PROJECT TEAM	PROJECT LOCATION DIRECTIONS	The CMRS tower Co-Location is approved with the following conditions: 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. 2. Once removal of the old branches has begun, completion of the rebranching process shall occur within 14 days.											
POWER COMPANY: MOUNTAIN VIEW ELECTRIC ASSOCIATION PHONE: (719) 495-2283 TELEPHONE COMPANY: QWEST PHONE: (719) 225-4401	<u>TOWER OWNER:</u> SPECTRASITE COMMUNICATIONS, LLC 10 PRESIDENTIAL WAY WOBURN, MA 01801 <u>PROPERTY OWNER:</u> INTERSTATE 25 PROPERTIES LTD 970 CORRAL VALLEY RD COLORADO SPRINGS, CO 80929 <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	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.	<div style="border: 2px solid blue; padding: 5px; display: inline-block;"> <p style="font-size: 24px; margin: 0;">Approved</p> <p style="margin: 0;">By: Craig Dossey, Executive Director</p> <p style="margin: 0;">Date: 11/02/2017</p> <p style="margin: 0;">El Paso County Planning & Community Development</p> </div> 											
 Know what's below. Call before you dig.		<table border="1" style="width: 100%;"> <tr> <td>DRAWN BY:</td> <td>JN</td> </tr> <tr> <td>APPROVED BY:</td> <td>PPB</td> </tr> <tr> <td>DATE DRAWN:</td> <td>01/04/17</td> </tr> <tr> <td>ATC JOB NO:</td> <td>11929392</td> </tr> </table>					DRAWN BY:	JN	APPROVED BY:	PPB	DATE DRAWN:	01/04/17	ATC JOB NO:	11929392
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		SHEET NUMBER: G-001			REVISION: 5									

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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

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 MONUMENT, CO 80132

SEAL:



Aug 25 2017 12:35 PM 

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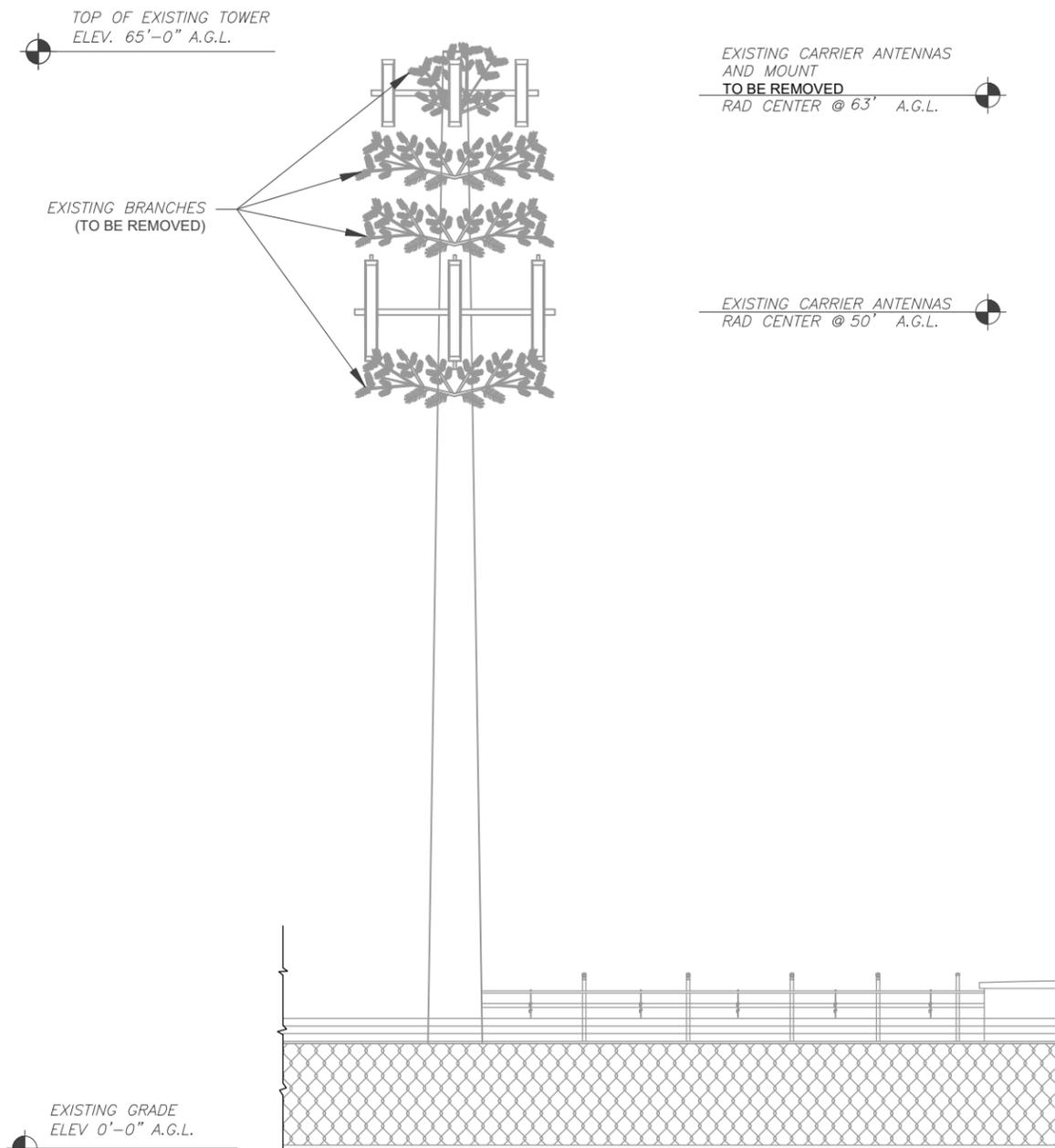
TOWER ELEVATION

SHEET NUMBER:

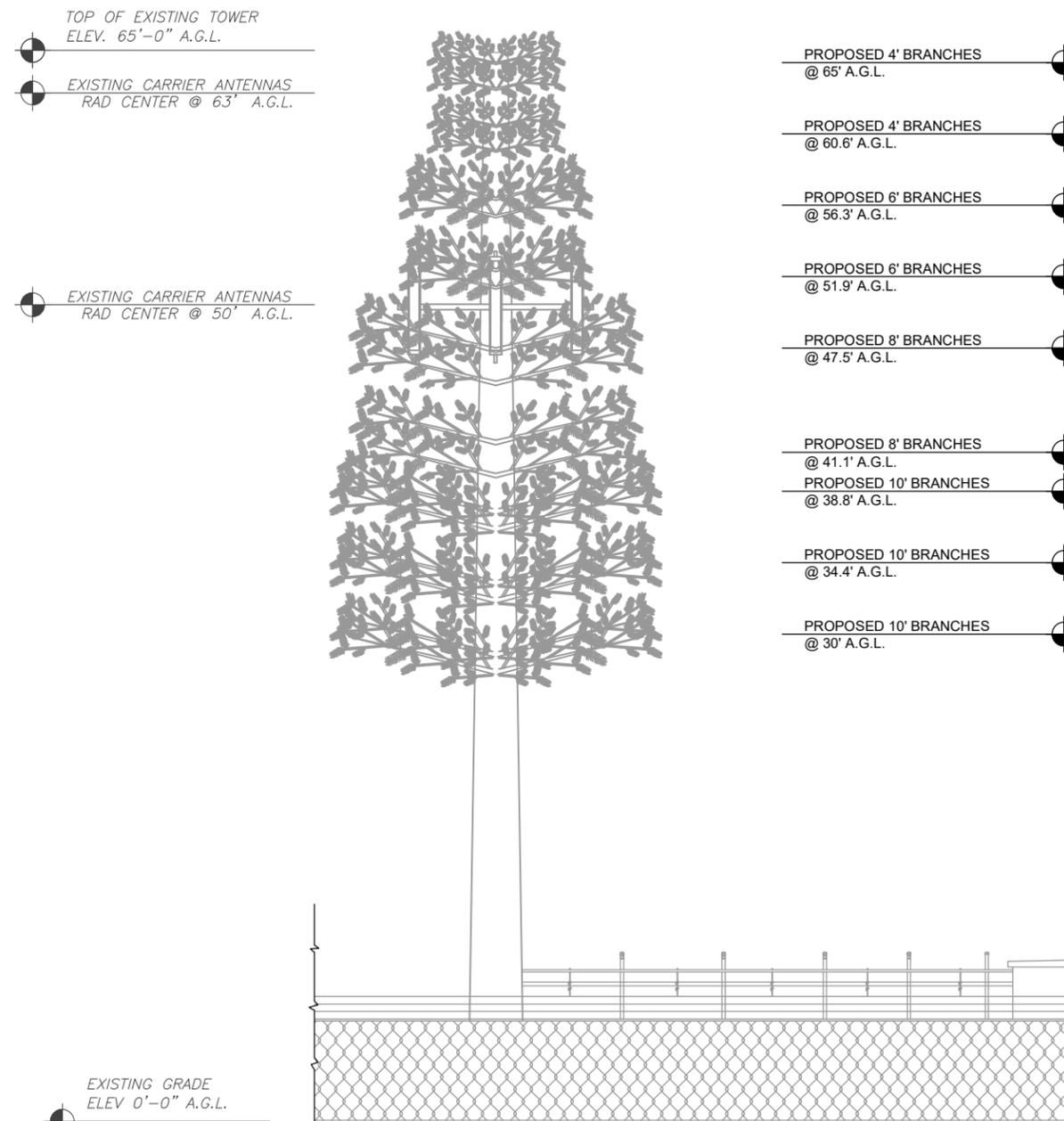
C-201

REVISION:

4



1 EXISTING TOWER ELEVATION
 SCALE: NOT TO SCALE



2 PROPOSED TOWER ELEVATION
 SCALE: NOT TO SCALE

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

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CAUTION



**Beyond this point:
Radio frequency fields at this site
may exceed FCC rules for human
exposure.**

**For your safety, obey all posted signs
and site guidelines for working in radio
frequency environments.**

In accordance with Federal Communications
Commission rules on radio frequency emissions 47 CFR 1.1307(b)

NO TRESPASSING

ATC CAUTION AND NO TRESPASSING SIGN



WARNING



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ATC RF WARNING AND FCC NUMBER SIGN

FCC TOWER REGISTRATION #

Posting of sign required by law

ATC STAND-ALONE FCC TOWER
REGISTRATION SIGN



EXISTING SIGNAGE PHOTO

NOTICE

**GUIDELINES FOR WORKING IN
RADIOFREQUENCY ENVIRONMENTS**

- ⚠ All personnel should have electromagnetic energy (EME) awareness training.
- ⚠ All personnel entering this site must be authorized.
- ⚠ Obey all posted signs.
- ⚠ Assume all antennas are active.
- ⚠ Before working on antennas, notify owners and disable appropriate transmitters.
- ⚠ Maintain minimum 3 feet clearance from all antennas.
- ⚠ Do not stop in front of antennas.
- ⚠ Use personal RF monitors while working near antennas.
- ⚠ Never operate transmitters without shields during normal operation.
- ⚠ Do not operate base station antennas in equipment room.

ATC RF PROGRAM NOTICE SIGN



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PHONE: (919) 468-0112

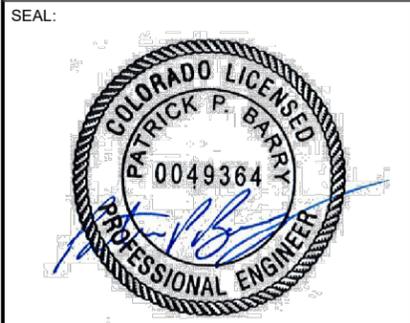
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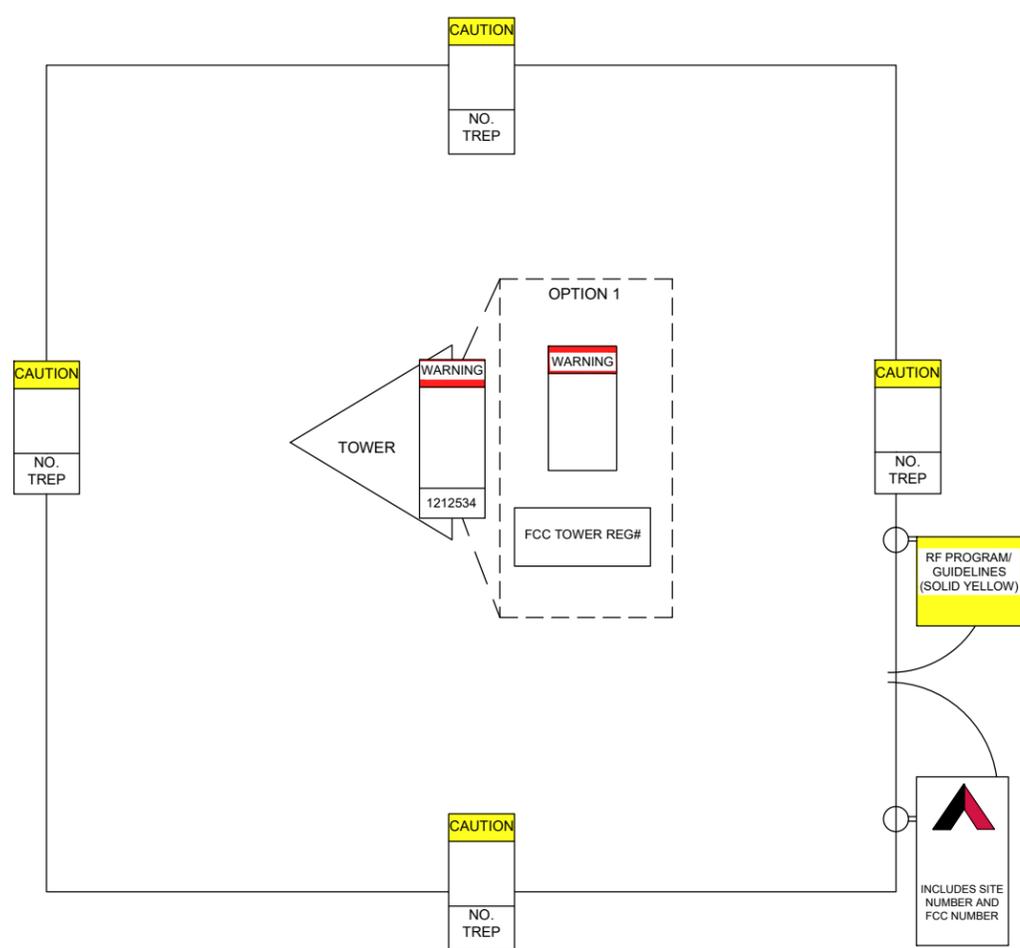
Aug 25 2017 12:35 PM **cosign**

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

SIGNAGE

SHEET NUMBER: **C-501** REVISION: **0**

A "NO TRESPASSING" SIGN MUST BE POSTED A MINIMUM OF EVERY 50'.



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.



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.americantower.com

POSTING OF THIS SIGNAGE REQUIRED BY LAW

ATC SITE SIGN

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.