



TO: Mountain Village Town Council

FROM: Drew Nelson, Senior Planner

FOR: Town Council Regular Meeting and Public Hearing – September 19, 2024 (*This matter was continued from the July 18, 2024 regular meeting*)

DATE: September 10, 2024

RE: Staff Memo – Conditional Use Permit Application, Town of Mountain Village Public Right-of-Way, pursuant to CDC Section 17.6.5

APPLICATION OVERVIEW: Conditional Use Permit for Telecommunications Facilities Throughout the Town of Mountain Village

PROJECT GEOGRAPHY

Legal Description: N/A – Public Right-of-Way

Address: 455 Mountain Village Boulevard

Applicant/Agent: Terry Cope, Toro Vertical, Inc.

Owner: Town of Mountain Village

Zoning: N/A – Right-of-Way

Existing Use: Right-of-Way

Proposed Use:

Telecommunications Facilities

Lot Size: N/A

Adjacent Land Uses:

- **North:** N/A
- **South:** N/A
- **East:** N/A
- **West:** N/A

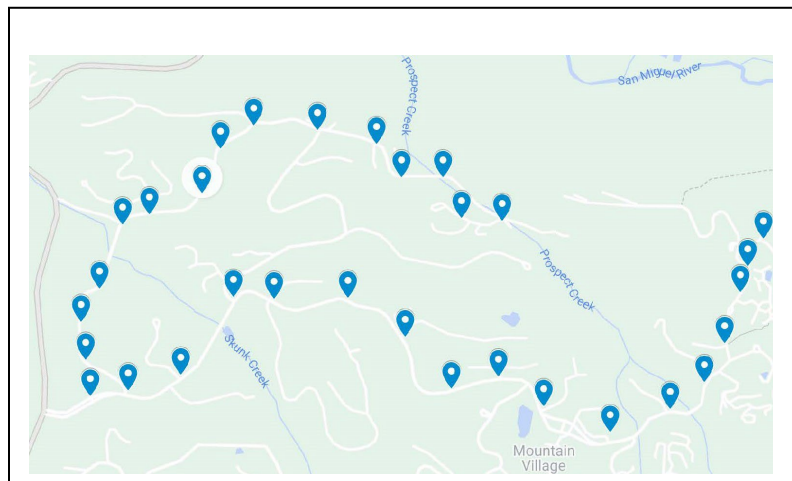


Figure 1: Vicinity Map, Potential Pole Locations

ATTACHMENTS

Exhibit A: Project Narrative/Pictures

Exhibit B: Staff/Public Comments

Case Summary: Terry Cope, on behalf of applicant Toro Vertical, Inc. dba/Toro Blanco Group, has submitted an application for a Conditional Use Permit to install telecommunications equipment within public right-of-way in the Town of Mountain Village for the purpose of deploying high-speed internet service, also known as “small cell” or 5G. The Town implemented certain design and siting regulations in 2021 to manage these installations, including a prohibition on poles being less than six hundred feet (600’) from one another and no more than twenty-five feet (25’) in height. State and federal regulations govern the installation of certain telecommunications devices, preempting local regulations that may otherwise limit the Town’s management of 5G equipment. Essentially, the infrastructure is permitted to be a use-by-right within the Town’s public right-of-way.

Due to the state and federal regulations mentioned above, the Town is in a unique situation as our ability to regulate these facilities is generally limited to location and design. In many ways, this makes a review by both the Town Council and staff a departure from normal review procedures where the Town has distinct and clear standards. This staff report will make relevant issues clearer for the Town Council’s consideration, but additional issues remain to be addressed with the Town Council with the approval of any final agreement between the Town and the applicant in a form acceptable to the Town Attorney.

The proposal, as indicated in the attached documentation, includes cut sheets and designs for light poles up to twenty-five feet (25’) in height along Mountain Village Boulevard and Adams Ranch Road. The project would replace some existing light poles, generally located at intersections, with a new light standard that includes additional pole height for the telecommunications antennas. All equipment related to the operations of the system is proposed to be located underground adjacent to the poles themselves, preserving the visual aesthetics of the existing pole locations.

The applicant is proposing to utilize three different designs, depending on the site conditions. The first would replace existing intersection lighting with a dual light standard found at most intersections in the Town. The second would be a replacement for existing parking lot lighting, such as that found in the Village Market parking lot. The last would be a simple stand-alone pole that does not include any lighting.

It is the applicant’s desire to have the pole designs approved by the Town Council, with each individual site to be determined through negotiations between the applicant and Town staff. Specifically, the applicant is proposing to work through the Community Development and Public Works Departments to identify the best application for each site. Staff concurs that this is a logical approach and would propose standards for decision-making at each site (see below).

As noted above, the Town is bound to review the application under the auspices of HB 17-1193, which governs the installation of small wireless service infrastructure within a local government’s jurisdiction and clarifies that an expedited permitting process applies to small cell facilities and networks. The statute requires a review within a short period of time, and explicitly preempts local rules for uses – making small cell facilities a use by right in any zone district. The DRB’s review of this Conditional Use Permit was limited to the design of the poles themselves, which are proposed to match existing light poles or signs currently located within Mountain Village. The Design Review Board reviewed this application at their July 11, 2024 regular meeting and recommended denial by a vote of 7 to 0.

The Town Council initially reviewed this application at its July 18, 2024, regular meeting and continued the matter to September 19, 2024, to allow the applicant to revise their materials to address particular questions that members of the Town Council had. In particular, the Town Council requested additional information on the following:

- The Council requested additional information on FCC RF limits as described in the attached architectural and engineering drawings.
- Is the applicant proposing a phased approach for rollout, with focus on areas of higher user density (i.e. in the Village Center and the Meadows)? The proposed layout appeared to not follow density.
- The Town Council requested references from other communities that have deployed 5G infrastructure.
- The Council questioned why there was no proposal to add on-mountain service within the Telluride Ski Resort area.
- The Town Council requested additional information (heat maps) showing where coverage is currently poor and this infrastructure would address capacity issues.
- The Council is interested in what the details are on region-wide capacity and how this technology could be utilized during times of low capacity/high visitation, in conjunction with the Town of Telluride.
- Where is the technology moving in the near future? Will the technology be obsolete prior to the infrastructure being obsolete?

Staff Comment: The applicant has provided an updated presentation (attached); however, many of the particular details requested by the Town Council were only lightly addressed and may not meet the level of specificity desired by the Council. The applicant indicated that fewer pole installations could occur, but there was no revised map to indicate that is what is now being proposed. The Town Council should discuss whether the responses provided are adequate to make a decision to approve, continue, or deny the application.

Applicable CDC Requirement Analysis: The applicable requirements cited below follow CDC Sections 17.4.14.D Conditional Use Permits, Criteria for Decision, 17.4.14.E General Standards for Review, and 17.6.5 Telecommunications Antenna Regulations. ***Please note that Staff comments from the original review will be indicated by Blue Text. New Staff comments based on the revisions from the July 18th meeting will be indicated by Green Text.***

17.4.14.D. Criteria for Decision.

Section 17.4.14.D contains nine criteria which must be met for approval of a Conditional Use Permit. Staff has described the criteria in relation to the proposed development below.

Conformity with Policies, Principles, and Actions of the Comprehensive Plan

The Town's Comprehensive Plan is relatively silent on privately-held infrastructure, but does offer some insight on the Town's goals for this type of improvement. In particular, the following apply to the proposed CUP application:

3G: Transportation and Infrastructure

- Mountain Village strives to provide world class and efficiently planned and maintained infrastructure needed to support the town and realize the principles and policies of the Comprehensive Plan*

II. Mountain Village strives to ensure, through its infrastructure, that the Town is accessible to residents and visitors of all ages, incomes, and abilities.

Access to high-speed internet and cell services are ubiquitous across communities that attract both knowledge workers and tourism. At times, internet access can be bogged down in Mountain Village due to high levels of usage. While locals and visitors alike may be in Mountain Village to escape being accessible to the trappings of the internet, it is highly convenient and desired to still remain connected to allow for business and social networking. Adding capacity for access would meet the standards of the Comprehensive Plan to meet the expectations of residents and visitors alike.

In addition, there are areas of the ski area that suffer from low signal levels. This proposal does not include additional pole locations on ski area property; however, there may be opportunities for expansion in the future. The applicant is also working with the Town of Telluride to build out a network there, creating a synergy of use that many residents and guests can take advantage of. While the Town cannot mandate additional expansion on private property in the future, it should be implied that the Town expects the applicant to expand its offerings on the ski area to meet the demands of the Town's constituents.

As the applicant noted at the first hearing, this proposal (and the revision) does not attempt to add to wireless infrastructure at the ski area. This was an item of concern expressed by the Town Council at the first meeting. The revision also does not provide additional detail about regional capacity details, which impacts the accessibility to the proposed infrastructure.

Compatibility and Impacts to Surrounding Land Uses

The proposed use is compatible with surrounding uses, as the project would primarily replace existing light poles or sign posts along Mountain Village Boulevard and Adams Ranch Road. The applicant has requested that once the designs of the three pole types are considered and approved, they will work with Community Development and Public Works staff to choose the exact fixture that would be deployed in each location to build out their network. Town staff proposes a hierarchy of design features to evaluate each site as follows:

1. Replacement of existing light poles rather than new poles, eliminating additional clutter.
2. Locate poles to facilitate the ability to store snow or materials without impeding sight triangles at all intersections.
3. In the absence of light poles, replace traffic signs with slim poles to mimic existing infrastructure.
4. To the greatest extent possible, all pole locations shall be as far away from residences as reasonably allowed while accounting for signal coverage.
5. All ancillary equipment shall be located underground.
6. To the greatest extent possible, locations shall limit impacts to the natural environment, including vegetation and natural grade.
7. Locations may be slightly less than six hundred feet (600') apart in order to replace existing light poles rather than creating a new pole location at the discretion of the Town.

The revision did not provide any specific details for each proposed location, such as a map or cut sheets of the actual poles proposed to match existing infrastructure. Staff cannot determine whether all of the proposed review criteria can be met based on the revised application.

Physical Hazards to Neighborhood, Public Facilities, Infrastructure, or Open Space

The application does not constitute a physical hazard to the neighborhood, public facilities, the Town's infrastructure, or open space. Rather, the application would increase digital access and capacity in a rural community that has had struggles providing accessibility to digital services. Increased access provides better equity across all income levels, which creates personal and business opportunities for consumers regardless of status. Section 17.6.5.D.4 also states, "Consideration of Radio Frequency Emissions. The environmental effects of radio frequency emissions shall not be considered an appropriate concern of an adjacent lot owner provided the antenna complies with the regulations of the Federal Communications Commission regarding such concern." This mimics state law preempting local governance of radio frequencies.

The applicant has indicated in the revision that the designs fully comply with FCC regulations, and may exceed them; however, staff cannot confirm this based on the information provided. This was an item of concern expressed at the initial Town Council meeting but has not been directly addressed.

Significant Adverse Effect to Surrounding Property Owners and Uses

As noted above, Town staff would utilize a hierarchy-based decision-making process for each location to attempt to limit any effects to surrounding property owners. The goal would be to keep any new freestanding poles as far away as possible from residences along both Mountain Village Boulevard as well as Adams Ranch Road. It should be noted that there are no single-family residences that have access directly onto Mountain Village Boulevard, further limiting any impacts to residences that are adjacent to the roadway.

Without a revised deployment map or a heat map of where coverage is poor, the revision does not directly address the impacts to surrounding property owners and uses. The applicant has indicated that meters and lightning protection will be added to the facilities for safety purposes.

Significant Adverse Effect on Open Space or the Purposes of Facilities Owned by the Town

The proposed application would have a beneficial effect on facilities owned by the Town, as it would increase internet access while also providing access for the Town to fiber optic services utilized by the provider. A separate form of agreement between the Town and the applicant (currently being drafted by the Town Attorney) will outline the access provided to the Town and community at-large. The Town does gain benefits from the installation of the infrastructure that would build out the 5G network.

As noted in the initial Town Council review, the application may not follow where population density exists and therefore may include more infrastructure than is necessary to the Town's public rights-of-way. Once a more complete heat map is provided, there may be an opportunity to evaluate proper locations for installations based on need rather than full build-out.

Adverse Environmental and Visual Impacts

The application would include installation of light poles and signs that would be up to twenty-five feet (25') in height. This height is taller than most light poles in the Town of Mountain Village; however, the light fixtures themselves would maintain the average light height of existing light poles throughout Town. This reduces the impact of taller light poles but does not eliminate the visual impact of the structures. The applicant has agreed to work with Town staff on where to site

the poles, with a sensitivity towards keeping visual clutter to a minimum and being sensitive to environmental concerns of each location (i.e. snow storage, wetlands, etc.).

Adequate Infrastructure

The proposed 5G infrastructure would increase accessibility for residents and guest and add to the Town's overall infrastructure. This includes a negotiated level of access to fiber-optic infrastructure for the Town's IT Department that would increase the organization's capacity for transmission of data.

Damage or Contamination to Public, Private, Residential, or Agricultural Water Supply

The proposed infrastructure would not impact any water supply within Mountain Village.

Applicable Town Regulations and Standards

Section 17.6.5 of the CDC specifically relates to telecommunications antennae proposed to be located within the Town of Mountain Village. The following criteria are established by the CDC for telecommunication antennas:

- a. Visual impacts shall be mitigated to the extent practicable;

Staff Comment: The applicant has proposed three (3) different designs of poles to replace existing light poles or sign poles that are in compliance with the Town's lighting plan. This includes a dual-light intersection standard and a parking lot light pole that would be in line with the Town's standards. The intent is to not increase any visual impacts but to install infrastructure where visual impacts already exist.

- b. Antenna height shall be minimized to the extent practical with the acceptable height permitted determined by the review authority as a part of the required conditional use permit process.

Staff Comment: The applicant has indicated that all light poles will be no greater than twenty-five feet (25') in height, meeting the requirements of the Town's small cell regulations.

- c. The antenna shall be made available for the collocation of other telecommunication providers as a condition of approval with the goal to reduce the number of antennas in the Town to the extent practical; and

Staff Comment: The applicant has stated that the infrastructure can accommodate up to four (4) telecommunications carriers (such as Verizon, AT&T, etc.), but there is not an existing carrier identified in the application that is immediately prepared to provide service to the community. The applicant has indicated that they can meet the standards of the CDC for collocation.

The applicant has indicated that co-location of providers is important for deployment as both a cost-saving exercise as well as a limiting factor for the total number of poles that would be necessary to serve the community.

- d. There are no other alternative antenna sites currently in existence in the Telluride/town region that provide for collocation and the desired telecommunication service, service area and telecommunication service provider's technical needs.

Staff Comment: Due to the nature of the technology, the shorter wavelengths of the 5G signals requires smaller distances between pole locations (generally as low as 600 feet). With the Town of Telluride working with the applicant on a franchise agreement to bring similar technology to the region, it is staff's belief that this standard is being met.

In 2021, the Town of Mountain Village adopted Interim Small Cell Infrastructure Design Guidelines (attached), which provide additional restrictions for consideration by the DRB and Town Council:

1. No towers or antennae will be permitted within 600' of any existing or proposed small cell tower or antennae equipment.

Staff Comment: The Town has analyzed the locations of each proposed pole, identifying a few locations where poles may be within 600' of each other (see attached map). Staff is requesting that any approval of the Conditional Use Permit allow for slight variations to locations in order to best place each pole, depending on the site conditions in place. The intent is to minimize visual clutter by placing poles in locations where infrastructure already exists, which may be within the 600' range of other installations.

As noted previously, the revision is lacking in a heat map to show where optimal locations for poles would be proposed.

2. All small cell equipment and appurtenances shall be housed internally with regard to the pole or alternative tower structure which hosts the small cell antennas.

Staff Comment: The applicant's designs include a detail showing sub-surface vaults for equipment (Sheet EV-2).

3. Electric metering structures and/or meters shall not be visible from the exterior of the pole or alternative tower structure which hosts the small cell antennas where the pole or alternative tower structure is located in Town right-of-way. This requirement may be wholly or partially waived by the Public Works Director where it is technically infeasible to place all or part of a meter internally.

Staff Comment: As noted previously, each location will be reviewed by Community Development and Public Works staff; at that time, should there need to be a waiver from the Public Works Director it can be determined at that time.

4. Freestanding antennas, and/or any supporting equipment shall not exceed 25.'

Staff Comment: The applicant has noted that all poles shall not exceed twenty-five feet (25') on the cover sheet of each cover sheet of their designs in the pole/luminaire details.

5. Antennas mounted to a structure or building shall not be more than ten percent (10%) higher than the actual, as-built building or structure height to which such antenna is mounted.

Staff Comment: The applicant is not proposing to have building-mounted antennas.

6. Concealment of all small cell equipment and appurtenances shall be required.

Staff Comment: The applicant has indicated that they will meet all requirements for screening and concealment of equipment.

The revised proposal specifically indicates that all meters will be concealed or placed underground to hide them from public view.

7. Any stand-alone small cell facility shall not block windows or any building entrances. To the extent possible, poles shall be located at mid-blocks, away from intersections. All poles shall be located so as to ensure proper sight-triangles.

Staff Comment: Town staff is suggesting a variation to this standard to allow for the replacement of existing street lights or sign poles rather than adding to visual clutter. Most intersections in Mountain Village have street lights that could be modified to meet the anti-clutter goals of the community. Staff will ensure that all proper sight triangles are maintained to provide for safe traffic movement.

8. The pole design in the Town right-of-way shall match the color, aesthetics, spacing, and architectural characteristics of existing streetlights installed adjacent to the pole, or in the vicinity.

Staff Comment: The applicant has provided drawings that include three separate designs: (1) a standard pole that signage could be hung on, (2) a dual luminaire street lamp that matches the poles the Town uses in parking lots, and (3) a dual luminaire street lamp that matches the Town's intersection poles.

Some parts of the revised materials – specifically, the before-and-after pictures – show green light poles. However, the Town painted all of its light poles black in 2022. The applicant should amend the revised proposal to indicate black poles that match the Town's existing infrastructure.

9. Poles and towers shall incorporate banner arms and luminaries to blend with the existing streetscape. A waiver of this requirement may be granted by the Public Works Director where it is deemed in the best interest of the public to do so.

Staff Comment: The applicant has provided drawings that would allow for banner arms or other signage to be hung on the poles they are requesting to install.

10. Wireless communications facilities and equipment should not be installed within the dripline of any tree.

Staff Comment: This will be monitored on a case-by-case basis for each location, and the Town Forester will be consulted on any locations where trees may be impacted.

11. Any area disturbed during utility construction shall be revegetated and landscaped in accordance with the Landscaping Regulations.

Staff Comment: This is identified as a condition for any potential approval and is listed in the staff memo of record.

12. Pole caissons should be circular in nature and designed to minimize impact of adjacent and future utilities. Concrete must follow the latest Colorado Department of Transportation (CDOT) Road & Bridge Specification for applicable design. All designs must be stamped and signed by a registered Professional Engineer in the State of Colorado.

Staff Comment: The applicant has provided a spec sheet (Sheet F-1) that includes foundation details; this note will be added as a condition.

13. The Town of Mountain Village encourages co-location of facilities and the location of facilities on existing infrastructure, such as Town-owned light poles, with the written approval of the Public Works Director.

Staff Comment: As noted, this is a primary goal of the Town's review of this application, and is identified as the first criteria for review of all locations.

14. Any pole/structure needs to be at least 35' from the outside edge of the designated gondola haul rope corridors.

Staff Comment: Most of the proposed general locations are within the Mountain Village Boulevard or Adams Ranch Road right-of-way, outside of the gondola haul rope corridors. However, this requirement shall be met for any locations within the Village Center where conflicts could occur. This is listed as a condition.

15. The Town of Mountain Village reserves the right to remove and relocate infrastructure if necessary, or if alternative methods become available.

Staff Comment: This item will be addressed as part of the agreement between the Town and the applicant, approved as to form by the Town Attorney.

16. Reclamation and Abandonment. Notwithstanding the foregoing, any communication antenna that is not operated for a continuous period of twelve (12) months shall be considered abandoned, and the owner of the antenna shall remove the same within ninety (90) calendar days of the issue date of the notice to remove the antenna.

Staff Comment: This item will be addressed as part of the agreement between the Town and the applicant, approved as to form by the Town Attorney.

17.4.14.E. General Standards for Review

The location of a conditional use shall best serve the proposed use while minimizing potential adverse impacts.

The applicant has indicated that the proposed infrastructure installation will provide greater access to digital data through service carriers that commonly serve the residents and guests of Mountain Village. The adverse impacts are being minimized by the use of new light poles and signage that mimics the existing infrastructure in Mountain Village. The applicant is willing to work with Town staff on each proposed location to best limit any potential visual impact. Town staff is committed to ensure that each location will be best sited to allow for snow storage, proper sight

triangles for traffic purposes, and limits to impacts to existing vegetation so that the aesthetics of Mountain Village are maintained.

Staff Recommendation: Staff recommends that the Town Council weigh all options for either approval with conditions, continuation, or denial of the Conditional Use Permit, with conditions as noted below. Town staff has prepared two resolutions – one for approval and one for denial – for the Town Council to choose at its discretion.

DRB Recommendation: The Design Review Board reviewed this application at their July 11, 2024 regular meeting and recommended denial of the Conditional Use Permit by a vote of 7 to 0.

Staff Note: *It should be noted that reasons for approval or rejection should be stated in the findings of fact and motion.*

Proposed Motion:

If the Town Council moves to **approve** the Conditional Use Permit, Staff requests said approval condition the items listed below in the suggested motion.

I move to approve a Resolution approving a Conditional Use Permit for telecommunications facilities to be located in public rights-of-way owned by the Town of Mountain Village, based on the evidence provided in the staff memo dated September 10, 2024, and the findings of this meeting with the following conditions:

- 1) *The Conditional Use Permit shall be valid for a period of three (3) years, expiring on July 1, 2027. The applicant shall be solely responsible for any reapplication in the future.*
- 2) *The Conditional Use Permit shall only be applicable to the three (3) designs for light or sign poles as provided for in the attached cut sheet drawings, matching existing Town of Mountain Village light and sign pole standards.*
- 3) *The applicant shall enter into an agreement for location of infrastructure, the form of which to be approved by the Town Attorney, for access to fiber optic line infrastructure and other infrastructure, as determined acceptable by the Town Council.*
- 4) *Prior to design of each potential location for replacing light poles, sign poles, or installation of new light, sign, or standalone poles, the applicant shall work with Community Development and Public Works staff to best meet the Town's desired design by the following criteria:*
 - a) *Replacement of existing light poles rather than new poles, eliminating additional clutter.*
 - b) *Locate poles to facilitate the ability to store snow or materials without impeding sight triangles at all intersections.*
 - c) *In the absence of light poles, replace traffic signs with slim poles to mimic existing infrastructure.*
 - d) *To the greatest extent possible, all new pole locations shall be as far away from residences as reasonably allowed while accounting for signal coverage.*
 - e) *All ancillary equipment shall be located underground.*
 - f) *To the greatest extent possible, locations shall limit impacts to the natural environment, including vegetation and natural grade.*
 - g) *Locations may be slightly less than six hundred feet (600') apart in order to replace existing light poles rather than creating a new pole location at the discretion of the Town.*
 - h) *All poles/structures shall be at least thirty-five feet (35') from the outside edge of the designated haul rope corridors.*

- 5) *Prior to construction, the applicant shall add a note to Sheet F-1 stating, "Pole caissons should be circular in nature and designed to minimize impact of adjacent and future utilities. Concrete must follow the latest Colorado Department of Transportation (CDOT) Road & Bridge Specification for applicable design. All designs must be stamped and signed by a registered Professional Engineer in the State of Colorado."*
- 6) *Should the technology become obsolete, or should the applicant abandon the infrastructure, the ownership of all light poles, sign poles, fiber optic conduit, and all other infrastructure comprising the system may become the property of the Town of Mountain Village at the Town's discretion.*
- 7) *The applicant shall be responsible for all maintenance of the system, including replacement of any infrastructure damaged by accident or act of god outside of the Town of Mountain Village's control.*

If the Town Council moves to **continue** the Conditional Use Permit, Staff recommends the suggested motion below.

I move to continue the hearing for a Conditional Use Permit for telecommunications facilities to be located in public rights-of-way owned by the Town of Mountain Village to the _____, 2024 regular Town Council meeting.

If the Town Council moves to **deny** the Conditional Use Permit, Staff requests said approval condition the items listed below in the suggested motion.

I move to approve a Resolution denying a Conditional Use Permit for telecommunications facilities to be located in public rights-of-way owned by the Town of Mountain Village, based on the evidence provided in the staff memo dated September 10, 2024, for the following reasons:

- 1) *Overall, the Applicant's Application does not sufficiently address the concerns expressed by the Town Council at the July 18, 2024, public hearing.*
- 2) *The Application does not attempt to add to wireless infrastructure at the ski area. This was an item of concern expressed by the Town Council at the July 18, 2024, public hearing, and the Application does not provide additional detail about regional capacity details, which impacts the accessibility to the proposed infrastructure. As such, the Application does not comply with CDC Section 17.4.14.D.1.*
- 3) *The Application does not provide sufficient details for each proposed location, such as a map or cut sheets of the actual poles proposed to match existing infrastructure. Without such information, the Town Council is unable to find that the Application complies with CDC Section 17.4.14.D.2 and Guideline No. 1.*
- 4) *Although the Applicant claims its Application complies with FCC regulations, it lacks sufficient information for Town Staff to confirm this, a concern expressed by the Town Council at the July 18, 2024, public hearing. Without such information, the Town Council is unable to find that the Application complies with CDC Section 17.4.14.D.3.*
- 5) *Without a revised deployment map or a heat map of where coverage is poor, the Application does not directly address the impacts to surrounding property owners and uses. As such, the Application does not comply with CDC Section 17.4.14.D.4 and Guideline No. 1.*
- 6) *The Application may not follow where population density exists and, therefore, may include more infrastructure than is necessary to the Town's public rights-of-way. As such, the Application does not comply with CDC Section 17.4.14.D.5.*

- 7) *The Application shows green light poles, but the Town's light poles are black as of 2022. As such, the Application does not comply with Guideline No. 8.*

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE,
COLORADO APPROVING A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF
TELECOMMUNICATION FACILITIES IN TOWN RIGHTS OF WAY**

RESOLUTION NO. 2024-__

WHEREAS, Toro Vertical, Inc. d/b/a Toro Blanco Group (the “Applicant”) has applied for a Conditional Use Permit to authorize the installation and use of “small cell” or “5G” telecommunications equipment within several town public rights of way including Mountain Village Boulevard and Adams Ranch Road; and

WHEREAS, Section 17.6.5 of the Community Development Code (“CDC”) provides standards applicable to all telecommunications antennas within the Town, including such equipment within public rights of way, and Section 17.6.5(C) provides that such uses shall be subject to the Conditional Use Permit Process set forth in the CDC; and

WHEREAS, the Applicant has proposed three different designs of poles not to exceed 25 feet in height to replace existing light poles or sign poles and house the new equipment; and

WHEREAS, the Design Review Board (“DRB”) reviewed the Applicant’s proposal and Town Staff’s recommendations at a public meeting held on July 11, 2024 and voted unanimously to recommend that the Town Council deny the Conditional Use Permit application; and

WHEREAS, for purposes of this Resolution the “Application” consists of the materials submitted to the Town and itemized on Exhibit A, plus all statements, representations, and additional documents of the Applicant and its representatives made or submitted at the public meetings before the DRB and Town Council; and

WHEREAS, the Town Council held a public hearing on July 18, 2024, to consider the Application, and continued the matter to September 19, 2024, to allow the Applicant to revise its Application to address certain concerns by the Town Council; and

WHEREAS, the Town Council held a public hearing on September 19, 2024, to consider the Application, as amended, the DRB’s recommendation, and testimony and comments from the Applicant, Town Staff, and members of the public, and such other information as may be included in the record of the hearing, and voted ____ to approve the Application; and

WHEREAS, the public hearings and meetings to consider the Application were duly noticed and held in accordance with the Town’s Community Development Code (“CDC”); and

WHEREAS, the Town Council has considered the general standards for review set forth in Section 17.4.14.E of the CDC, as well as the specific criteria set forth in Section 17.6.5 of the CDC and finds that each of the following have been satisfied or will be satisfied upon compliance with the conditions of this Resolution as set forth below:

1. The proposed conditional use is in general conformity with the policies of the principles, policies and actions set forth in the Comprehensive Plan;
2. The proposed conditional use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure;

3. The design, development and operation of the proposed conditional use shall not constitute a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space;
4. The design, development and operation of the proposed conditional use shall not have significant adverse effect to the surrounding property owners and uses;
5. The design, development and operation of the proposed conditional use shall not have a significant adverse effect on open space or the purposes of the facilities owned by the Town;
6. The design, development and operation of the proposed conditional use shall minimize adverse environmental and visual impacts to the extent possible considering the nature of the proposed conditional use;
7. The design, development and operation of the proposed conditional use shall provide adequate infrastructure;
8. The proposed conditional use does not potentially damage or contaminate any public, private, residential or agricultural water supply source;
9. Visual impacts will be mitigated to the extent practical, subject to the conditions below;
10. Antenna height of 25" maximum is the minimum practical height and is acceptable;
11. Antennas shall remain available for colocation of other equipment;
12. The proposed locations are appropriate and necessary to address the service provider's technical needs;
13. The proposed equipment will comply with applicable Federal Communications Commission regulations and other applicable state or federal regulations; and
14. The proposed conditional use permit meets all applicable Town regulations and standards.

WHEREAS, the Town Council has also considered the 2021 Interim Small Cell Infrastructure Design Guidelines and addressed them in the conditions below; and

WHEREAS, the Town Council now desires to approve the Application, subject to the terms and conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Mountain Village, Colorado, that:

Section 1. Recitals. The above recitals are hereby incorporated as findings of the Town Council in support of the enactment of this Resolution.

Section 2. Approval. The Town Council hereby approves a Conditional Use Permit for the construction of up to ___ replacement towers and associated telecommunications equipment based on three designs as described in the Application to be located within the rights of way for Mountain Village Boulevard and Adams Ranch Road. Provided that each specific tower and facility is generally consistent with the Application, the Town Manager or his designee is authorized to approve each individual site and facility without further action by Council, provided that each such individual facility complies with the conditions of this Resolution and all other applicable regulations

including the CDC. If the Town Manager denies any such individual site application(s), the Applicant may appeal to the Town Council for de novo review and consideration at a noticed public hearing.

Section 3. Conditions. The Approval is subject to the following terms and conditions:

- 1) The Conditional Use Permit shall be valid for a period of three (3) years, expiring on July 1, 2027. The applicant shall be solely responsible for any reapplication in the future.
- 2) The Conditional Use Permit shall only be applicable to the three (3) designs for light or sign poles as provided for in the attached cut sheet drawings, matching existing Town of Mountain Village light and sign pole standards.
- 3) The applicant shall enter into an agreement for location of infrastructure, the form of which to be approved by the Town Attorney, for access to fiber optic line infrastructure and other infrastructure, as determined acceptable by the Town Council.
- 4) Prior to design of each potential location for replacing light poles, sign poles, or installation of new light, sign, or standalone poles, the applicant shall work with Community Development and Public Works staff to best meet the Town's desired design by the following criteria:
 - a) Replacement of existing light poles rather than new poles, eliminating additional clutter.
 - b) Locate poles to facilitate the ability to store snow or materials without impeding sight triangles at all intersections.
 - c) In the absence of light poles, replace traffic signs with slim poles to mimic existing infrastructure.
 - d) To the greatest extent possible, all new pole locations shall be as far away from residences as reasonably allowed while accounting for signal coverage.
 - e) All ancillary equipment shall be located underground.
 - f) To the greatest extent possible, locations shall limit impacts to the natural environment, including vegetation and natural grade.
 - g) Locations may be slightly less than six hundred feet (600') apart in order to replace existing light poles rather than creating a new pole location at the discretion of the Town.
 - h) All poles/structures shall be at least thirty-five feet (35') from the outside edge of the designated haul rope corridors.
- 5) Prior to construction, the applicant shall add a note to Sheet F-1 stating, "Pole caissons should be circular in nature and designed to minimize impact of adjacent and future utilities. Concrete must follow the latest Colorado Department of Transportation (CDOT) Road & Bridge Specification for applicable design. All designs must be stamped and signed by a registered Professional Engineer in the State of Colorado."
- 6) Should the technology become obsolete, or should the applicant abandon the infrastructure, the ownership of all light poles, sign poles, fiber optic conduit, and all other infrastructure comprising the system may become the property of the Town of Mountain Village at the Town's discretion.
- 7) The applicant shall be responsible for all maintenance of the system, including replacement of any infrastructure damaged by accident or act of god outside of the Town of Mountain Village's control.
- 8) Each individual site application shall include a visual mitigation plan to be submitted by the Applicant pursuant to CDC Section 17.6.5(D)(1)(a), which shall be subject to review and approval by Town Staff.

- 9) Pursuant to CDC Section 17.6.5(D)(7), any communication antenna that is not operated for a continuous period of twelve (12) months shall be considered abandoned, and the Applicant shall be required to remove the same within ninety (90) calendar days of the issue date of a notice from the Town to remove the antenna.

Section 4. Effective Date. This Resolution shall be in full force and effect upon its passage and adoption.

ADOPTED AND APPROVED by the Town of Mountain Village Town Council at a regular public meeting held on September 19, 2024.

TOWN OF MOUNTAIN VILLAGE, COLORADO

By: _____
Marti Prohaska, Mayor

ATTEST:

Susan Johnston, Town Clerk

APPROVED AS TO FORM:

David McConaughy, Town Attorney

Exhibit A

[LIST OF APPLICATION MATERIALS]

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE,
COLORADO DENYING A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF
TELECOMMUNICATION FACILITIES IN TOWN RIGHTS OF WAY**

RESOLUTION NO. 2024-__

WHEREAS, Toro Vertical, Inc. d/b/a Toro Blanco Group (the “Applicant”) has applied for a Conditional Use Permit (the “Application”) to authorize the installation and use of “small cell” or “5G” telecommunications equipment within several Town public rights of way including Mountain Village Boulevard and Adams Ranch Road; and

WHEREAS, pursuant to the Application, the Applicant has proposed three different designs of poles not to exceed 25 feet in height to replace existing light poles or sign poles and house the new equipment; and

WHEREAS, the Application consists of the materials submitted to the Town and itemized on Exhibit A, plus all statements, representations, and additional documents of the Applicant and its representatives made or submitted at the public meetings before the Design Review Board (“DRB”) and Town Council; and

WHEREAS, the DRB held a public hearing on July 11, 2024, to consider the Application and testimony and comments from the Applicant, Town Staff, members of the public, and voted unanimously to issue a recommendation of denial of the Application to Town Council; and

WHEREAS, the Town Council held a public hearing on July 18, 2024, to consider the Application, the DRB’s recommendation, and testimony and comments from the Applicant, Town Staff, and members of the public, and continued the matter to September 19, 2024, to allow the Applicant to revise the Application to address certain concerns of the Town Council; and

WHEREAS, the Town Council held a public hearing on September 19, 2024, to consider the Application, as amended, the DRB’s recommendation, and testimony and comments from the Applicant, Town Staff, and members of the public, and voted ____ to approve this Resolution, denying the Application; and

WHEREAS, the public hearings and meetings to consider the Application were duly noticed and held in accordance with the Town’s Community Development Code (“CDC”); and

WHEREAS, the Town Council has considered the general standards for review set forth in Section 17.4.14.E of the CDC, as set forth below:

1. *Location Determination.* The location of a conditional use shall be determined by a selection process by the review authority designed to identify a location that best serves the proposed use while minimizing potential adverse impacts.

2. *Conditional Use Permit Conditions.* In addition to the conditions of approval, conditional use permits may also include but not be limited to conditions on such items as:

- a. Performance standards for use;
- b. Limitations on hours of operation;
- c. Limitations on season of operation;
- d. Requirements for DRB review or Planning Division review on periodic basis; and/or

e. Mitigation of noise, glare, visual and other adverse impacts.

WHEREAS, the Town Council has considered the specific criteria for conditional use permits set forth in Section 17.4.14.D of the CDC , as set forth below:

1. The proposed conditional use is in general conformity with the policies of the principles, policies and actions set forth in the Comprehensive Plan;
2. The proposed conditional use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure;
3. The design, development and operation of the proposed conditional use shall not constitute a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space;
4. The design, development and operation of the proposed conditional use shall not have significant adverse effect to the surrounding property owners and uses;
5. The design, development and operation of the proposed conditional use shall not have a significant adverse effect on open space or the purposes of the facilities owned by the Town;
6. The design, development and operation of the proposed conditional use shall minimize adverse environmental and visual impacts to the extent possible considering the nature of the proposed conditional use;
7. The design, development and operation of the proposed conditional use shall provide adequate infrastructure;
8. The proposed conditional use does not potentially damage or contaminate any public, private, residential or agricultural water supply source;
9. Visual impacts will be mitigated to the extent practicable;
10. Antenna height of 25' maximum is the minimum practical height and is acceptable;
11. Antennas shall remain available for colocation of other equipment;
12. The proposed locations are appropriate and necessary to address the service provider's technical needs;
13. The proposed equipment will comply with applicable Federal Communications Commission regulations and other applicable state or federal regulations; and
14. The proposed conditional use permit meets all applicable Town regulations and standards.

WHEREAS, the Town Council has considered the specific criteria related to telecommunications set forth in Section 17.6.5 of the CDC, as set forth below:

1. Visual impacts shall be mitigated to the extent practicable;

2. Antenna height shall be minimized to the extent practical with the acceptable height permitted determined by the review authority as a part of the required conditional use permit process;

3. The antenna shall be made available for the collocation of other telecommunication providers as a condition of approval with the goal to reduce the number of antennas in the Town to the extent practical; and

4. There are no other alternative antenna sites currently in existence in the Telluride/town region that provide for collocation and the desired telecommunication service, service area and telecommunication service provider's technical needs.

WHEREAS, the Town Council has also considered the 2021 Interim Small Cell Infrastructure Design Guidelines ("Guidelines") as set forth below:

1. No towers or antennae will be permitted within 600' of any existing or proposed small cell tower or antennae equipment.

2. All small cell equipment and appurtenances shall be housed internally with regard to the pole or alternative tower structure which hosts the small cell antennas.

3. Electric metering structures and/or meters shall not be visible from the exterior of the pole or alternative tower structure which hosts the small cell antennas where the pole or alternative tower structure is located in Town right-of-way. This requirement may be wholly or partially waived by the Public Works Director where it is technically infeasible to place all or part of a meter internally.

4. Freestanding antennas, and/or any supporting equipment shall not exceed 25'.

5. Antennas mounted to a structure or building shall not be more than ten percent (10%) higher than the actual, as-built building or structure height to which such antenna is mounted.

6. Concealment of all small cell equipment and appurtenances shall be required.

7. Any stand-alone small cell facility shall not block windows or any building entrances. To the extent possible, poles shall be located at mid-blocks, away from intersections. All poles shall be located so as to ensure proper sight-triangles.

8. The pole design in the Town right-of-way shall match the color, aesthetics, spacing, and architectural characteristics of existing streetlights installed adjacent to the pole, or in the vicinity.

9. Poles and towers shall incorporate banner arms and luminaries to blend with the existing streetscape. A waiver of this requirement may be granted by the Public Works Director where it is deemed in the best interest of the public to do so.

10. Wireless communications facilities and equipment should not be installed within the dripline of any tree.

11. Any area disturbed during utility construction shall be revegetated and landscaped in accordance with the Landscaping Regulations.

12. Pole caissons should be circular in nature and designed to minimize impact of adjacent and future utilities. Concrete must follow the latest Colorado Department of Transportation (CDOT) Road & Bridge

Specification for applicable design. All designs must be stamped and signed by a registered Professional Engineer in the State of Colorado.

13. The Town of Mountain Village encourages co-location of facilities and the location of facilities on existing infrastructure, such as Town-owned light poles, with the written approval of the Public Works Director.

14. Any pole/structure needs to be at least 35' from the outside edge of the designated gondola haul rope corridors.

15. The Town of Mountain Village reserves the right to remove and relocate infrastructure if necessary, or if alternative methods become available.

16. Reclamation and Abandonment. Notwithstanding the foregoing, any communication antenna that is not operated for a continuous period of twelve (12) months shall be considered abandoned, and the owner of the antenna shall remove the same within ninety (90) calendar days of the issue date of the notice to remove the antenna.

WHEREAS, applying the applicable criteria set forth above, the Town Council now desires to deny the Application as further addressed below.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Mountain Village, Colorado, that:

Section 1. Recitals. The above recitals are hereby incorporated as findings of the Town Council in support of the enactment of this Resolution.

Section 2. Decision. The Town Council hereby finds that the Application does not meet the requirements of the applicable criteria set forth above and, therefore, denies the Application. This decision is based on the documents, testimony, and evidence presented at the meetings before the DRB and Town Council and includes, without limitation, the following findings:

- A. Overall, the Applicant's Application does not sufficiently address the concerns expressed by the Town Council at the July 18, 2024, public hearing.
- B. The Application does not attempt to add to wireless infrastructure at the ski area. This was an item of concern expressed by the Town Council at the July 18, 2024, public hearing, and the Application does not provide additional detail about regional capacity details, which impacts the accessibility to the proposed infrastructure. As such, the Application does not comply with CDC Section 17.4.14.D.1.
- C. The Application does not provide sufficient details for each proposed location, such as a map or cut sheets of the actual poles proposed to match existing infrastructure. Without such information, the Town Council is unable to find that the Application complies with CDC Section 17.4.14.D.2 and Guideline No. 1.
- D. Although the Applicant claims its Application complies with FCC regulations, it lacks sufficient information for Town Staff to confirm this, a concern expressed by the Town Council at the July 18, 2024, public hearing. Without such information, the Town Council is unable to find that the Application complies with CDC Section 17.4.14.D.3.

- E. Without a revised deployment map or a heat map of where coverage is poor, the Application does not directly address the impacts to surrounding property owners and uses. As such, the Application does not comply with CDC Section 17.4.14.D.4 and Guideline No. 1.
- F. The Application may not follow where population density exists and, therefore, may include more infrastructure than is necessary to the Town's public rights-of-way. As such, the Application does not comply with CDC Section 17.4.14.D.5.
- G. The Application shows green light poles, but the Town's light poles are black as of 2022. As such, the Application does not comply with Guideline No. 8.

All exhibits to this Resolution are available for inspection at the Town Clerk's Office.

Section 4. Effective Date. This Resolution shall be in full force and effect upon its passage and adoption.

ADOPTED AND APPROVED by the Town of Mountain Village Town Council at a regular public meeting held on _____, 2024.

TOWN OF MOUNTAIN VILLAGE, COLORADO

By: _____
Marti Prohaska, Mayor

ATTEST:

Susan Johnston, Town Clerk

APPROVED AS TO FORM:

David McConaughy, Town Attorney

Exhibit A

[LIST OF APPLICATION MATERIALS]



THE TORO BLANCO GROUP

MOUNTAIN VILLAGE, CO

2024

RESPONSE TO DRB & COUNCIL COMMENTS



OUR PROPOSAL

Objective: Enhance Mountain Village's telecommunications infrastructure while preserving its visual and environmental aesthetics.

Key Benefits: Deploy multi-tenant infrastructure to reduce redundancy and visual clutter.

Prevent less integrated, bulkier solutions from other companies by proactive planning.

Compliance with Conditions

•Staff Recommendation Approval:

- We agree to comply with all conditions outlined in the staff memo.
- We are open to additional community input for better site-specific implementations.

•Exceeding FCC Requirements:

- Our designs fully comply with FCC regulations and, in many cases, exceed them.
- This ensures public safety and minimizes visual impact.

Addressing Coverage Concerns

•Why Not San Joaquin or the Ski Resort?

- Our current focus is on high-priority areas within the town's right-of-way.
- Future expansions can include the ski resort and San Joaquin in subsequent phases.
- Previous presentation was meant to demonstrate the impact of a full deployment for staff's assessment

•Core Areas and Meadows:

- The layout targets areas with the highest need for improved coverage and capacity.
- Designed to serve residents and visitors where demand is greatest.
- Analysis on RF demand, traffic and congestion is underway to select the most underserved areas
- Current analysis confirms needs in these areas

Responding to DRB and Public Concerns

•Pole Dimensions and Design:

- We will adjust pole dimensions to align with the town's aesthetic standards.
- Poles will match existing infrastructure to blend seamlessly with the environment.

•Meter Placement and Lightning Protection:

- Meters will be concealed or placed underground to minimize visual impact.
- Lightning protection will be integrated into all installations for safety.

•Lighting Specifications:

- Lighting lumens will match existing standards to prevent light pollution.
- Fixtures will be designed to direct light appropriately and maintain dark skies.

Importance of Multi-Tenancy and Visual Aesthetics

•Preventing Redundant Infrastructure:

- Multi-tenant poles accommodate multiple carriers, eliminating the need for additional installations.
- Supports a cleaner skyline and preserves the town's visual appeal.

•Avoiding Obtrusive Alternatives:

- Without our integrated solution, other companies may deploy bulkier equipment that is harder to control aesthetically.
- Our approach maintains control over design and placement and ensures design uniformity.

•Blending with Existing Infrastructure:

- Designs mimic existing light poles and signage, ensuring seamless integration.
- Commitment to maintaining the character and charm of Mountain Village.

Heatmap and Capacity Issues

- **Addressing High-Demand Areas:**

- Heatmaps indicate significant capacity issues in the town core and Meadows.
- Our layout is specifically designed to alleviate congestion in these dense areas.

- **Optimized Network Performance:**

- Provides maximum coverage and improved connectivity for residents and visitors.
- Minimizes environmental and visual impacts through strategic placement.

Successful Installations in Other Towns

•Proven Track Record:

- Successfully implementing similar projects in towns like **Telluride** and **Park City**.
- Projects implemented in New Orleans.
- Demonstrated ability to balance technological advancement with aesthetic considerations.

•Visual Integration:

- Before-and-after images show installations blending into their surroundings.
- Positive reception from communities and local governments.

Successful Installations in Other Towns

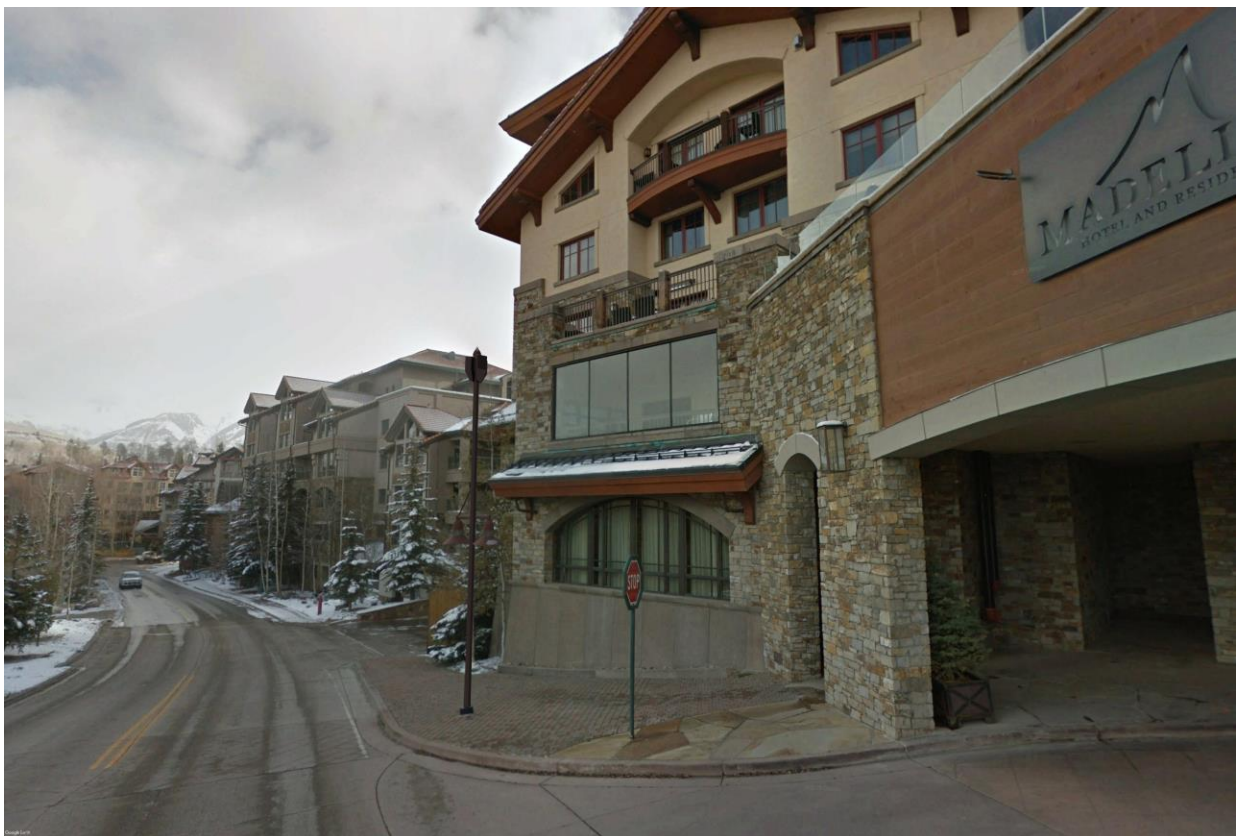


Successful Installations in Other Towns





BEFORE



AFTER – TWO DESIGNS

WWW.TOROBLANCOGROUP.COM



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER

Technology and Future-Proofing

•**Staying Ahead with Advanced Infrastructure:**

- Designed to accommodate future technologies, including potential upgrades to **6G**.
- Reduces the need for future invasive construction.
- Infrastructure supports municipal services like security cameras and IoT applications.
- Enhances public services and contributes to a smarter, more connected community.

•**Third Layer Deployment Capabilities:**

- Changes in technology since 4G has moved deployments from distant towers and rooftops down to smaller, closer solutions on the streetlevel
- Streetlights, Signal poles and smaller poles are more adept to meet the technology demands of higher data and smaller coverage objectives

•**Long-Term Community Benefits:**

- Investment in infrastructure that serves current and future needs.
- Aligns with Mountain Village's vision for sustainable and efficient development.

Regional Capacity Improvement and Partnerships

- **Collaborative Regional Effort:**

- Part of a broader initiative to improve network capacity across the region.
- Enhances connectivity not just locally but throughout neighboring communities.

- **Coordination with Nearby Towns:**

- Working alongside **Telluride** to ensure seamless network integration.
- Strengthens regional infrastructure and supports economic growth.

- **Positive Feedback from Major Carriers:**

- Major telecommunications carriers support our multi-tenant approach.
- Encourages carrier participation and investment in the community.

•Preventing Proliferation of Obtrusive Systems:

- Approving our project avoids the risk of standalone, less integrated deployments by others.
- Maintains control over the aesthetic and functional aspects of telecommunications infrastructure.

•Delivering a Thoughtful Solution:

- Our proposal is future-proofed and sensitive to the town's unique environment.
- Balances technological needs with the preservation of Mountain Village's character.

•Supporting Community and Economic Growth:

- Enhances digital access for residents, businesses, and visitors.
- Fosters tourism and supports the local economy through improved connectivity.

•Call to Action:

- We respectfully request your approval to proceed with the deployment by working with staff to site specific and appropriate locations.
- Together, we can ensure Mountain Village remains a connected and vibrant community.

ALL ITEMS AFTER THIS
PAGE WERE PART OF
THE ORIGINAL JULY
18, 2024 SUBMITTAL



PLANNING & DEVELOPMENT SERVICES

455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
970-728-1392
970-728-4342 Fax
cd@mtnvillage.org

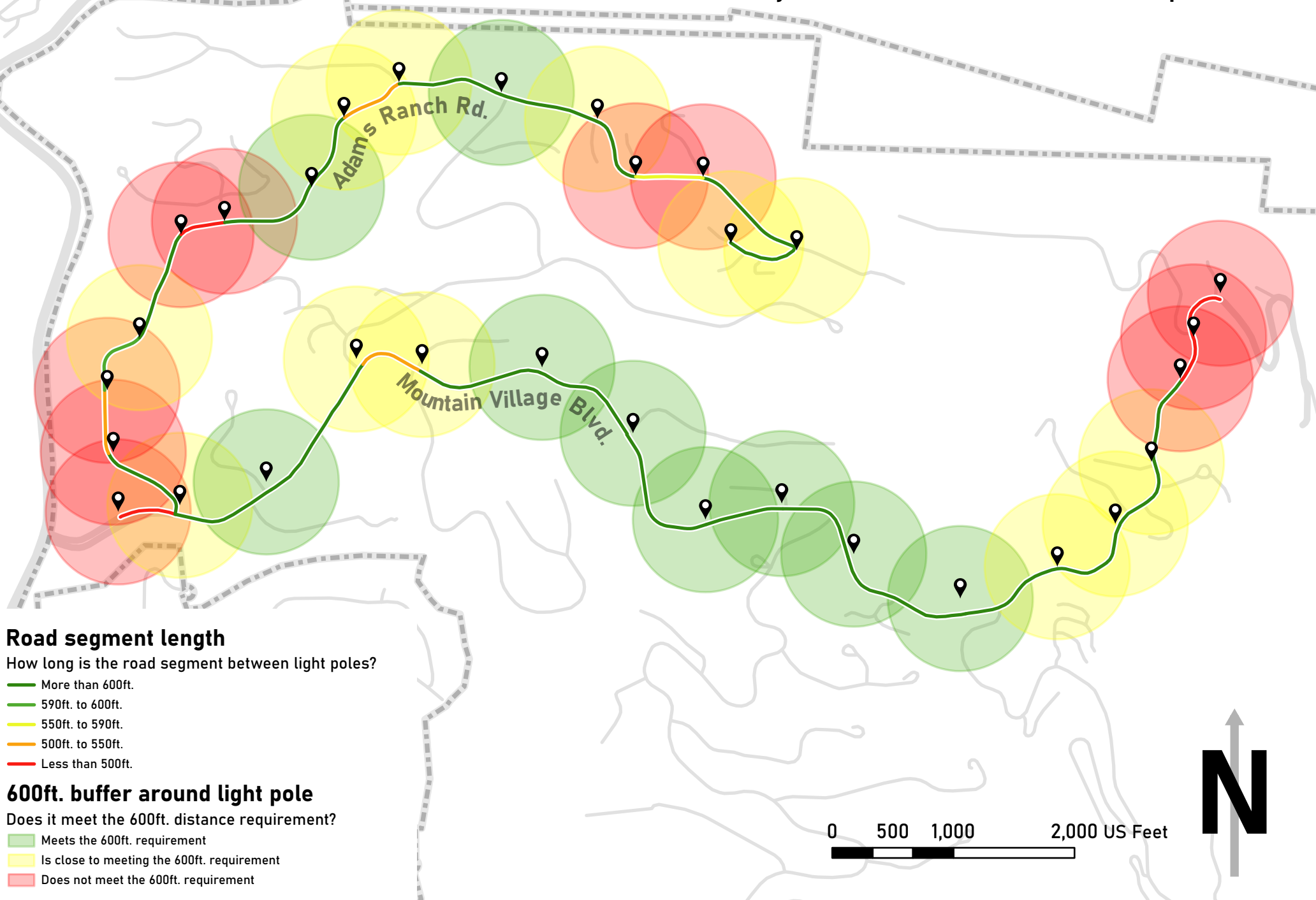
INTERIM SMALL CELL INFRASTRUCTURE DESIGN GUIDELINES

Effective immediately, the following design guidelines shall apply to any new land use applications for the construction, reconfiguration, or addition to cell phone tower infrastructure, antennae, and transmission devices within the Town of Mountain Village, as defined by FCC Small Cell Order 18-133.

1. No towers or antennae will be permitted within 600' of any existing or proposed small cell tower or antennae equipment.
2. All small cell equipment and appurtenances shall be housed internally with regard to the pole or alternative tower structure which hosts the small cell antennas.
3. Electric metering structures and/or meters shall not be visible from the exterior of the pole or alternative tower structure which hosts the small cell antennas where the pole or alternative tower structure is located in Town right-of-way. This requirement may be wholly or partially waived by the Public Works Director where it is technically infeasible to place all or part of a meter internally.
4. Freestanding antennas, and/or any supporting equipment shall not exceed 25.'
5. Antennas mounted to a structure or building shall not be more than ten percent (10%) higher than the actual, as-built building or structure height to which such antenna is mounted.
6. Concealment of all small cell equipment and appurtenances shall be required.
7. Any stand-alone small cell facility shall not block windows or any building entrances. To the extent possible, poles shall be located at mid-blocks, away from intersections. All poles shall be located so as to ensure proper sight-triangles.
8. The pole design in the Town right-of-way shall match the color, aesthetics, spacing, and architectural characteristics of existing streetlights installed adjacent to the pole, or in the vicinity.
9. Poles and towers shall incorporate banner arms and luminaries to blend with the existing streetscape. A waiver of this requirement may be granted by the Public Works Director where it is deemed in the best interest of the public to do so.
10. Wireless communications facilities and equipment should not be installed within the dripline of any tree.
11. Any area disturbed during utility construction shall be revegetated and landscaped in accordance with the Landscaping Regulations.
12. Pole caissons should be circular in nature and designed to minimize impact of adjacent and future utilities. Concrete must follow the latest Colorado Department of Transportation (CDOT) Road & Bridge Specification for applicable design. All designs must be stamped and signed by a registered Professional Engineer in the State of Colorado.
13. The Town of Mountain Village encourages co-location of facilities and the location of facilities on existing infrastructure, such as Town-owned light poles, with the written approval of the Public Works Director.
14. Any pole/structure needs to be at least 35' from the outside edge of the designated gondola haul rope corridors.
15. The Town of Mountain Village reserves the right to remove and relocate infrastructure if necessary, or if alternative methods become available.
16. Reclamation and Abandonment. Notwithstanding the foregoing, any communication antenna that is not operated for a continuous period of twelve (12) months shall be considered abandoned, and the owner of the antenna shall remove the same within ninety (90) calendar days of the issue date of the notice to remove the antenna.

Toro Blanco Light Pole Locations

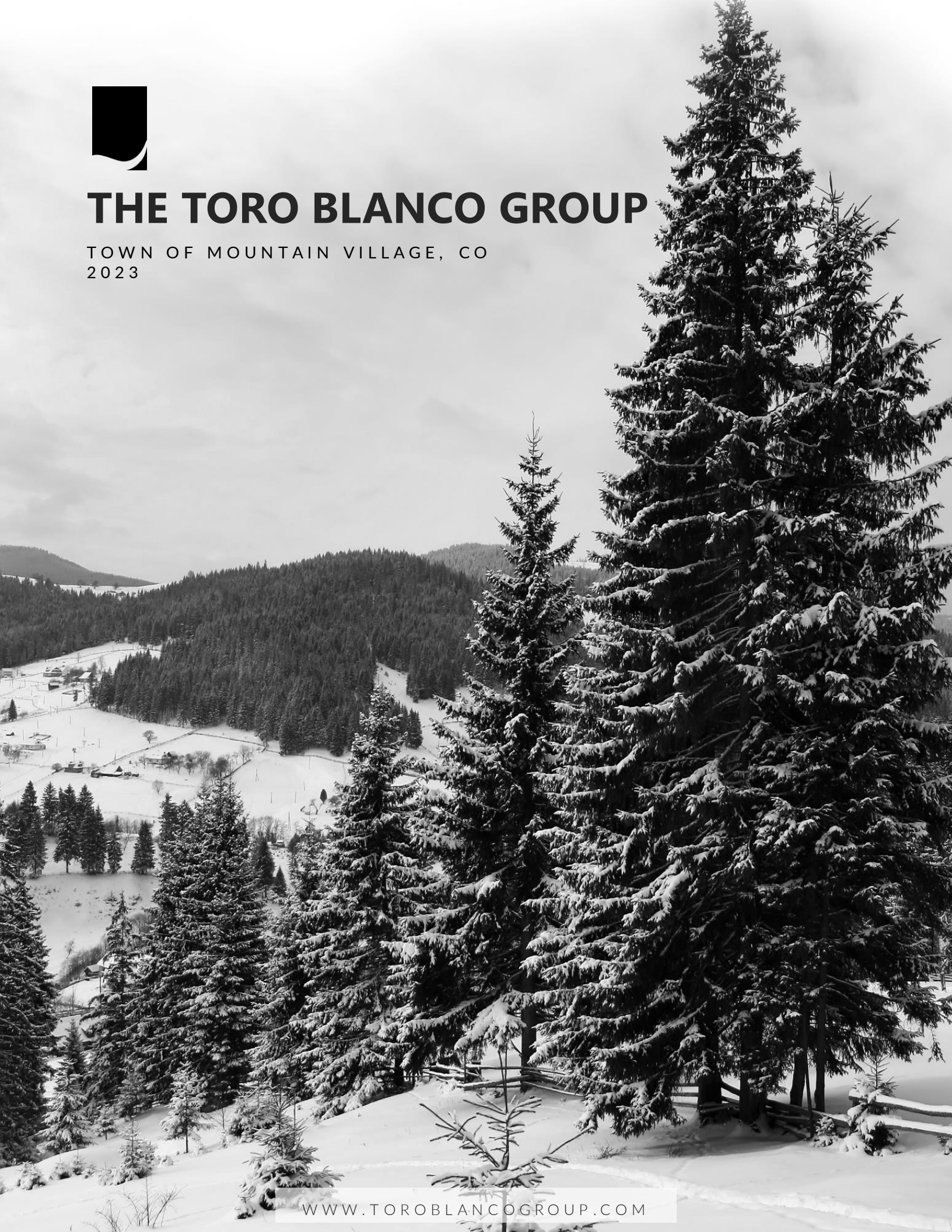
Analysis of the 600ft. distance requirement





THE TORO BLANCO GROUP

TOWN OF MOUNTAIN VILLAGE, CO
2023



WWW.TOROBLANCOGROUP.COM



ABOUT US...

Toro Blanco designs and provides infrastructure for Smart Community solutions including 5G, Broadband, EV charging, and IoT applications.

We believe in a holistic, community first approach to infrastructure deployments, and that installations like Small Cells should be the backbone of a Smarter City, not cheapen your ROW.

Engagement on a detailed level is critical to Toro Blanco Group, and we've spent considerable time working on proposals for Telluride and many thoughtful hours with the planning community in town.

We hope you'll review us and our thoughts on the Town of Mountain Village as positively as we view your beautiful town.

Telluride Town of Mountain Village

Background

Toro Blanco has worked with Park City, UT and Telluride, CO to prepare for the latest deployments of 5G and modern technology with the least visible impact to the beautiful esthetics of these mountain towns.

We'd like to take this same approach to the Town of Mountain Village and based on our discussions propose the following for minimizing the impact of telecommunications.

Guiding Principles

Infrastructure for Town of Mountain Village:

- Limit infrastructure to ROW
- Avoid Residential Areas
- Prioritize gathering areas, high visitor traffic and bus stops
- Install slimline structures similar to Telluride that will blend into existing surroundings
- Establish telecom backbone available for Town, Public Safety and future IT needs
 - Wayfinding, kiosk, security, SAR, Smart Community capabilities

Proposal

Two main lines of infrastructure development, placed in the ROW

- Mountain Village Blvd
- Adams Ranch to Meadows

We would ask permission to permit a collection of locations for a multi-carrier system using a unique design for the Town of Mountain Village that prioritizes the main thoroughfare, incorporates bus stops, and will facilitate coverage for key areas of the Town of Mountain Village with minimal impact to the viewshed.



OUTDOOR NETWORK

30 Nodes throughout town connected by a hybrid power/Fiber cable

A central location to house radio, either in existing facilities or in concealed outdoor furniture.

- Network will allow for Multi-carrier use
- Negate the need for separate poles for separate carriers
- Minimize construction and multiple telecom projects
- Incorporate Municipal network needs or future use

CAPABILITIES

Multi-Band Coverage

- Up to 8 (Eight) Bands of Coverage, Operating Frequencies from 380 – 2700MHz, 3.5GHz, 3.7GHz, and 28GHz or 39GHz.

Fiber Connectivity

- Connectivity throughout Main St and commercial areas also available for municipal use

DC Power Redundancy

- Cleaner power with built-in redundancies and battery backup for less network downtime.

INITIAL NODE SELECTION

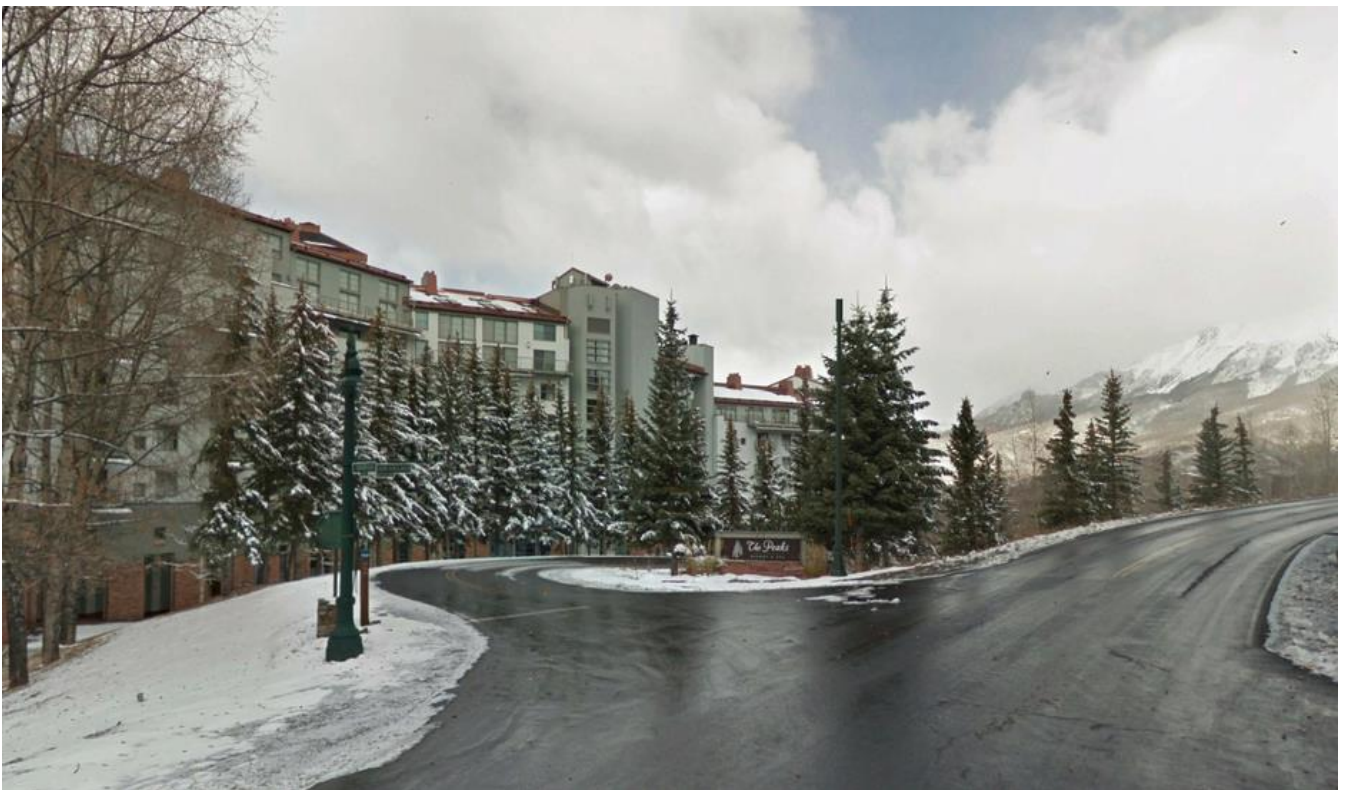
31 POTENTIAL LOCATIONS IDENTIFIED

These first locations selected based on suitability include some existing light poles. This is just an initial pass, and we would like your input on site selection and the viability of each location.

The recommended locations:

LAT	LON	CROSS-STREET	COMMENTS	SITE ID	NEW, REPLACEMENT, ATTACH TO EXISTING, OR LUMINAIRE
37.9393925	-107.84629	Mountain Valley Blvd & Sunny Ridge Pl			NEW POLE
37.9383817	-107.84702	Mountain Valley Blvd & Country Club Dr			NEW POLE
37.9374314	-107.84738	Mountain Valley Blvd & Madeline Hotel near Comm Boxes			NEW POLE
37.9355714	-107.84809	Mountain Valley Blvd & Aspen Ridge Dr Replace wayfinding pole Bus Stop			NEW POLE
37.9341475	-107.84904	Mountain Valley Blvd & cross path near Vischer Dr			NEW POLE
37.933162	-107.85065	Mountain Valley Blvd & Prospect Creek near Comm Boxes			NEW POLE
37.9323008	-107.85341	Mountain Valley Blvd & Telluride Outfitters			NEW POLE
37.932527	-107.85651	Mountain Valley Blvd & Fire Department Bus Stop			NEW POLE
37.9343561	-107.85863	Mountain Valley Blvd & Lakespur Ln			NEW POLE
37.9339084	-107.8608	Mountain Valley Blvd & Lower Galloping Goose			NEW POLE
37.9357935	-107.86296	Mountain Valley Blvd & Victoria Dr			NEW POLE
37.9372343	-107.86562	Mountain Valley Blvd & Petra Domus			NEW POLE
37.9371926	-107.86903	Mountain Valley Blvd & Aj Dr			NEW POLE
37.9372484	-107.87096	Mountain Valley Blvd & Russell Dr near Comm boxes			NEW POLE
37.9344004	-107.87337	Mountain Valley Blvd & Pennington Pl			NEW POLE
37.933836	-107.87584	Mountain Valley Blvd & Adams Ranch Rd near Comm boxes			NEW POLE
37.9336327	-107.87757	Mountain Valley Blvd & Turnaround near entry			NEW POLE
37.9349532	-107.87779	Adams Ranch Rd near 130			NEW POLE
37.9363524	-107.878	Adams Ranch Rd near 140			NEW POLE
37.9375681	-107.87715	Adams Ranch Rd near 150			NEW POLE
37.939908	-107.87607	Adams Ranch Rd near 176 Skunks Creek			NEW POLE
37.9402786	-107.87483	Adams Ranch Rd near Adams Way Bus Stop			NEW POLE
37.9410662	-107.8724	Adams Ranch Rd near 214			NEW POLE
37.9426913	-107.87155	Adams Ranch Rd near 220			NEW POLE
37.9435195	-107.87	Adams Ranch Rd & Lawson Overlook Bus Stop			NEW POLE
37.9433525	-107.86703	Adams Ranch Rd & Double Eagle Bus Stop			NEW POLE
37.9428379	-107.8643	Adams Ranch Rd & Lupine Ln			NEW POLE
37.9416173	-107.86311	Adams Ranch Rd & Coyote Ct			NEW POLE
37.941624	-107.8612	Adams Ranch Rd & The Boulders Bus Stop			NEW POLE
37.9400347	-107.85843	Adams Ranch Rd EV Charging Station			NEW POLE
37.9401326	-107.86033	Meadows Post Office			NEW POLE

RENDERING OF STAND-ALONE POLE



Location Example – final siting as determined by the city.

RENDERING OF STAND-ALONE POLE



Location Example – final siting as determined by the city.

RENDERING OF STAND-ALONE POLE

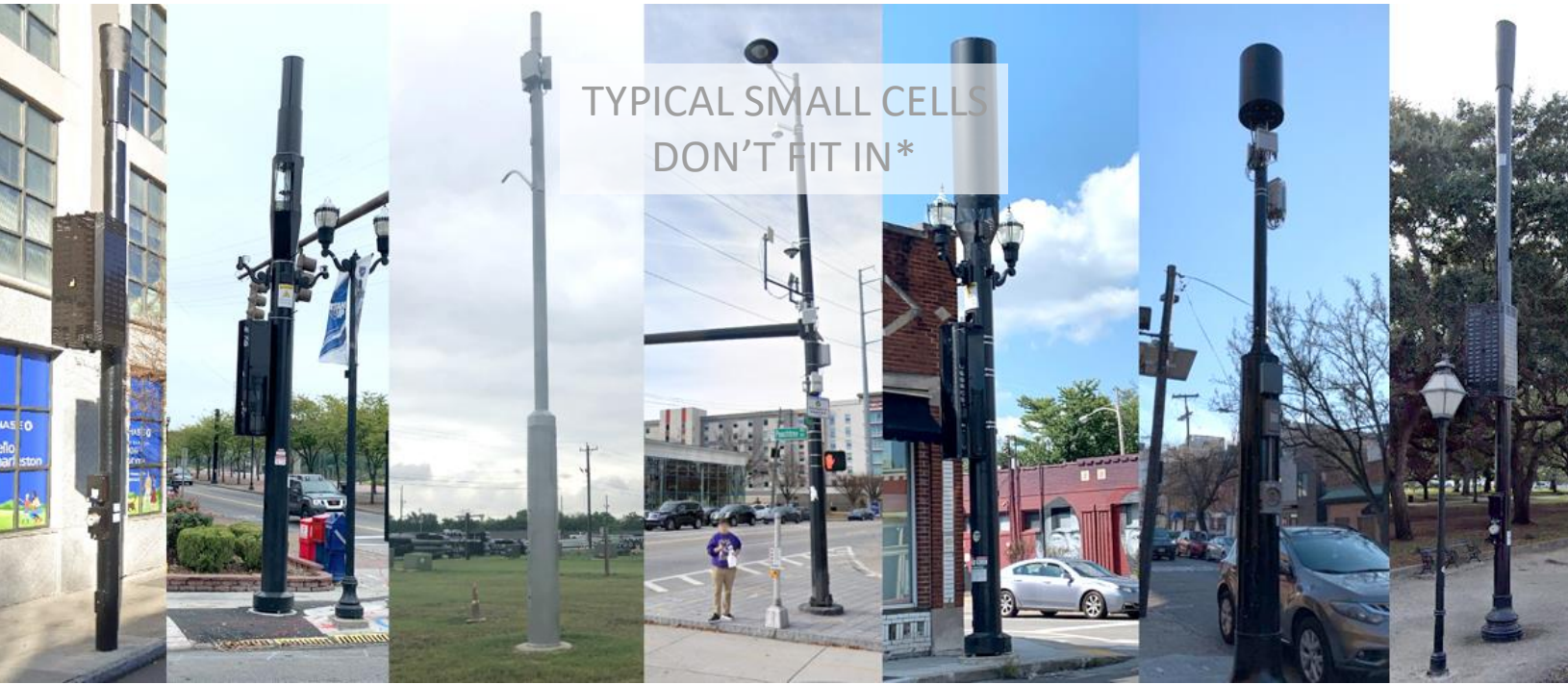


Location Example – final siting as determined by the city.

RENDERING OF STAND-ALONE POLE



Location Example – final siting as determined by the city.



**Small cells in Telluride don't have to look like this.*

CHALLENGES

of Traditional Small Cell Builds

1

Single Carrier Installations

Individual carrier nodes without the equipment sharing provided by a neutral host ODAS mean three to four times the overall amount of infrastructure, meaning more poles and more antennas cluttering the Telluride ROW.

2

Disjointed Build Out

Individual carrier build outs mean a piecemeal approach to connectivity in Telluride. Instead of one build that encompasses the whole town, like an ODAS, each carrier comes in separately to deploy their own equipment individually, meaning repeatedly tearing up streets and sidewalks.

3

Lack of Uniformity

By implementing one network across the entire town, we ensure uniformity across every antenna and pole installation. Individual carrier installations look different not only from carrier to carrier, but also from year to year, resulting in a myriad of installation types that clutter the Telluride ROW.

O-DAS BENEFITS

Minimize Net Growth of Poles
Multi-tenant Capability
Design Consistency

- Consistent, City-wide Solutions
- Multiple Carriers on every installation, sharing antennas, fiber, & power
- Custom Smart Poles & Concealments
- Smart City Infrastructure
- Open Access Network / Open Access Fiber
- 5G Readiness and Deployment
- Holistic, advanced system design
- Historical Accuracy, Aesthetic Integration
- Sustainable, climate resilient deployment
- DC micro grid - critical communications networks stay online, even during power outages



POLE DESIGN

MULTI-CARRIER STAND ALONE POLE



Design capable of accommodating 1-2 side mount lanterns for pedestrian lighting.



OUR ASK

Contact:

Terry Cope
Managing Partner
terry@toroblancogroup.com
M: 678.818.3797

Zack Hodgin
Managing Director
zack@toroblancogroup.com
M: 828.260.6238

Toro Blanco would like permission to apply for permits for these locations with the intent to build out the network within the next 12 – 24 months.

Advantages for The Town of Mountain Village include a multi-carrier network that minimizes the amount of infrastructure needed, prevents multiple project in town, and gives the town access to a network that can incorporate future IT and public safety projects.

SHEET LIST TABLE	
SHEET NO.:	SHEET TITLE
COV-1	COVER / TITLE SHEET
LEG-1	LEGEND
SP-1	EXHIBIT PHOTO
SP-2	SITE PLAN
EV-1	PHOTO SIMULATION
EV-2	SUB-SURFACE VAULT DIAGRAM
EQ-1	EQUIPMENT DETAILS
EQ-2	EQUIPMENT DETAILS
EQ-	EQUIPMENT DETAILS
EQ-2	EQUIPMENT DETAILS
EQ-2	EQUIPMENT DETAILS
F-1	FOUNDATION DETAILS
TC-1	VEHICULAR TRAFFIC CONTROL PLAN
TC-2	PEDESTRIAN SAFETY PLAN
GN-1	GENERAL NOTES
GN-2	GENERAL NOTES
GN-3	GENERAL NOTES

GENERAL NOTES
THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, THEREFORE. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OF EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.
PRIOR TO ANY CONSTRUCTION WORK, CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES. ALL UTILITIES SHALL BE MARKED.
THIS DESIGN IS SUBJECT TO ANY JURISDICTIONAL AND OWNER APPROVALS INCLUDING JURISDICTIONAL REQUIREMENTS, RF EQUIPMENT CONFIGURATION, AND FINAL UTILITY COORDINATION WITH PUBLIC POWER AND UTILITY PROVIDERS/CONTRACTOR TO CONFIRM FINAL REQUIREMENTS WITH OWNER.
CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT 24 HOURS PRIOR TO STARTING CONSTRUCTION OR CLEARING OPERATIONS.
CONTRACTOR SHALL CALL "ONE CALL" AT 1-800-662-4111 FOR UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET RIGHT OF WAYS.
NO PORTION OF THIS SITE IS LOCATED WITHIN PARKLAND OR LAND USED FOR PARK PURPOSES (IF SUCH LAND IS INCLUDED. DOCUMENTATION OF PARKS AND RECREATION DEPT APPROVAL IS REQUIRED AT THE TIME OF SUBMITTAL FOR GENERAL PERMIT PROGRAM APPROVAL).
THERE ARE NO CRITICAL ENVIRONMENTAL FEATURES WITHIN 150' OF ANY PORTION OF THIS PROJECT. A FIELD INVESTIGATION HAS NOT BEEN PERFORMED AS PART OF THIS PROJECT AND IS NOT REQUIRED.
APPROPRIATE EASEMENTS/APPROVALS MUST BE SECURED AND DOCUMENTED FOR PROJECT AREAS LOCATED OUTSIDE OF RIGHT OF WAYS. NO WORK SHALL BE PERFORMED WITHIN THESE AREAS UNTIL ASSOCIATED RIGHT OF ENTRY HAS BEEN SECURED. ADDITIONALLY. PROJECT PORTIONS IMPACTED BY LACK OF RECORDED DOCUMENT NUMBERS WILL NOT BE CONSIDERED FOR FORMAL REVIEW
TRAFFIC CONTROL NOTE PRIOR TO INSTALLATION. OR THE START OF CONSTRUCTION. THE APPLICANT MUST SUBMIT TO THE RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW. AND OBTAIN APPROVAL OF A TRAFFIC CONTROL PLAN UPDATED TO SHOW CURRENT CONDITIONS.

DO NOT SCALE DRAWINGS	
CONTRACTORS SHALL VERIFY ALL PLANS, (E) DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.	

TBG MULTI-CARRIER WIRELESS NODE
REPLACE WITH LIKE-FOR-LIKE 5G DECORATIVE STREET LIGHT

TORO BLANCO GROUP MULTI-CARRIER WIRELESS PROJECT SUMMARY

TORO BLANCO GROUP, LLC PROPOSES TO REPLACE AN EXISTING STREET LIGHT WITH A DECORATIVE STEEL LAMP POST CAPABLE OF ACCOMMODATING TELECOMMUNICATIONS EQUIPMENT WITHIN THE EXISTING PUBLIC RIGHT-OF-WAY. THE PROPOSED DESIGN IS CAPABLE OF ACCOMMODATING THE EQUIPMENT NECESSARY FOR UP TO FOUR (4) CARRIER SMALL CELLS. THE PROPOSED DESIGN IS TECHNOLOGICALLY CAPABLE OF ACCOMMODATING BOTH 4G AND 5G TECHNOLOGIES SIMULTANEOUSLY, AS WELL AS ANY NECESSARY CITY-OWNED SMART CITY DEVICES (SUCH AS, BUT NOT LIMITED TO, CAMERAS, WATER SENSORS, TRAFFIC SENSORS, POLLUTION MONITORS, ETC).

THE SCOPE OF THE INSTALLATION WILL CONSIST OF THE FOLLOWING:

- INSPECT EXISTING POLE AND FOUNDATION AND ESTABLISH STRUCTURAL FEASIBILITY FOR ANTENNA ATTACHMENTS, REPLACE IF NECESSARY
- INSTALL A NEW, FULLY CONCEALED SUB-SURFACE UTILITY ENCLOSURE WITH PROPOSED 5G TELECOMMUNICATIONS EQUIPMENT
- RESTORE SITE TO ORIGINAL OR BETTER CONDITION

TBG ID
US-CO-7117

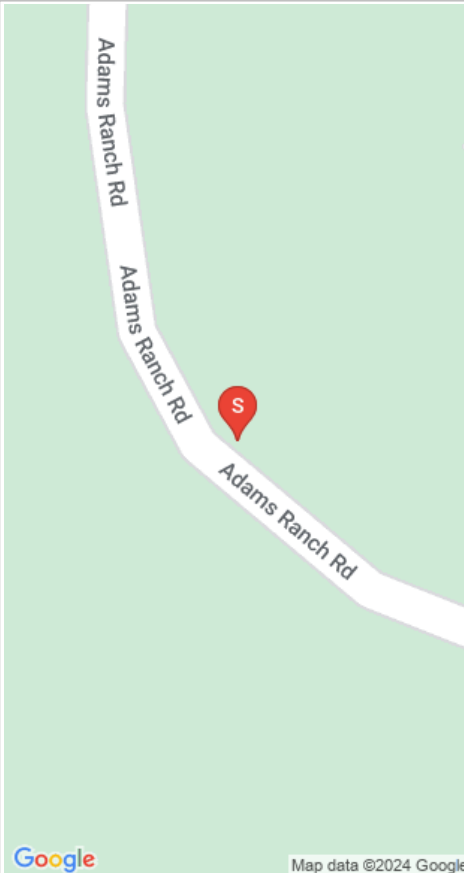
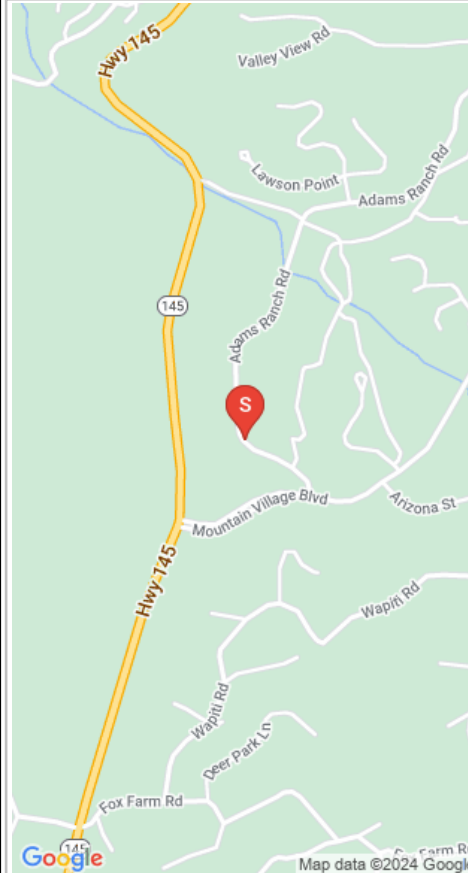

CROSS STREETS:

Mountain Valley Blvd & Turnaround near entry

ADDRESS:

130 ADAMS RANCH RD

APPROXIMATE E911 ADDRESS, PENDING REVIEW

VICINITY MAP		REGIONAL MAP		PHOTO: POLE LOCATION (E)	
 <p>Map data ©2024 Google</p>		 <p>Map data ©2024 Google</p>			
<div>PROJECT SITE</div> <div>MAP DATA: © 2022 GOOGLE SCALE: NTS</div>		<div>TBG SC SITE</div> <div>MAP DATA: © 2022 GOOGLE SCALE: NTS</div>		<div>REPLACE WITH LIKE-F</div> <div>SCALE: NTS</div>	

PRELIMINARY PLANS - SUBMITTAL 02: 7/2/2024

PROPRIETARY

PROJECT INFORMATION	
VB ID:	US-CO-7117
LATITUDE:	37.934953
LONGITUDE:	-107.87779
CROSS STREET:	Mountain Valley Blvd & Turnaroad
E911 ADDRESS:	130 ADAMS RANCH I (APPROXIMATE)
FEMA FLOOD MAP	
CITY, STATE, ZIP:	TELLURIDE, CO 81435
COUNTY:	SAN MIGUEL COUNTY
JURISDICTION:	MOUNTAIN VILLAGE
PROPERTY OWNER:	PUBLIC RIGHT-OF-WAY
APPLICANT:	TORO BLANCO GROUP, LLC ATLANTA, GA 30360 PHONE: 678-818-3797

POLE/LUMINAIRE DETAILS	
EXISTING OVERALL POLE HEIGHT:	
EXISTING LUMINAIRE HEIGHT (T/):	
EXISTING POLE COLOR:	
EXISTING SIGNAGE HEIGHT (B/):	
EXISTING POLE MATERIAL:	
PROPOSED OVERALL STRUCTURE HEIGHT:	25.00'

*ALL HEIGHTS LISTED ARE FROM GROUND LEVEL (AGL) UNLESS OTHERWISE NOTED.

NOTE
RESTORATION OF SITE AND ANY AFFECTED AREAS WILL BE TO ORIGINAL CONDITION OR BETTER. ADJUSTMENTS IN THE FIELD OR MODIFICATIONS TO THE PLAN SET MAY BE NECESSARY TO ACCOMMODATE FOR EXISTING UTILITIES OR OTHER FACILITIES.

DISCLAIMER
ANY INFORMATION AND ALL DESIGNS WITHIN THIS DOCUMENT ARE PROPRIETARY IN NATURE AND SHALL NOT BE REPRODUCED, USED, DISCLOSED, OR COPIED IN PART OR WHOLE WITHOUT WRITTEN CONSENT FROM TORO BLANCO GROUP, LLC.

CODE COMPLIANCE

ALL FEDERAL AND STATE REGULATORY REQUIREMENTS WILL BE FOLLOWED THROUGHOUT THE PERMITTING AND CONSTRUCTION OF THE FACILITIES PROPOSED WITHIN THESE PLANS. PLEASE NOTE THAT ALL INSTALLATIONS, MATERIALS, AND ANY WORK PERFORMED SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES AND STANDARDS AS ADOPTED BY THE GOVERNING AUTHORITIES OF MOUNTAIN VILL, SAN MIGUEL COUNTY AND THE STATE OF CO . IN NO WAY IS ANYTHING WITHIN THESE PLANS INTENDED TO PERMIT WORK WHICH DOES NOT CONFORM TO THE MOST CURRENT EDITIONS OF THE RELEVANT CODES AND STANDARDS.

- INTERNATIONAL BUILDING CODE
- NATIONAL ELECTRICAL SAFETY CODE AND/OR SMPA
- STANDARDS
- TIA/EIA-222-G-2 OR LATEST EDITION
- LOCAL CITY OF MOUNTAIN / SAN MIGUEL COUNTY BUILDING / PLANNING CODE

UTILITY JOB #: UTILITY-JOB-NUMBER

Toro Blanco
Group
PHONE: 678-818-3797

TBG ID	US-CO-7117	I
DRAWN BY:	Z. HODGIN	
CHECKED BY:	B. KAUFFMAN	

B	7/2/2024	FOR NODE PERMIT
A	3/10/2024	FOR NODE PERMIT

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BOCA RATON, FL 33487

PREPARED BY

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TEL: 828-260-6238
E: ZACK@TOROBLANCOGROUP.COM

US-CQ-7117

Mountain Valley Blvd & Turnarout
TELLURIDE, CO 81435

REPLACE

TITLE SHEET
COV-1

MASTER LEGEND

EXISTING

ELECTRIC LINETYPES

		ELECTRIC
		ELECTRIC - ABANDONED
		ELECTRIC - UNKNOWN
		ELECTRIC - OVERHEAD
		ELECTRIC - UNDERGROUND

ENVIRONMENTAL LINETYPES

		FLOODPLAIN - 10 YEAR
		FLOODPLAIN - 25 YEAR
		FLOODPLAIN - 50 YEAR
		FLOODPLAIN - 100 YEAR
		CRITICAL ENVIRONMENTAL FEATURE
		CRITICAL WATER QUALITY ZONE
		WATER QUALITY TRANSITION ZONE

FORCE MAIN LINETYPES

		FORCE MAIN
		FORCE MAIN - ABANDONED
		FORCE MAIN - TO BE ABANDONED
		FORCE MAIN - PRIVATE
		FORCE MAIN - UNK
		FORCE MAIN - (SIZE)

GAS LINETYPES

		GAS
		GAS - ABANDONED
		GAS - TO BE ABANDONED
		GAS - PRIVATE
		GAS - UNKNOWN
		GAS - (SIZE)

MISC. / UNKNOWN LINETYPES

		MISC. - UNKNOWN
--	--	-----------------

SANITARY SEWER (WASTEWATER) LINETYPES

		WASTEWATER
		WASTEWATER - ABANDONED
		WASTEWATER - TO BE ABANDONED
		WASTEWATER - PRIVATE
		WASTEWATER - UNKNOWN
		WASTEWATER - (SIZE)
		WASTEWATER - (SIZE) - (MATERIAL)

STORM SEWER LINETYPES

		STORM SEWER
		STORM SEWER - ABANDONED
		STORM SEWER - TO BE ABANDONED
		STORM SEWER - PRIVATE
		STORM SEWER - UNKNOWN
		STORM SEWER - (SIZE - UP TO 12")
		STORM SEWER - (SIZE - 12" AND UP)

TELECOMMUNICATION LINETYPES

		TELECOM
		TELECOM - ABANDONED
		TELECOM - TO BE ABANDONED
		TELECOM - PRIVATE
		TELECOM - UNKNOWN
		TELECOM - OVERHEAD
		TELECOM - UNDERGROUND
		TELECOM - FIBER OPTIC
		TELECOM - (OWNER)

TRAFFIC CONDUIT LINETYPES

		TRAFFIC CONDUIT
--	--	-----------------

WATER LINETYPES

		WATER
		WATER - ABANDONED
		WATER - TO BE ABANDONED
		WATER - PRIVATE
		WATER - UNKNOWN
		WATER - (SIZE)
		WATER - (SIZE) - (MATERIAL)

SYMBOLS

	ELECTRIC - VAULT
	ELECTRIC - PULLBOX
	ELECTRIC - PULLBOX - TRAFFIC TYPE
	ELECTRIC - LIGHT POLE
	ELECTRIC - PED XING SIGNAL
	ELECTRIC - TRAFFIC MAST
	ELECTRIC - AERIAL POLE
	ELECTRIC - SIGNAL CABINET
	TELECOMMUNICATION - MANHOLE / VAULT
	WATER - METER
	WATER - VALVE
	SANITARY SEWER - MANHOLE
	STORM DRAIN - MANHOLE
	STORM DRAIN - CURB INLET
	MANHOLE - UNKNOWN
	SITE - PARKING METER / PAY TO PARK KIOSK
	SITE - TRASH CAN
	SITE - BENCH
	SITE - VEGETATION - TREE

HATCHES

CONCRETE	ASPHALT	GRASS	PAVERS	STONework

PROPOSED

ELECTRIC LINETYPES

		ELECTRIC
		ELECTRIC - ABANDONED
		ELECTRIC - UNKNOWN
		ELECTRIC - OVERHEAD
		ELECTRIC - UNDERGROUND - TRENCH
		ELECTRIC - UNDERGROUND - BORE

ENVIRONMENTAL LINETYPES

		E&SC - SILT FENCE
		E&SC - INLET PROTECTION
		E&SC - ROCK BERM
		E&SC - MULCH SOCK
		E&SC - TREE PROTECTION FENCING
		E&SC - TRIANGULAR FILTER DIKE
		E&SC - LIMIT OF CONSTRUCTION
		E&SC - CONSTRUCTION FENCING

FORCE MAIN LINETYPES

		FORCE MAIN
		FORCE MAIN - ABANDONED
		FORCE MAIN - TO BE ABANDONED
		FORCE MAIN - PRIVATE
		FORCE MAIN - UNK
		FORCE MAIN - (SIZE)

GAS LINETYPES

		GAS
		GAS - ABANDONED
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SANITARY SEWER (WASTEWATER) LINETYPES

		WASTEWATER
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		WASTEWATER - TO BE ABANDONED
		WASTEWATER - PRIVATE
		WASTEWATER - UNKNOWN
		WASTEWATER - (SIZE)
		WASTEWATER - (SIZE) - (MATERIAL)

STORM SEWER LINETYPES

		STORM SEWER
		STORM SEWER - ABANDONED
		STORM SEWER - TO BE ABANDONED
		STORM SEWER - PRIVATE
		STORM SEWER - UNKNOWN
		STORM SEWER - (SIZE - UP TO 12")
		STORM SEWER - (SIZE - 12" AND UP)

TELECOMMUNICATION LINETYPES

		TELECOM
		TELECOM - ABANDONED
		TELECOM - TO BE ABANDONED
		TELECOM - PRIVATE
		TELECOM - UNKNOWN
		TELECOM - OVERHEAD
		TELECOM - UNDERGROUND - TRENCH
		TELECOM - UNDERGROUND - BORE
		TELECOM - FIBER OPTIC
		TELECOM - (OWNER)

TRAFFIC CONDUIT LINETYPES

		TRAFFIC CONDUIT
--	--	-----------------

TRAFFIC CONTROL LINETYPES

		TRAFFIC CONTROL - BARRELS/CONES
		TRAFFIC CONTROL - BARRICADES

WATER LINETYPES

		WATER
		WATER - ABANDONED
		WATER - TO BE ABANDONED
		WATER - PRIVATE
		WATER - UNKNOWN
		WATER - (SIZE)
		WATER - (SIZE) - (MATERIAL)

SYMBOLS

	ELECTRIC - VAULT / MANHOLE
	ELECTRIC - PULLBOX
	ELECTRIC - SMALL CELL LOWER SHROUD
	ELECTRIC - AERIAL POLE
	BORE PIT

Toro Blanco Group

PHONE: 678-818-3797

TBG ID	US-CO-7117	I
DRAWN BY:	Z. HODGIN	
CHECKED BY:	B. KAUFFMAN	

A	3/10/2024	FOR SMALL CELL PERMIT

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verticalbridge
VERTICAL BRIDGE REIT, LLC
750 PARK OF COMMERCE DR, SUITE 200
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E: ZACK@TOROBLANCOGROUP.COM

CONTACT 811 BEFORE YOU DIG
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US-CO-7117
Mountain Valley Blvd & Turnarout
TELLURIDE, CO 81435
REPLACE

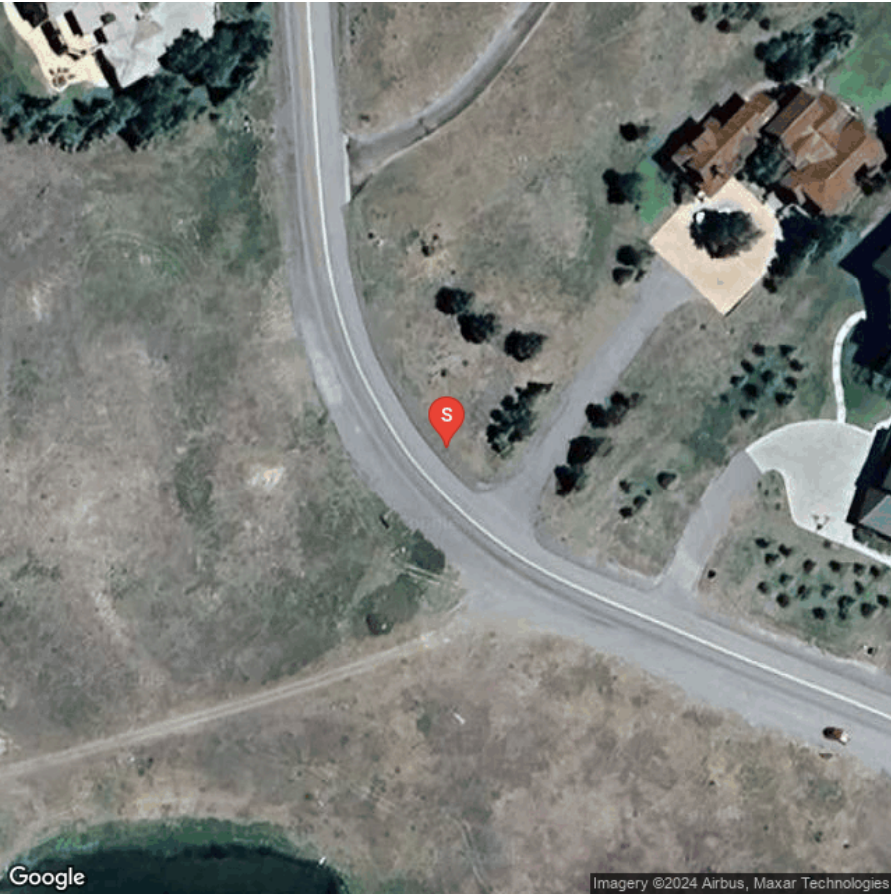
LEGEND
LEG-1

UTILITY JOB #: UTILITY-JOB-NUMBER



1

PHOTO: EX.LAMP POST
SCALE: N.T.S.



2

MAP: AERIAL SITE LOCATION
SCALE: N.T.S.

UTILITY JOB #: UTILITY-JOB-NUMBER

SMPA	NOTE:
FOR INSTALLATIONS BY BORE, CONTRACTOR SHALL HAVE ALL BORING EQUIPMENT, BORE PITS AND NEW CONDUIT INSTALLATION TO BE A MINIMUM OF 60-INCH HORIZONTAL DISTANCE FROM EXISTING SMPA MANHOLES, PULL BOXES, AND EXISTING DUCT BANK INFRASTRUCTURE DURING THE COURSE OF BORING OPERATIONS SHOWN ON PLANS.	

!!! WARNING - UTILITIES CROSSINGS !!!
CONTRACTOR TO FIELD VERIFY ALL UTILITIES CROSSINGS TO AVOID CONFLICT (TYP.)


!!! WARNING !!!
OVERHEAD ELECTRIC LINES IN PROJECT AREA.

!!! WARNING !!!
GAS LINES IN PROJECT AREA.

!!! WARNING !!!
UNDERGROUND ELECTRIC LINES IN PROJECT AREA.

GENERAL NOTES

- 1.EXISTING UTILITY LOCATIONS SHOWN ARE SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY. SOME UTILITY LINES MAY NOT BE SHOWN. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ACTUAL FIELD LOCATION AND PROTECTION OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT. CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING UTILITIES WHETHER SHOWN OR NOT, DAMAGES BY CONTRACTOR'S ACTIVITIES. DIFFERENCE IN HORIZONTAL OR VERTICAL LOCATION OF EXISTING UTILITIES SHALL NOT BE A BASIS FOR ADDITIONAL COMPENSATION. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION.
- 2.CONTRACTOR SHALL DETERMINE LOCATIONS AND DIMENSIONS OF STAGING AREAS AND BORE PITS PRIOR TO CONSTRUCTION. INFORMATION SHOWN ON PLANS IS FOR REFERENCE ONLY.
- 3.FOR INSTALLATIONS BY BORE, CONTRACTOR SHALL HAVE ALL BORING EQUIPMENT, BORE PITS AND NEW CONDUIT INSTALLATION TO BE A MINIMUM OF 60-INCH HORIZONTAL DISTANCE FROM EXISTIN SMPA MANHOLES, PULL BOXES AND EXISTING DUCT BANK INFRASTRUCTURE DURING THE COURSE OF BORING OR EXCAVATING OPERATIONS SHOWN ON PLANS.
- 4.CONTRACTOR TO POT-HOLE ALL CROSSINGS PRIOR TO BORING OR EXCAVATING BORE PITS AND LOCATE CITY OF MOUNTAIN VILLA WATER INFRASTRUCTURE WITHIN 100' PRIOR TO BORING OR EXCAVATING.
- 5.CONTRACTOR TO POT-HOLE ALL CROSSINGS PRIOR TO BORING OR EXCAVATING BORE PITS AND LOCATE ANY GAS INFRASTRUCTURE WITHIN 100' PRIOR TO BORING OR EXCAVATING.
- 6.ANY DISCREPANCIES FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
- 7.IF THERE ARE TREES WITHIN THE PROJECT LIMITS REFER TO/REQUEST FROM TORO BLANCO GROUP, LLC TREE PROTECTION AND ENVIRONMENTAL PROCEDURES.
- 8.REFER TO PARK CITY REQUIREMENTS REGARDING EXCAVATION SPOILS IN THE R.O.W. (REQUEST FROM TORO BLANCO GROUP, LLC IF NEEDED).
- 9.CONTRACTOR MUST MAINTAIN A MINIMUM 2 FT VERTICAL AND 3 FT HORIZONTAL CLEARANCE FROM OD TO OD ON ALL PARK CITY WATER INFRASTRUCTURE AND ANY GAS INFRASTRUCTURE. CONTRACTOR TO POT-HOLE ALL CROSSINGS PRIOR TO BORING, EXCAVATING, OR DIGGING BORE PITS. ANY DAMAGE TO CURBS & GUTTERS SHALL BE RESTORED AS PERCITY OF MOUNTAIN VILLA DEPARTMENT OF PUBLIC WORKS STANDARD. ANY DAMAGEDSIDEWALKS SHALL BE RESTORED AS PER CITY OF MOUNTAIN VILLA DEPARTMENT OF PUBLIC WORKS STANDARD. ALL RESTORATION SHALL BE EQUIVILANT OREXCEED LOCATION STATUS PRIOR TO CONSTRUCTION.
13. CAUTION! CONTRACTOR SHALL NOT DAMAGE EXISTING CURB INLET STRUCTURE.
14. CONTRACTOR SHALL PROVIDE APPROPRIATE SUPPORT BRACING WHEN EXCAVATING WITHIN 2FT OF POLES.
15. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO FENCES, LANDSCAPING, AND SPRINKLER SYSTEMS ON PRIVATE PROPERTIES, INCLUDING ANY ON CITY OF MOUNTAIN VILLA PROPERTY NOT DEEMED PART OF THE R.O.W. CONTRACTOR SHALL REPAIR TO EXISTING CONDITION OR BETTER.
16. CONTRACTOR SHALL COMPLY WITH CURRENT OSHA REGULATIN PER STATE OF CO AND MOUNTAIN VORDINANCES AND APPROPRIATE SECTIONS OF SPECIFICATIONS CONCERNING EXCAVATION, TRENCHING, SHORING, AND BORING.
17. CONTRACTOR MUST OBTAIN PERMISSION FROM AFFECTED PROPERTY OWNERS FOR ANY CONSTRUCTION RELATED ACTIVITY THAT MAY ENCROACH ON ADJACENT PRIVATE PROPERTY.
18. APPROPRIATE EASEMENT/APPROVAL MUST BE SECURED FOR PROJECT AREAS OUTSIDE THE RIGHT OF WAY. NO WORK SHALL BE PERFORMED ON PRIVATE PROPERTY UNTIL RIGHT OF ENTRY AND EASEMENT HAS BEEN OBTAINED.
19. FOR TRENCHES GREATER THAN 4FT IN DEPTH, CONTRACTOR SHALL PROVIDE TRENCH SAFETY PLANS BY ENGINEER PRIOR TO BEGINNING CONSTRUCTION FOR APPROVAL. CONTRACTOR MUST COMPLY WITH OSHA SPECIFICATIONS AND CITY OF MOUNTAIN V STANDARDS FOR TRENCHING, BACKFILLING, EXCAVATION, AND SHORING REQUIREMENTS.
20. THE EXISTING GROUND SURFACE IS BASED ON CITY OF MOUNTAIN GIS DATA PROVIDED PRIOR TO THIS PLAN'S DATE.
21. CONTACT CITY OF MOUNTAIN V TRANSPORTATION DEPARTMENT PRIOR TO CONNECTING TO ANY TRAFFIC SIGNAL EQUIPMENT, DEPARTMENT OF PUBLIC WORKS PRIOR TO CONNECTING TO ANY LIGHT POLE EQUIPMENT, REAL TIME CRIME CENTER PRIOR TO DISCONNECTING OR CONNECTING TO ANY EXISTING CAMERA EQUIPMENT, AND SMPA PRIOR TO CONNECTING TO ANY ELECTRICAL EQUIPMENT.




PHONE: 678-818-3797

TBG ID	US-CO-7117	I
DRAWN BY:	Z. HODGIN	
CHECKED BY:	B. KAUFFMAN	

A	3/10/2024	FOR SMALL CELL PERMIT


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PREPARED BY

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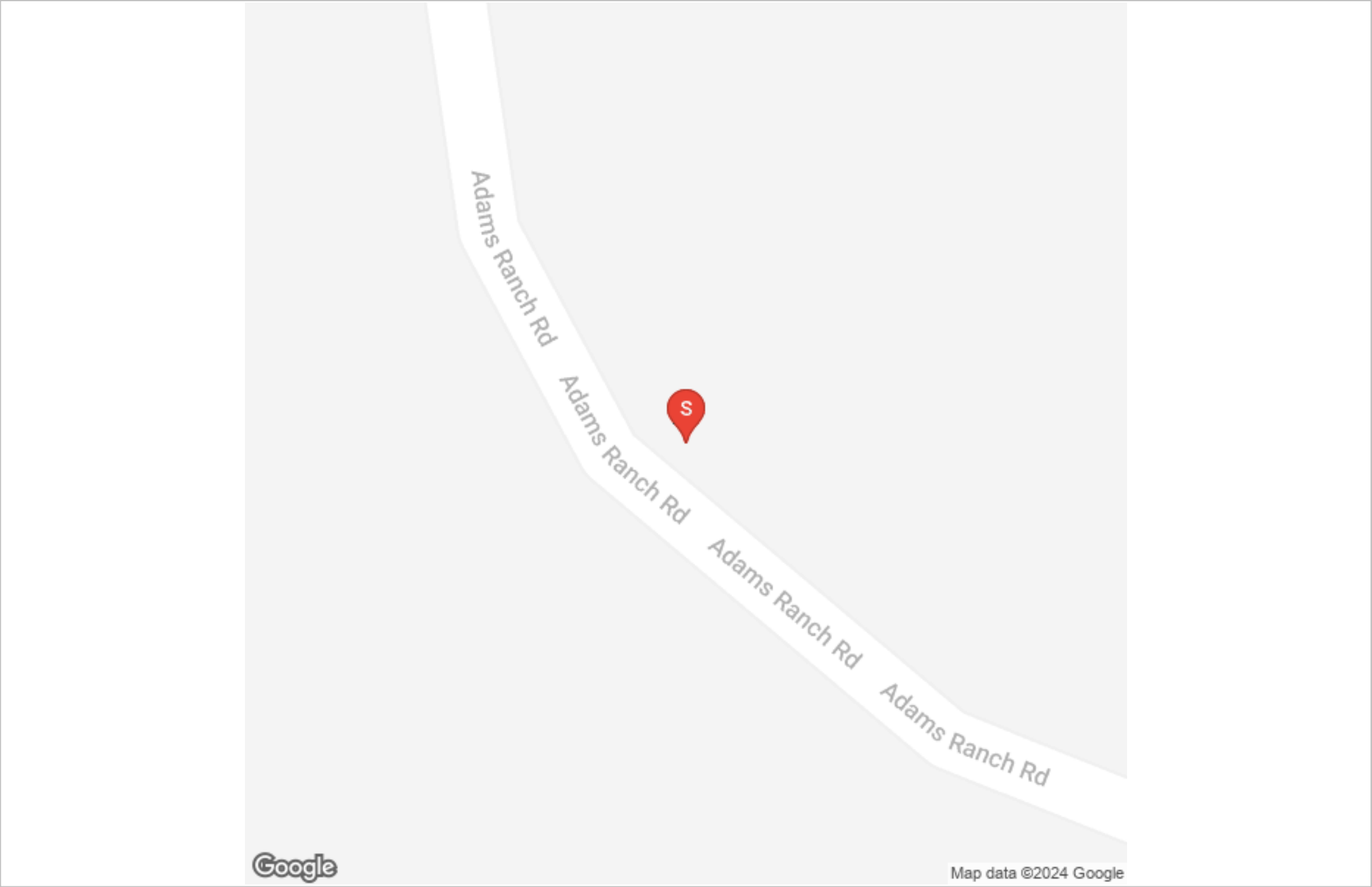
US-CO-7117

Mountain Valley Blvd & Turnarot
TELLURIDE, CO 81435

REPLACE

EXHIBIT

SP-1



LEGEND		
— W —	— W —	W-TER LINE
— STORM —	— DR-IN —	DR-IN LINE
— S —	— S —	SEWER LINE
— GAS —	— GAS —	G-S LINE
— ROW —	— RIGHT OF —	RIGHT OF W-Y
— P —	— P —	NEW OVHD POWER
— O/H —	— O/H —	EXISTING OVHD POWER
— P —	— P —	EXISTING UNGD POWER
— SC —	—	STREETCAR GUY WIRE

Toro Blanco
Group
PHONE: 678-818-3797

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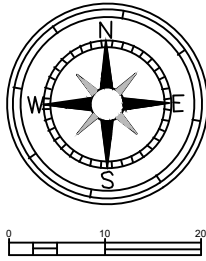
SMPA **NOTE**
FOR INSTALLATIONS BY BORE, CONTRACTOR SHALL HAVE ALL BORING EQUIPMENT, BORE PITS AND NEW CONDUIT INSTALLATION TO BE A MINIMUM OF 60-INCH HORIZONTAL DISTANCE FROM EXISTING SMPA MANHOLES, PULL BOXES, AND EXISTING DUCT BANK INFRASTRUCTURE DURING THE COURSE OF BORING OPERATIONS SHOWN ON PLANS.



UTILITY ENCLOSURE:
POTENTIAL FUTURE SUBSURFACE CLIMATE CONTROLLED ENCLOSURE TO BE INSTALLED WITHIN 20' OF THE PROPOSED POLE SITE FOR ADDITIONAL FUTURE EQUIPMENT STORAGE.

1 ENLARGED SITE PLAN
SCALE: 1" = 15'

UTILITY JOB #: UTILITY-JOB-NUMBER



- !!! WARNING - UTILITIES CROSSINGS !!!
CONTRACTOR TO FIELD VERIFY ALL UTILITIES CROSSINGS TO AVOID CONFLICT (TYP.)
- !!! WARNING !!!
OVERHEAD ELECTRIC LINES IN PROJECT AREA.
- !!! WARNING !!!
GAS LINES IN PROJECT AREA.
- !!! WARNING !!!
UNDERGROUND ELECTRIC LINES IN PROJECT AREA.

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SITE PLAN
SP-2

TBG ID	US-CO-7117	I
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CHECKED BY:	B. KAUFFMAN	

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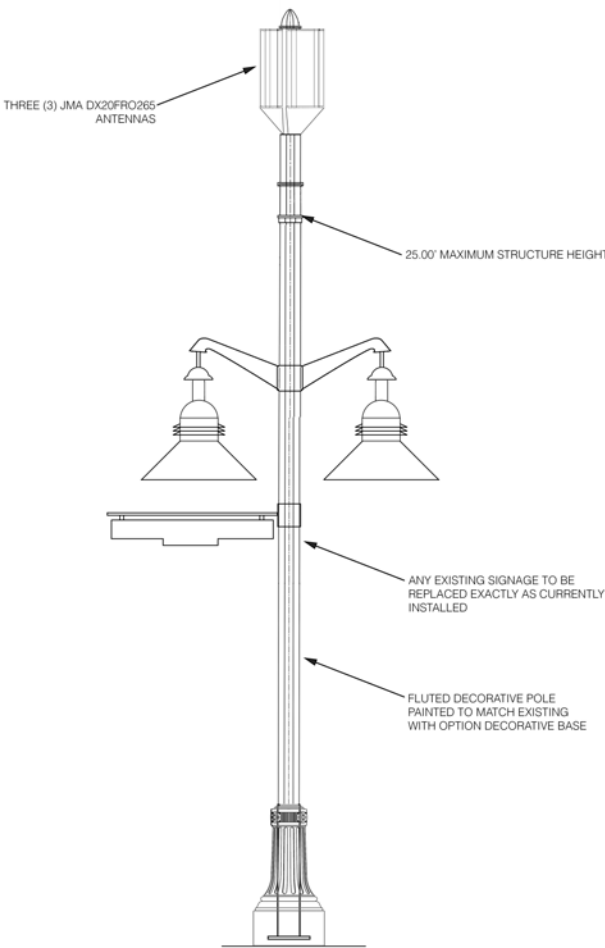
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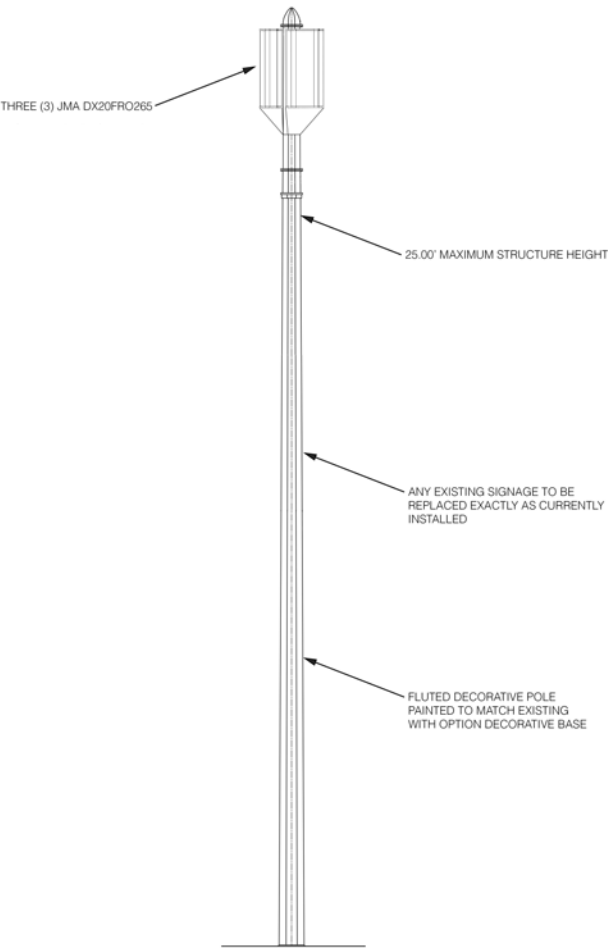
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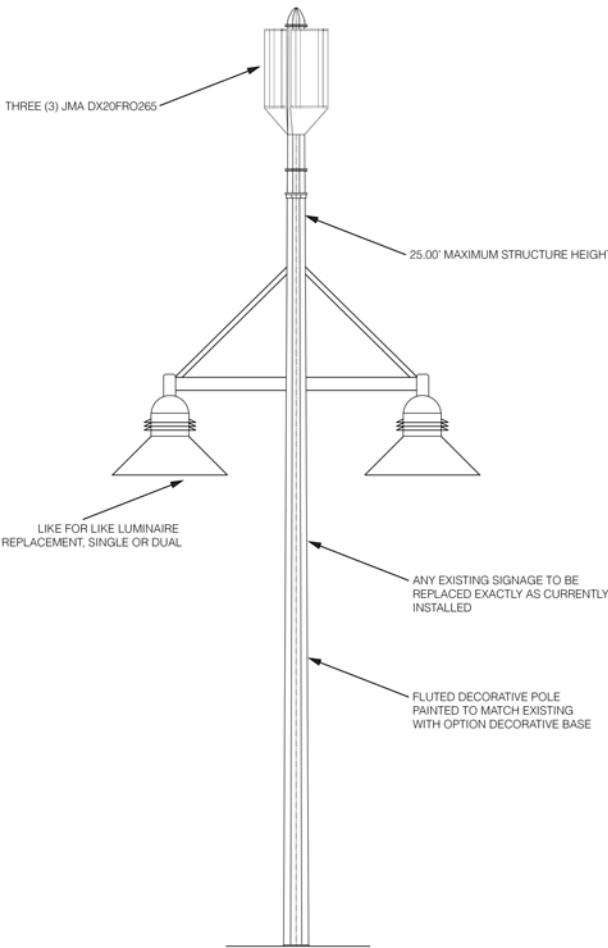
POLE DRAWINGS
EV-1



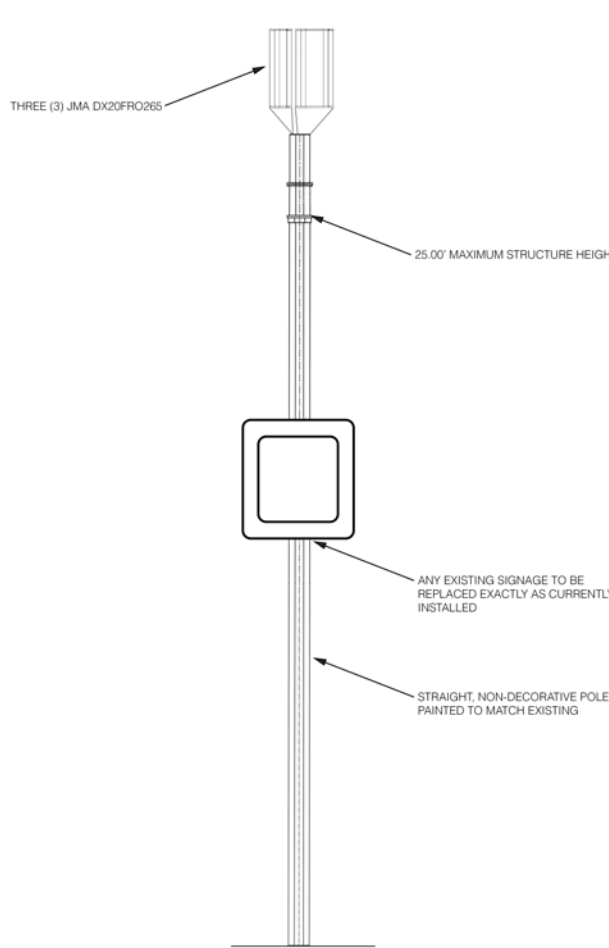
STRAIGHT POLE STREET SIGN REPLACEMENT
LUMINAIRE OPTIONAL



FLUTED NO LUMINAIRE



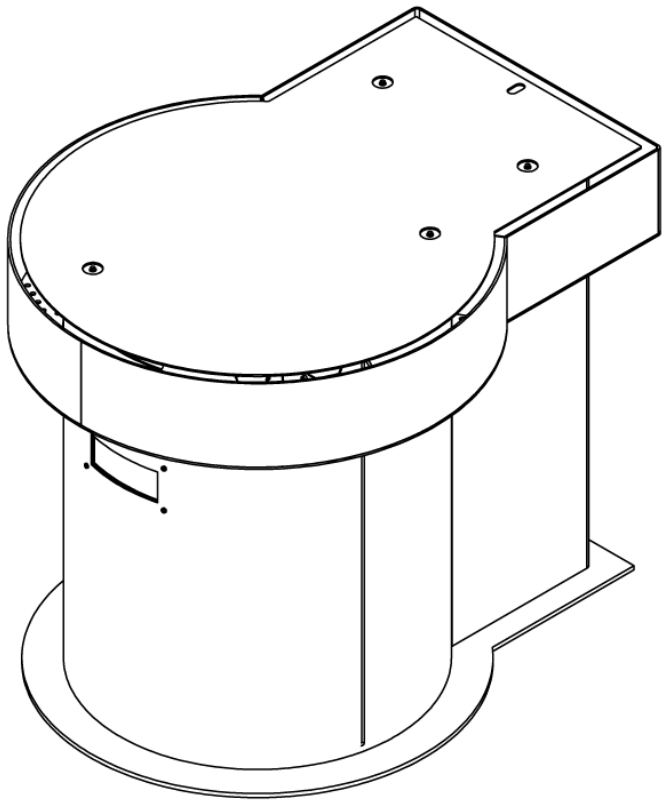
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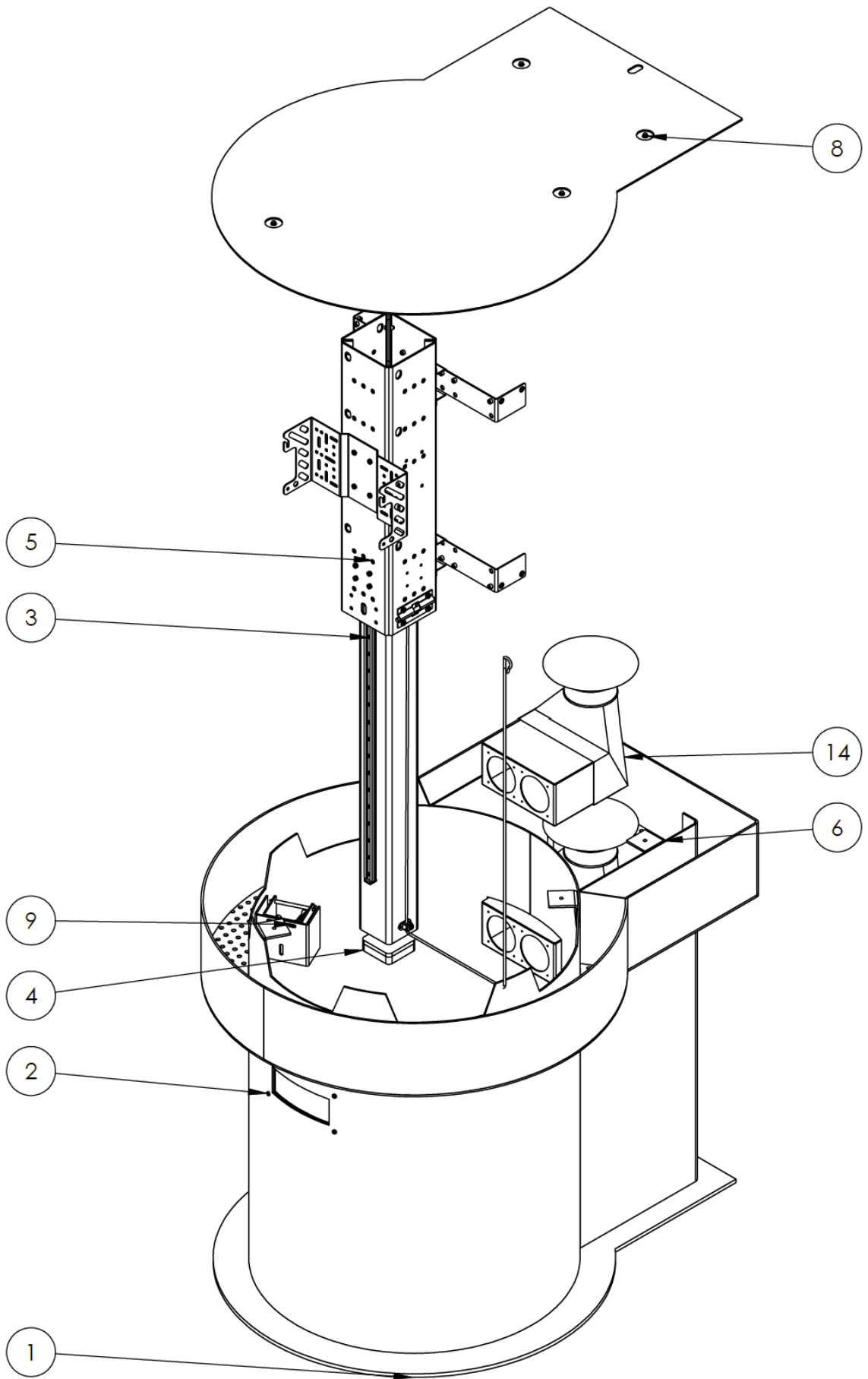
STRAIGHT POLE STREET SIGN REPLACEMENT
LUMINAIRE OPTIONAL

EXISTING ATTACHMENTS: ANY AND ALL EXISTING ATTACHMENTS (TO INCLUDE, BUT NOT BE LIMITED TO, LAMPS, BANNERS, CAMERAS, SIGNAGE, ETC.) TO BE REPLACED IN AN IDENTICAL MANNER AND MAINTAIN ALL EXISTING HEIGHTS AND INSTALLATION CRITERIA UNLESS OTHERWISE NOTED.

ITEM NO.	Title	Part Number	Configuration	Material	Thickness/Gauge	QTY.
1	VAULT TUBE BASE PLATE_REV02_CAD REV03	OE000000-P00-00	4 FT	Plain Carbon Steel	0.5	1
2	VAULT TUBE ASSEMBLY	OE000000-A00-00	Default	N/A	N/A	1
3	RISING PLATFORM ASSEMBLY_CAD REV03	OE000000-A00-00	Default	N/A	N/A	1
4	SQUARE TUBE ANCHOR BLOCK_CAD REV03	OE000000-A00-00	Default	N/A	N/A	1
5	RISING PLATFORM ASSEMBLY_update_CAD REV03	OE000000-A00-00	Default	N/A	N/A	1
6	FRENCH DRAIN BOX ASSEMBLY	OE000000-A00-00	Default	N/A	N/A	1
7	3071T7_Mounted Pulley for Rope-for Horizontal Pull_CAD REV03	3071T7	3071T7	Steel		1
8	VAULT LID ASSEMBLY	OE000000-A00-00	Default	N/A	N/A	1
9	WINCH ASSEMBLY	OE000000-A00-00	Default	N/A	N/A	1
10	8694T41_Low-Pressure Aluminum Threaded Adapter	8694T41	8694T41	6061 Aluminum		1
11	91255A639_Button Head Hex Drive Screw	91255A639	91255A639	Alloy Steel		1
12	MOCK LID SENSOR	OE000000-P00-00	Default	Material <not specified>	N/A	1
13	WATER PUMP 3X5_REV02_REV03	OE000000-P00-00	Default	Material <not specified>	N/A	2
14	INTAKE DUCTING ASSEMBLY	OE000000-A00-00	Default	N/A		2
15	TOP PERIMETER AND PERFORATION ASSEMBLY	OE000000-A00-00	Default	N/A	N/A	1



REVISIONS			
REV.	DESCRIPTION	DATE	APPROVED
00		8/31/2023	CJB



Toro Blanco
Group
PHONE: 678-818-3797

TBG ID US-CO-7117
DRAWN BY: Z. HODGIN
CHECKED BY: B. KAUFFMAN

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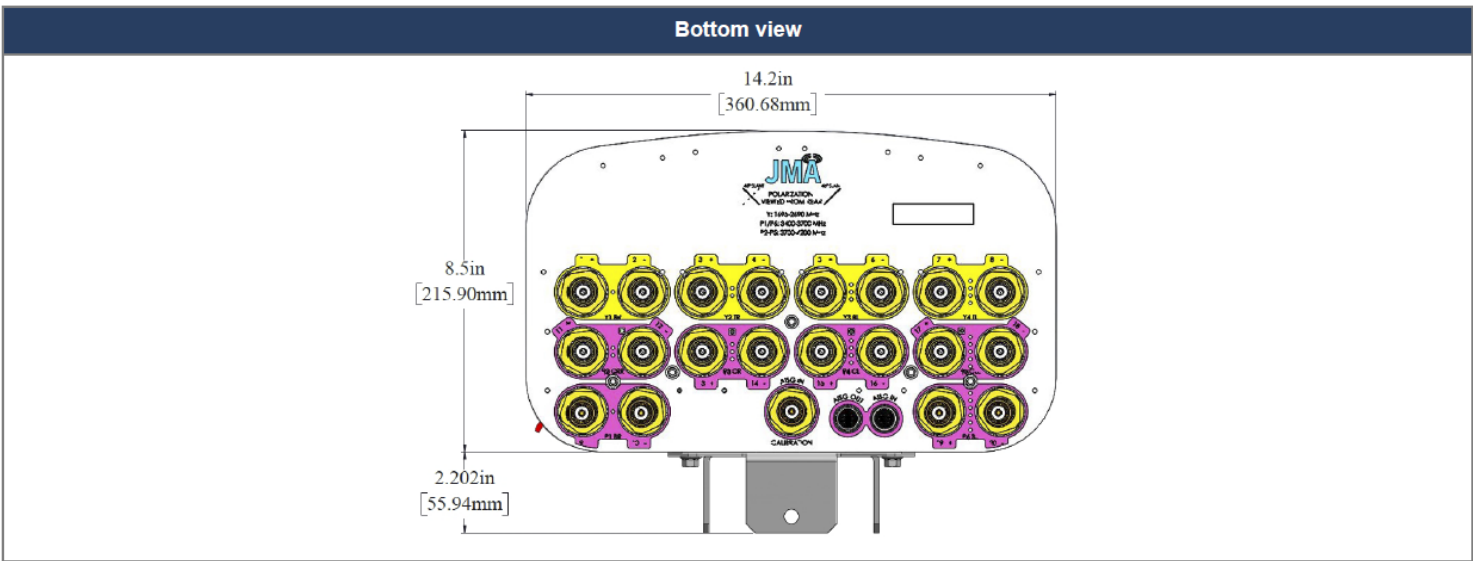
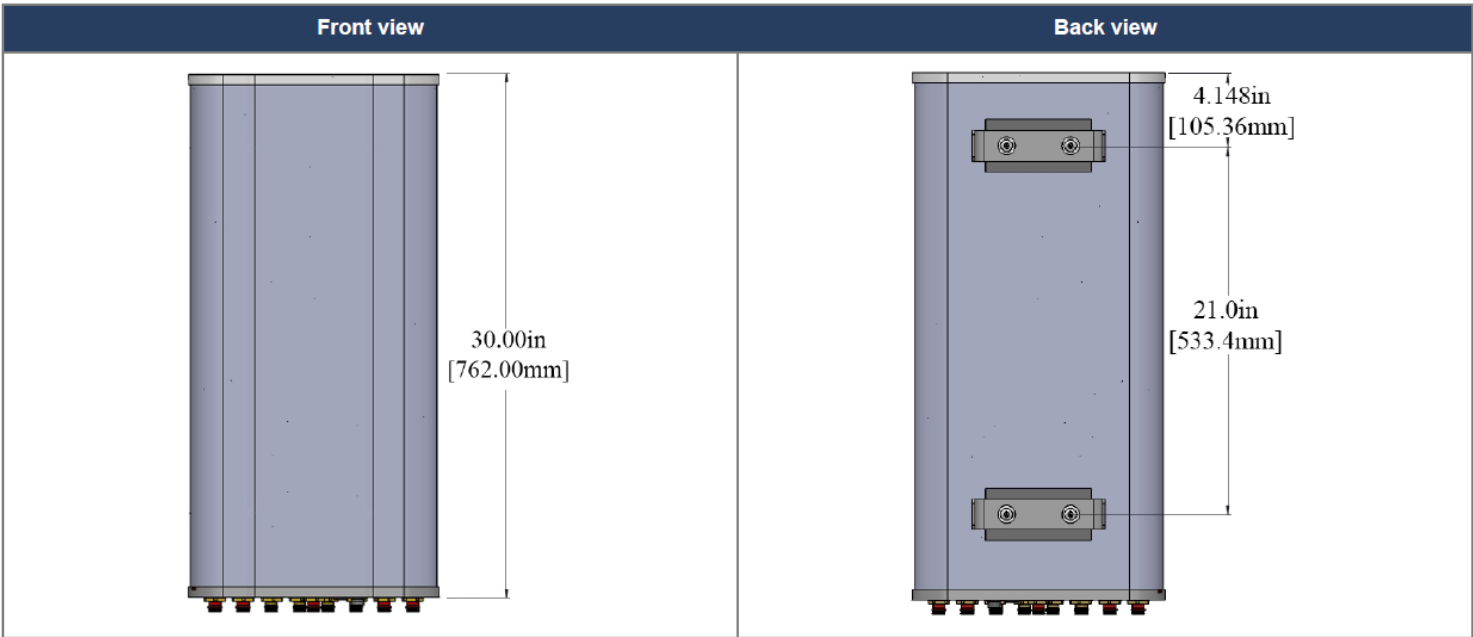
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**SUB-SURFACE VAULT
EV-2**



DX20FRO265-01
NWAV™ 2F Panel Antenna

Mechanical specifications	
Dimensions height/width/depth, inches (mm)	30/ 14.2/ 8.5 (762/ 360.7/ 215.9)
No. of RF input ports, connector type, and location	20 x 4.3-10 female, bottom & 1 cal x 4.3-10 female, bottom
RF connector torque	96 lbf·in (10.85 N·m or 8 lbf·ft)
Net antenna weight, lb (kg)	33 (15.0)
Weight with supplied pipe mount bracket, lb (kg)	38.1 (17.3)
Shipping weight, lb (kg)	43 (19.5)
Rated wind survival speed, mph (km/h)	150 (241)
Frontal wind loading @ 150 km/h, lbf (N)	22.3 (99.4)



Ordering information	
Antenna model	Description
DX20FRO265-01	2F panel antenna, 20 ports, (8) 1695-2690 zero degrees EDT, (4) 3400-3700 zero degrees EDT, (8) 3700-4200 with 2-12° RET, 4.3-10 & SBT
Mounting kit (included)	91900318 BRACKET KIT, range of mechanical up/down tilt -2° to 12°

Toro Blanco
Group
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EQUIPMENT DETAILS
EQ-1

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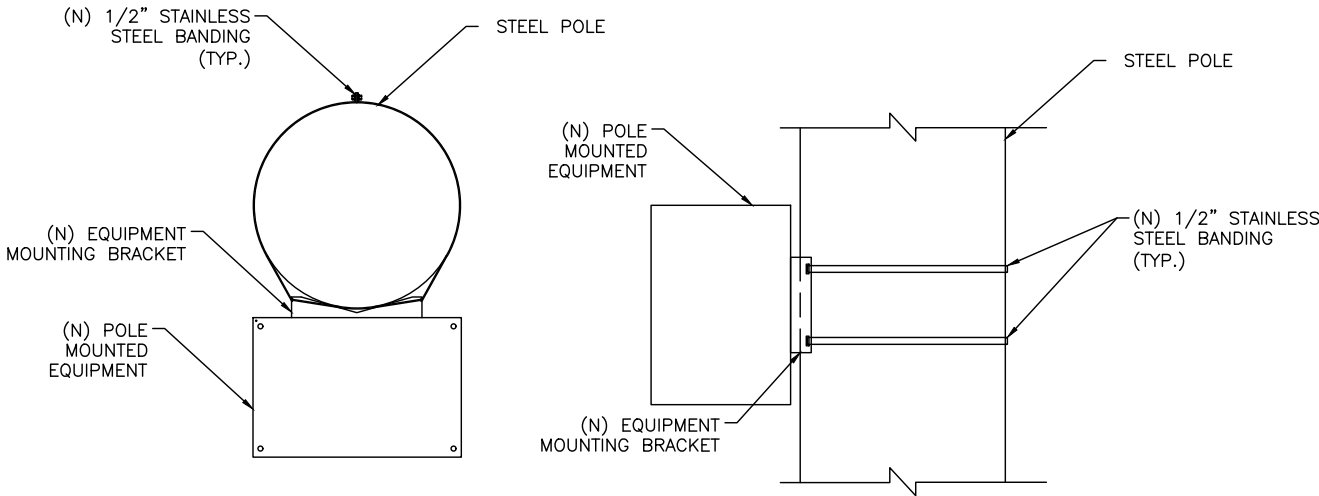
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**EQUIPMENT DETAILS
EQ-2**

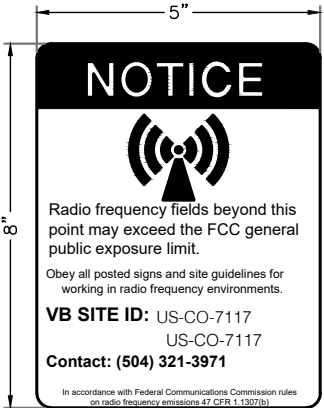
*ALL STAINLESS STEEL BANDING AND ASSOCIATED HARDWARE TO BE PAINTED TO MATCH POLE STRUCTURE.



TOP VIEW

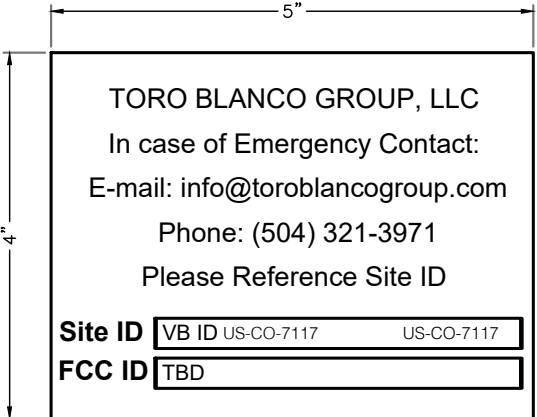
SIDE VIEW

1 EQUIPMENT MOUNTING DETAILS
SCALE: N.T.S.



ANTENNA SIGNAGE:
ON WOOD POLES – SIGN ON ALUMINUM WITH SS SCREW TO THE POLE
ON METAL POLES – ADHESIVE VINYL OR PLACARD STRAPPED WITH SS TIES
ON CONCRETE / COMPOSITE – PLACARD STRAPPED WITH SS TIES
SIGN PLACEMENT:
AFFIX TO THE STRUCTURE 3–4’ BELOW THE COMMERCIAL RF ANTENNA(S)
SIZE APPROX. 8” x 5”

ANTENNA SIGNAGE

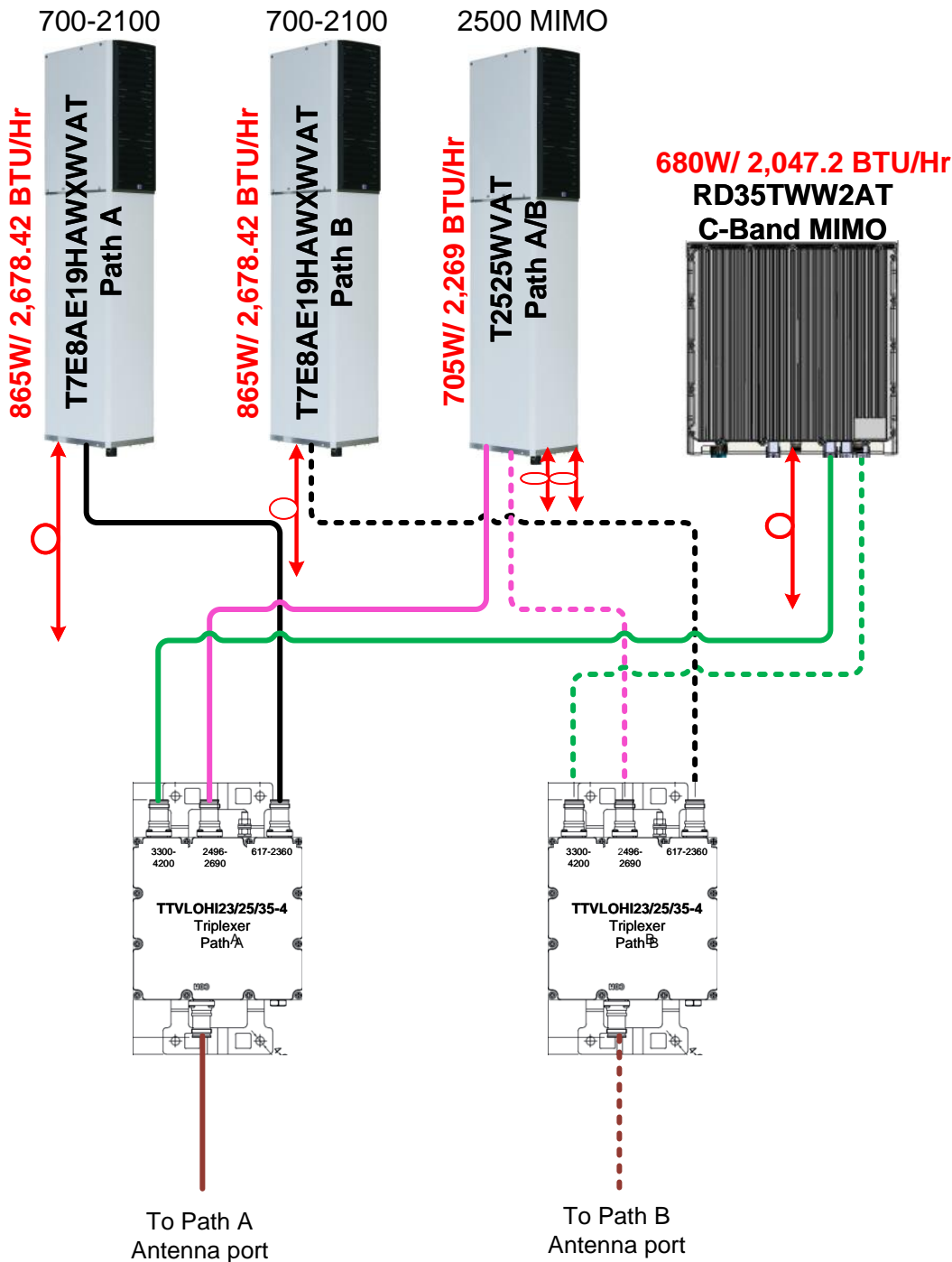


OWNER / OPERATOR NOTE:
SITE ID LABEL TO BE AFFIXED AT OR NEAR THE POINT OF POWER CONNECTION WITH TZs241 LABELING TAPE OR EQUIVALENT BLACK ON WHITE LABELING TAPE OF AT LEAST 18mm WIDTH WITH EXTRA-STRENGTH ADHESIVE. USE ANY COMPATIBLE P-TOUCH LABEL MAKER. TEXT SHOULD BE PRINTED IN ALL CAPS WITH A MINIMUM HEIGHT OF 1/2”.

EMERGENCY CONTACT SIGN

2 TORO BLANCO GROUP, LLC POLE MOUNTING SIGNS
SCALE: N.T.S.

oDAS Remote Group



Total Wattage: 3,115W
Total BTU/Hr: 9,673.04 BTU/Hr

Remote sizes:
Qty 3: 41.73"H X 7.28"W X 10.75"D
Qty 1: 15.4"H X 15.9"W X 7.8"D

Drawing not to Scale

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EQUIPMENT DETAILS
EQ-3

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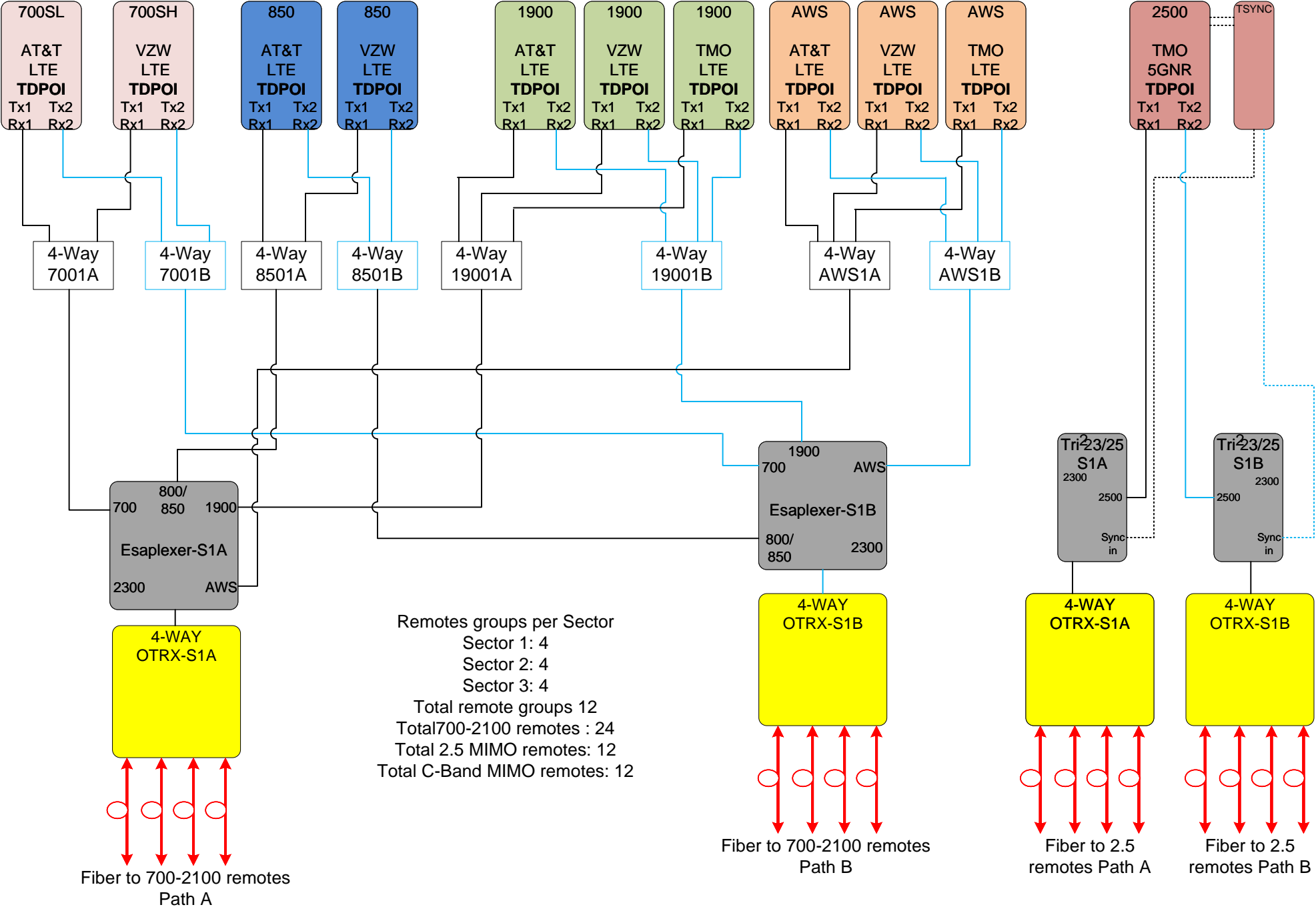
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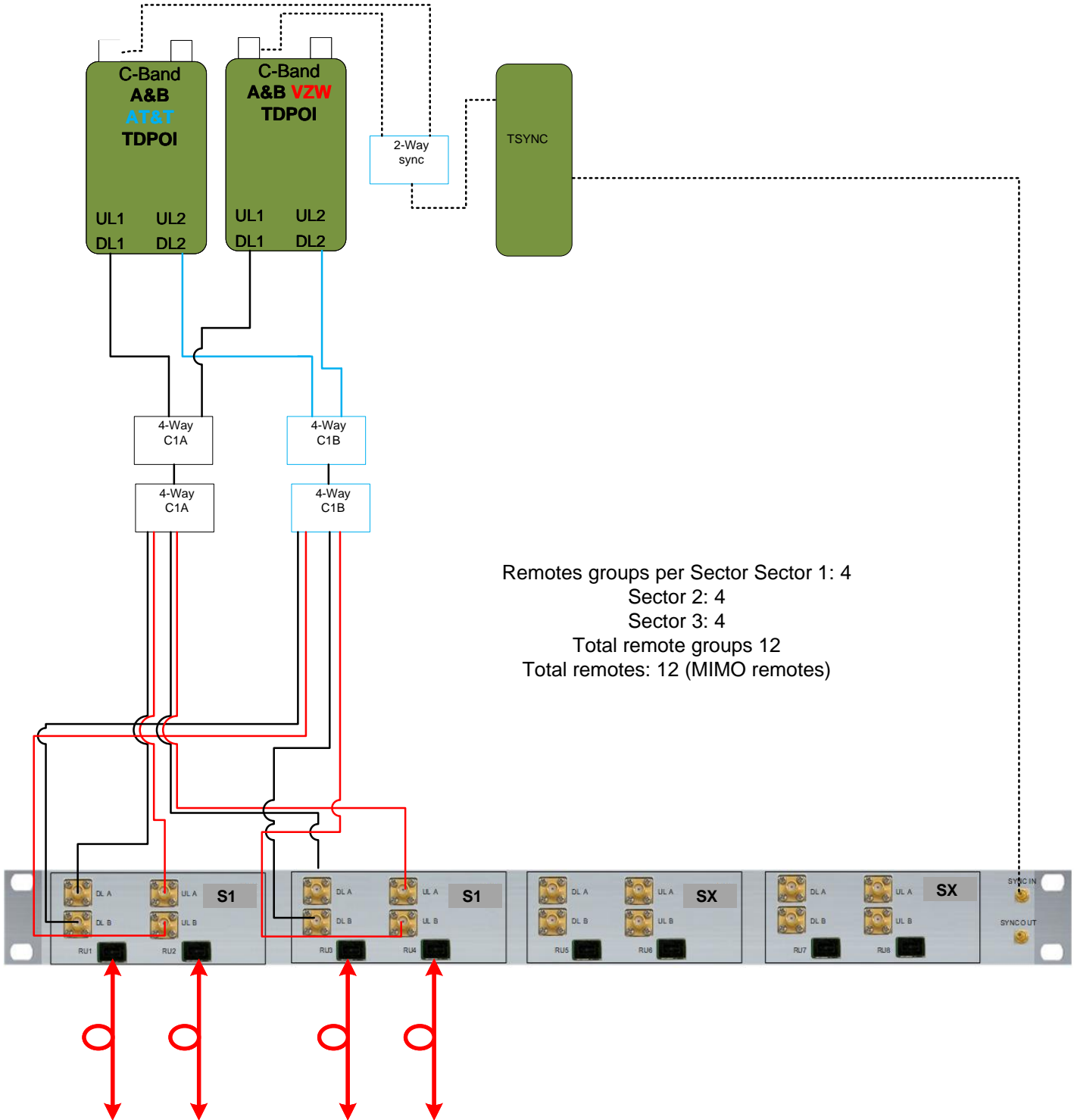
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EQUIPMENT DETAILS
EQ-4

oDAS Block Diagram
(Sector 1 Shown)



40W C-Band Block Diagram (Sector 1 Shown)



Remotes groups per Sector Sector 1: 4
Sector 2: 4
Sector 3: 4
Total remote groups 12
Total remotes: 12 (MIMO remotes)

Fiber to C-Band remotes 1-4

Toro Blanco

Group

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EQUIPMENT DETAILS
EQ-5

GENERAL FOUNDATION & EMBEDMENT NOTES

REINFORCED CONCRETE NOTES

1. DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE CONTRACT.
2. BASES SHALL BE EXCAVATED BY USE OF A CIRCULAR AUGER.
3. TOP SURFACES OF CONCRETE BASES SHALL BE TROWEL FINISHED SMOOTH AND LEVEL AND LEVEL WITH GRADE.
4. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN & CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
5. ALL SITECAST CONCRETIE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI WITHIN 28 DAYS. CONTINUOUS INSPECTION AND TESTING IS NOT REQUIRED, THE CONTRACTOR MAY SUBSTITUTIE 5000 PSI FOR HIGH EARLY STRENGTH.
- SLUMP - 4" MIN. / 6" MAX.
- AIR ENTRAINMENT - 2% TO 3% BY VOLUME

CLASSES OF CONCRETE		
28 DAY		
CLASS	STRENGTH (PSI)	WATIER/CEMENT RATIO

TYPE 1 4000 0.55

6. CONDUIT SIZES AND LOCATIONS SHALL BE AS SHOWN ON THE PLANS. MINIMUM BENDING RADIUS OF CONDUIT IS EQUAL TO 6 X THE DIAMETIER. CONDUIT HEIGHT ABOVE CONCRETIE BASES SHALL BE 1 INCH. ALL METALLIC CONDUIT ENDS SHALL BE REAMED AND THREADED.
7. THE MINIMUM DEPTH OF CONDUIT EXITING THE CONCRETIE BASE AND INSTALLED BELOW THE TRAVELED WAY SHALL BE 24 INCHES UNLESS PRIOR APPROVAL FROM THE ENGINEER IS GRANTED. THE MINIMUM DEPTH OF CONDUIT EXITING THE CONCRETE BASE THAT IS NOT INSTALLED BELOW THE TRAVELED WAY SHALL BE 18-INCHES UNLESS PRIOR APPROVAL FROM THE ENGINEER IS GRANTED. THE MAXIMUM DEPTH OF ALL CONDUIT SHALL BE 36-INCHES, (GREATER THAN 36 INCHES IF INSTALLED IN BREAKER RUN), EXCEPT WITH WRITTEN APPROVAL BY THE ENGINEER.
8. ALL CONDUIT ENDS AT THE TOP OF CONCRETE BASES SHALL BE CAPPED IF METALLIC OR PLUGGED IF NONMETAWC IMMEDIATELY AFTER PLACEMENT AND BEFORE CONCRETE IS POURED. CONDUITS IN WHICH WIRE OR CABLE IS NOT INSTALLED SHALL REMAIN CAPPED OR PLUGGED.
9. BELL ENDS SHALL BE INSTALLED ON ALL PVC CONDUIT EXPOSED AT THE TOP OF CONCRETIE BASES BEFORE INSTALLATION OF CABLE OR WIRE. ENDS OF CONDUIT INSTALLED BELOW GRADE FOR FUTURE USE SHALL BE CAPPED IF METTALIC OR PLUGGED IF NONMETALLIC. WHEN REQUIRED TO CONNECT NONMETAWC CONDUIT TO METALLIC CONDUIT, ONLY ADAPTIER FITTINGS , U.L LISTIED FOR ELECTRICAL USE, SHALL BE USED.
10. REINFORCING STEEL SHALL CONFORM TO ASTM A515, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WELDED STEEL FABRIC UNLESS NOTED OTHERWISE, SPLICES FOR REBAR SHALL BE CLASS 'B' AND ALL HOOKS SHALL BE STANDARD, UNO. STAGGER SPLICES UNO. LAPS FOR WELDED WIRE FABRIC SHALL BE AT LEAST TWO FULL MESHES , UNO.

11. THE FOLLOWING MINIMUM CONCRETIE COVER SHALL BE PROVIDED FOR REINFORCING STIEEL UNLESS OTHERWISE NOTIED ON DRAWINGS:

CONCRETE CAST AGAINST EARTH.....	3"
CONCRETE EXPOSED TO EARTH OR WEATHER	
{16 AND LARGER.....	2"
{15 AND SMALLER & W.W.F.....	1-1/2"

12. MAXIMUM COARSE AGGREGATE SIZE SHALL BE 3/4"

13. IF A BASE REQUIRES A DEEP FORM BECAUSE OF LOOSE DIRT OR FILL, THE FORM SHALL BE REMOVED BEFORE BACKFILLING AROUND THE BASE. BACKFILL SHALL BE TAMPED TIGHT AGAINST THE BARE CONCRETIE BASE IN LAYERS OF 1 FOOT OR LESS.

14. INSTALLATION OF CONCRETE ANCHORS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS, THE ANCHOR BOLTS, DOWEL, OR RODS SHALL CONFORM TO THE ANCHOR MANUFACTURER'S SPECIFICATIONS FOR MATERIAL STRENGTH, EMBEDMENT DEPTH, SPACING AND EDGE DISTANCE OR AS DETAILED ON THE DRAWINGS, NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETIE. EXPANSION BOLTS SHALL BE PROVIDED BY RAMSET/REDHEAD, HILTI OR APPROVED EQUAL. IF THE MANUFACTURERS SPECIFICATIONS AND DETAILS ARE FOUND TO CONFLICT WITH THAT SHOWN HEREIN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

15. WHEN ANCHOR RODS USING THE ALTERNATE "L" BEND ARE FURNISHED, THE 4" "L" BEND SHALL BE IN ADDITION TO THE SPECIFIED ANCHOR ROD BAR LENGTH. THE "L" BEND END SHALL NOT BE THREADED.

16. WELDING OF THE ANCHOR RODS TO THE CAGE IS UNACCEPTABLE, THE WIRES SHALL BE USED.

17. ANCHOR RODS SHALL BE INSTALLED WITH MISALIGNMENTS OF LESS THAN 1:40 FROM VERTICAL.

18. MECHANICAL VIBRATION IS REQUIRED ON ALL SLABS TO REDUCE THE HONEYCOMB EFFECT UNLESS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER.

19. THE CONTRACTOR SHALL VERIFY ALL ELECTRICAL CONDUIT SIZES AND PENETRATION LOCATION PRIOR TO POURING THE SLAB, REFER TO SHELTER MANUFACTURER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION



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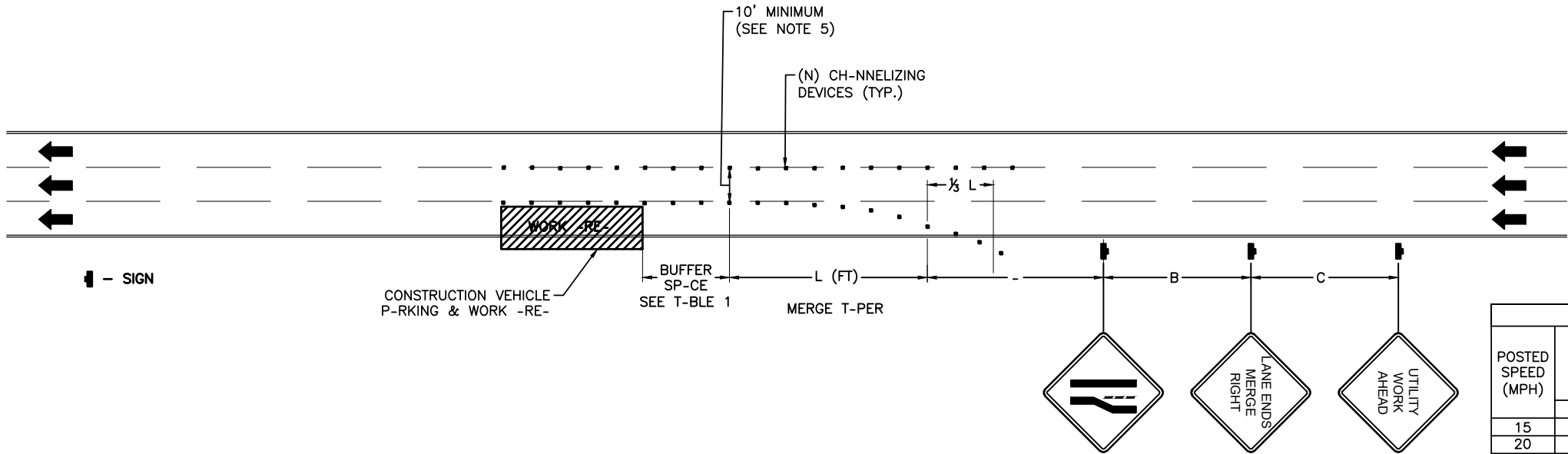
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REPLACE

PL-N NOTES:

1. PL-NS DEPICTED -RE GENER-L GUIDELINES FOR TEMPOR-RY VEHICUL-R TR-FFIC CONTROL PL-NS (TCP) TO INCLUDE PEDESTRI-N -ND WORKER S-FETY. CONTR-CTOR IS REQUIRED TO H- E PREP-RED - SITE-SPECIFIC TCP FOR REVIEW -ND -PPROV-L BY THE HIGHW-Y -UTHORITY H- ING JURISDICTION. IF REQUIRED, THE FIRM PREP-RING THE TCP SH-LL BE -UTHORIZED OR CERTIFIED BY THE -UTHORITY H- ING JURISDICTION.
2. EXTEND CH-NNELIZ-TION DEVICES INTO SHOULDER WHERE -PPLIC-BLE.
3. DIST-NCES -S INDIC-TED IN T-BLE 1 SHOULD BE INCRE-SED FOR CONDITIONS TH-T WOULD -FFECT STOPPING. DIST-NCE SUCH -S DOWNGR-DES OR LIMITED SIGHT DIST-NCES. DIST-NCES C-N BE DECRE-SED FOR LOW-SPEED (RESIDENTI-L) -RE-S WITH -PPROV-L BY THE -UTHORITY H- ING JURISDICTION. NIGHT-TIME WORK IS PROHIBITED UNLESS IT IS REQUIRED -S - CONDITION OF -PPROV-L BY THE HIGHW-Y -ND LOC-L -UTHORITY H- ING JURISDICTION.
4. SHOULDER T-PERS SHOULD BE 1/3 OF THE ON-STREET T-PER LENGTH.
5. M-INT-IN - MINIMUM L-NE WIDTH OF 10'.



T-BLE 1					
POSTED SPEED (MPH)	DIST-NCES BETWEEN SIGNS			T-PER	BUFFER
	-	B	C	L (SEE NOTE)	
15	100'	100'	100'	45'	100'
20	100'	100'	100'	80'	115'
25	100'	100'	100'	125'	155'
30	200'	200'	200'	180'	200'
35	200'	200'	200'	245'	250'
40	350'	350'	350'	320'	305'
45	350'	350'	350'	540'	360'
50	500'	500'	500'	600'	425'
55	500'	500'	500'	660'	495'
60	500'	500'	500'	720'	570'
65	500'	500'	500'	780'	645'

NOTES:

-) DIST-NCES IN FEET UNLESS OTHERWISE NOTED.

B) CONTR-CTOR TO VERIFY (E) SPEED LIMIT.

C) DIST-NCES SHOWN -RE NOT V-LID FOR LIMITED -CCESS HIGHW-YS. CONSULT ST-TE DOT M-NU-L FOR DIST-NCES.

D) -DJUST DIST-NCES TO COMPLY WITH REQUIREMENT OF THE ST-TE OR LOC-L HIGHW-Y -UTHORITY H- ING JURISDICTION. SEE NOTE 1, SHEET TC-2.

E) T-PER LENGTHS SHOWN B-SED ON 12' L-NE WIDTH. SEE NOTE 18, SHEET TC-2.

VEHICULAR TRAFFIC CONTROL PLAN - LANE MERGE

SCALE: NOT TO SCALE

1

Toro Blanco Group

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DRAWN BY:	Z. HODGIN	
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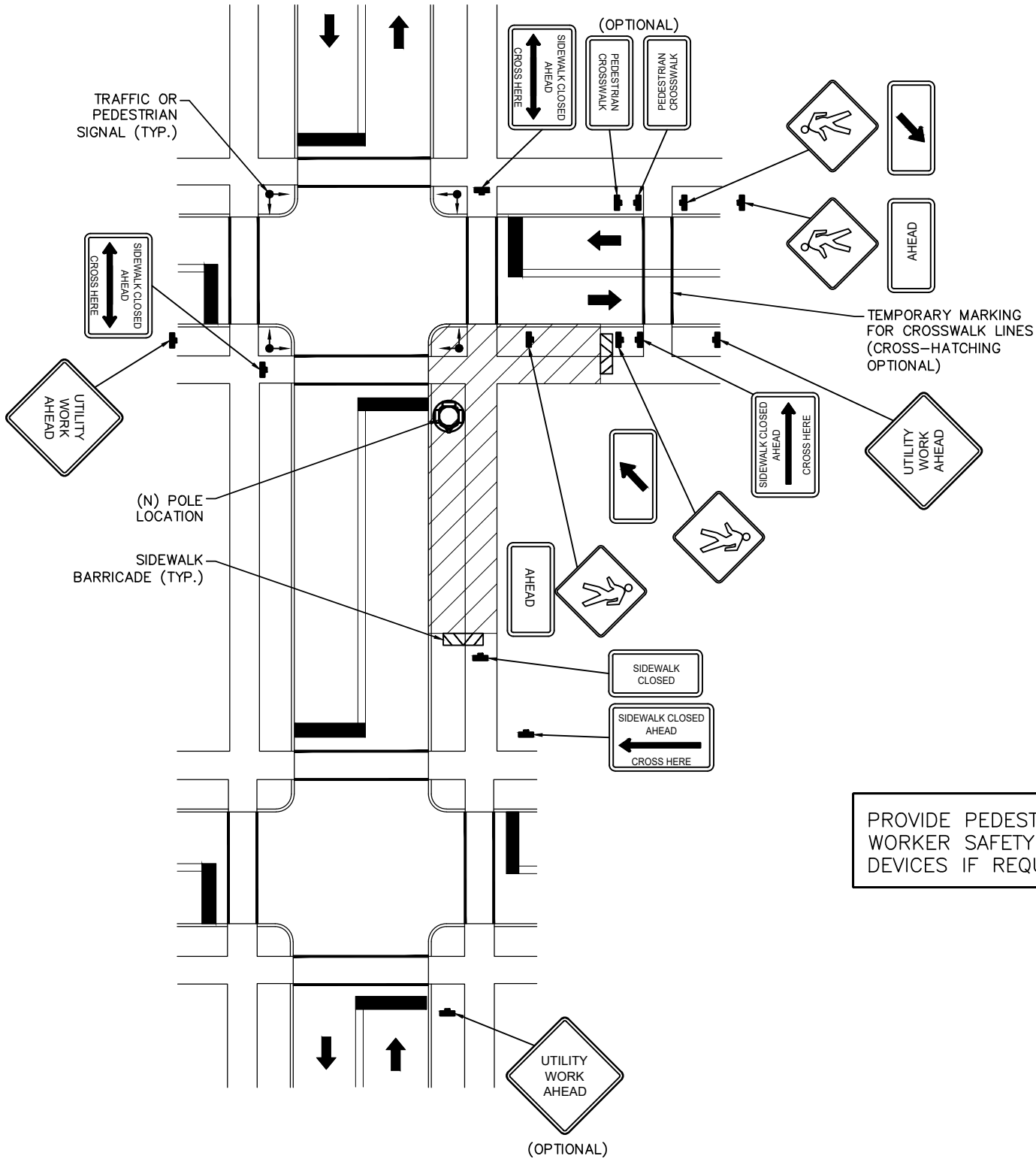
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REPLACE

VEHICULAR TCP
TCP-1

TRAFFIC CONTROL GENERAL NOTES

1. ALL TEMPORARY TRAFFIC CONTROL SIGNAGE, LAYOUTS AND PROCEDURES SHALL COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, WHICHEVER IS MORE STRINGENT.
2. PRIOR TO ANY ROAD CONSTRUCTION, TRAFFIC CONTROL SIGNS AND DEVICES SHALL BE IN PLACE.
3. TRAFFIC CONTROL DEVICES FOR LANE CLOSURES INCLUDING SIGNS, CONES, BARRICADES, ETC. SHALL BE PLACED AS SHOWN ON PLANS. SIGNS SHALL NOT BE PLACED WITHOUT ACTUAL LANE CLOSURES AND SHALL BE IMMEDIATELY REMOVED UPON REMOVAL OF THE CLOSURES.
4. SELECTION, PLACEMENT, MAINTENANCE, AND PROTECTION OF TRAFFIC, PEDESTRIANS, AND WORKERS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) – PART VI "TEMPORARY TRAFFIC CONTROL", AND LOCAL JURISDICTIONAL REQUIREMENTS UNLESS OTHERWISE NOTED IN THE PLANS AND SPECIFICATIONS, AND SHALL BE APPROVED BY THE APPROPRIATE HIGHWAY AUTHORITY HAVING JURISDICTION.
5. ADVANCE WARNING SIGNS, DISTANCES, AND TAPER LENGTHS MAY BE EXTENDED TO ADJUST FOR REDUCED VISIBILITY DUE TO HORIZONTAL AND VERTICAL CURVATURE OF THE ROADWAY AND FOR ACTUAL TRAFFIC SPEEDS IF IN EXCESS OF POSTED SPEED LIMITS.
6. TAPERS SHALL BE LOCATED TO MAXIMIZE THE VISIBILITY OF THEIR TOTAL LENGTH.
7. CONFLICTING OR NON-OPERATING SIGNAL INDICATIONS ON THE (E) TRAFFIC SIGNAL SYSTEMS SHALL BE BAGGED OR COVERED.
8. ALL (E) ROAD SIGNS, PAVEMENT MARKINGS AND/OR PLOWABLE PAVEMENT REFLECTORS WHICH CONFLICT WITH THE (N) TRAFFIC CONTROL PLAN SHALL BE COVERED, REMOVED, OR RELOCATED. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO MATCH PRE-CONSTRUCTION CONDITION AFTER COMPLETION OF WORK.
9. CONTRACTOR SHALL CONTACT LOCAL AUTHORITY HAVING HIGHWAY JURISDICTION AND PROVIDE ADDITIONAL "FLAGMEN" OR POLICE SUPERVISION, IF REQUIRED.
10. ALL EXCAVATED AREAS WITHIN OR ADJACENT TO THE ROADWAY SHALL BE BACKFILLED AND PLACED ON A MINIMUM 6H:1V SLOPE PRIOR TO END OF EACH WORK DAY. OTHER EXCAVATED AREAS WITHIN THE CLEAR ZONE ARE TO BE EITHER BACKFILLED OR PRECAST CONCRETE CURB BARRIER CONSTRUCTION BARRIER SET TEMPORARILY IN PLACE TO SHIELD VEHICULAR AND PEDESTRIAN TRAFFIC.
11. WHERE DICTATED BY LOCAL CONDITIONS, THE CONTRACTOR SHALL MAKE PROVISIONS FOR MAINTAINING PEDESTRIAN AND WORKER CROSSING LOCATIONS IN ACCORDANCE WITH ALL APPLICABLE CODES AND OSHA REQUIREMENTS.
12. CONSTRUCTION ZONE SPEED LIMIT IF REDUCED FROM POSTED LIMITS SHALL BE IN ACCORDANCE WITH MUTCD AND WILL BE DETERMINED BY THE AUTHORITY HAVING JURISDICTION.
13. THERE SHALL BE NO WORKERS, EQUIPMENT, OR OTHER VEHICLES IN THE BUFFER SPACE OR THE ROLL AHEAD SPACE.
14. DRIVEWAYS AND/OR SIDE STREETS ENTERING THE ROADWAY AFTER THE FIRST ADVANCE WARNING SIGN SHALL BE PROVIDED WITH AT LEAST ONE W20-1 SIGN (ROAD WORK AHEAD) AS A MINIMUM.
15. CONES MAY BE SUBSTITUTED FOR DRUMS AND INSTALLED UPON THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION PROVIDED THEY COMPLY WITH MUTCD.
16. THE SPACING BETWEEN CONES, TUBULAR MARKERS, VERTICAL PANELS, DRUMS, AND BARRICADES SHOULD NOT EXCEED A DISTANCE IN FEET EQUAL TO 1.0 TIMES THE SPEED LIMIT IN MPH WHEN USED FOR TAPER CHANNELIZATION, AND A DISTANCE IN FEET EQUAL TO 2.0 TIMES THE SPEED LIMIT IN MPH WHEN USED FOR TANGENT CHANNELIZATION.
17. WHEN CHANNELIZATION DEVICES HAVE THE POTENTIAL OF LEADING VEHICULAR TRAFFIC OUT OF THE INTENDED VEHICULAR TRAFFIC SPACE, THE CHANNELIZATION DEVICES SHOULD BE EXTENDED A DISTANCE IN FEET OF 2.0 TIMES THE SPEED LIMIT IN MPH BEYOND THE DOWNSTREAM END OF THE TRANSITION AREA.
18. TAPER LENGTHS ARE CALCULATED AS FOLLOWS:
 $L = WS^2/60$ (40 MPH AND HIGHER) OR $L2 = WS$ (OVER 40 MPH),
WHERE W= OFFSET WIDTH (FT), S= TRAFFIC SPEED (MPH).



TYPICAL PEDESTRIAN / WORKER SAFETY PLAN

SCALE: NOT TO SCALE

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REPLACE

PEDESTRIAN TCP
TCP-2

STANDARD SITE PLANS NOTES:

ORDINANCE REQUIREMENTS

- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL FROM THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.
- ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
- THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OF, OR DAMAGE TO UTILITIES.
- RECLAIMED WATER SERVICE WILL BE PROVIDED BY THE CITY OF MOUNTAIN VIL
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

COMPATIBILITY

- HIGHLY REFLECTIVE MATERIALS WILL NOT BE USED. MATERIALS MAY NOT EXCEED 20% REFLECTIVITY. THIS REQUIREMENT SHALL NOT APPLY TO SOLAR PANELS OR TO COPPER OR PAINTED METAL ROOFS.
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 D.B.A. AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.

FIRE DEPARTMENT

- THE CITY OF MOUNTAIN FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE PAVEMENT PRIOR TO CONSTRUCTION AS AN "ALL-WEATHER DRIVING SURFACE." ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED/RE-INSTALLED FOR 80,000 LB. LIVE-VEHICLE LOADS. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100 FEET OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
- VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 13 FEET, 6 INCHES FOR FULL WIDTH OF ACCESS DRIVE.

CONSTRUCTION NOTES

- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF MOUNTAIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- CONTRACTOR SHALL CALL THE ONE CALL CENTER FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
- ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
- THE CITY OF MOUNTAIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

GENERAL CONSTRUCTION NOTES:

- CONTRACTOR MUST OBTAIN UTILITY EXCAVATION PERMITS, FOR EACH RIGHT-OF-WAY EXCAVATION, FROM THE CITY OF MOUNTAIN DEPARTMENT OF PUBLIC WORKS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL PROVIDE A ONE CALL CENTER CONFIRMATION NUMBER.
- PRIOR TO ANY DIRECTIONAL DRILLING OR BORING, CONTRACTOR MUST CONTACT THE CITY OF MOUNTAIN DEPARTMENT OF PUBLIC WORKS.
- CITY OF MOUNTAIN UTILITIES REQUIRE A MINIMUM 2' (FOOT) VERTICAL AND 3' (FOOT) HORIZONTAL SEPARATION DISTANCE, MEASURED FROM OUTER DIAMETER TO OUTER DIAMETER. ANY VARIANCE FROM CITY UTILITIES MUST BE OBTAINED IN WRITING AND SUBMITTED TO THE CITY OF MOUNTAIN DEPARTMENT OF PUBLIC WORKS.
- ALL STREET TRENCH REPAIRS ARE TO BE DONE IN ACCORDANCE WITH CITY OF MOUNTAIN STANDARD DETAILS.
- UNLESS OTHERWISE SPECIFIED ON PLANS, ALL TRENCH REPAIR IN UNFINISHED SURFACES TO BE DONE IN ACCORDANCE WITH CITY OF MOUNTAIN STANDARD DETAILS.
- VERIFY THE LOCATION OF UNDERGROUND UTILITIES AT LEAST 100' (FEET) IN ADVANCE OF ALL PROPOSED UTILITY CROSSINGS, AND ALSO LOCATIONS WHERE THE PROPOSED FACILITIES ARE DEPICTED TO RUN PARALLEL TO AND WITHIN FIVE FEET OF EXISTING FACILITIES.

- CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS PRIOR TO THE INSTALLATION OF ANY FACILITY WITHIN A DRAINAGE EASEMENT OR STREET R.O.W. THE METHODS OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S R.O.W. MUST BE APPROVED PRIOR TO START OF THE BACKFILL OPERATION.
- FOR SLOPES OR TRENCHES MORE THAN FIVE (5) FEET IN DEPTH: ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE CITY OF MOUNTAIN STANDARD SPECIFICATIONS AND APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). COPIES OF THE OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE, INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA.
- CONTRACTOR MUST OBTAIN ALL LOCATES PRIOR TO CONSTRUCTION. VERIFY THE LOCATION OF UNDERGROUND UTILITIES AT LEAST 100FT IN ADVANCE OF ALL PROPOSED UTILITY CROSSINGS, AND ALSO AT LOCATIONS WHERE THE PROPOSED FACILITIES ARE DEPICTED TO RUN PARALLEL TO AND WITHIN 5FT OF EXISTING FACILITIES.
- ALL LABOR TO BE PERFORMED IN ACCORDANCE WITH THE LATEST OSHA STANDARDS, INCLUDING BUT NOT LIMITED TO TRENCH SAFETY.
- TRENCH BACKFILL TO BE ADEQUATELY COMPACTED. CONTRACTOR IS RESPONSIBLE FOR TRENCH BACKFILL STABILITY. ANY AND ALL SETTLEMENT OR EROSION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE UNTIL FULL STABILITY IS ACHIEVED.
- CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE TO THE PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO EXISTING UTILITIES, STREET, SIDEWALK, CURB AND GUTTER AND GRADE.
- CONTRACTOR SHALL USE STANDARD DETAIL FOR TRENCH REPAIR IN UNFINISHED SURFACES.
- TRENCH & STREET RESTORATION TO BE DONE AS FOLLOWS: ALL STREET RESTORATION TO BE DONE IN ACCORDANCE WITH APPLICABLE STANDARD DETAILS AND/OR AS APPROVED BY THE DIRECTOR.
- ANY DAMAGE TO SIDEWALK OR CURB AND GUTTER TO BE REPAIRED WITH STANDARD DETAIL.
- ANY DAMAGE TO DRIVEWAY TO BE REPAIRED WITH STANDARD DETAILS.
- WATER, WASTE WATER & STORM UTILITIES REQUIRE A MINIMUM HORIZONTAL SEPARATION OF 3FT, AND MINIMUM VERTICAL SEPARATION BY 2FT, MEASURED FROM EDGE TO EDGE INVOLVED FACILITIES. ALL OTHER UTILITIES REQUIRE 2 FOOT SEPARATION HORIZONTALLY AND VERTICALLY.
- ANY DAMAGE TO PRIVATE UTILITIES, INCLUDING BUT NOT LIMITED TO IRRIGATION LINES SHALL BE REPAIRED IN A TIMELY MANNER AT CONTRACTOR'S EXPENSE.
- CONTRACTOR MUST NOT CHANGE THE CONSTRUCTION METHOD WITHOUT OBTAINING PRIOR APPROVAL FROM DESIGN ENGINEER, AND ROW MANAGEMENT.
- IN ROW: CONTRACTOR IS NOT ALLOWED TO MOVE THE PROPOSED ALIGNMENT BY A MEASUREMENT OF 2FT OR GREATER. ANY MOVEMENT OF PROPOSED ALIGNMENT BY A MEASUREMENT GREATER THAN 2FT MUST BE APPROVED THROUGH MAYOR'S OFFICE OF UTILITIES.
- CONTRACTOR IS URGED TO CONTACT THE ENGINEER FOR ANY CLARIFICATION THAT MAY BE NECESSARY. ALL CONSTRUCTION AND INSTALLATION TO BE IN ACCORDANCE WITH STANDARDS.
- EXISTING INFRASTRUCTURE LAYOUT WAS OBTAINED FROM RECORDS RESEARCH & GEOPHYSICAL FEATURES IN THE FIELD, & MAY OR MAY NOT BE ACCURATE NOR COMPLETE. CONTRACTOR IS RESPONSIBLE TO VERIFY & LOCATE ALL UTILITIES & OTHER OBSTRUCTIONS PRIOR TO COMMENCING WORK.
- CONTRACTOR MUST CONTACT ROW MANAGEMENT TO SCHEDULE A PRE-BORE INSPECTION PRIOR TO ANY BORING IN ROW. ADDITIONALLY, CONTRACTOR MUST CONTACT ROW MANAGEMENT FOR BACKFILL INSPECTION PRIOR TO ANY BORE PIT AND/OR TRENCH BACKFILL THAT COMES WITHIN PRIVATE PROPERTY, MUST BE PREAPPROVED BY ASSOCIATED PROPERTY OWNER AND DOCUMENTED IN WRITING.
- CONTRACTOR SHALL CONTACT GENERAL PERMIT OFFICE TO SCHEDULE FINAL INSPECTION FOR UNFINISHED SURFACE RESTORATION.

DEVELOPER INFORMATION

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OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS

NAME CONTRACTOR TBD PHONE
PERSON OR FIRM RESPONSIBLE FOR
EROSION/SEDIMENTATION CONTROL MAINTENANCE.

NAME CONTRACTOR TBD PHONE
PERSON OR FIRM RESPONSIBLE FOR
TREE/NATURAL AREA PROTECTION MAINTENANCE.

RIGHT OF WAY MANAGEMENT STANDARD NOTES

- CONTRACTORS AND THEIR SUBCONTRACTORS MUST BE LICENSED BY THE CITY OF MOUNTAIN FOR CONDUCTING WORK WITHIN THE RIGHT OF WAY.
- CONTRACTOR MUST OBTAIN RIGHT OF WAY EXCAVATION PERMITS FROM RIGHT OF WAY MANAGEMENT DIVISION, FOR EACH STREET PRIOR TO COMMENCEMENT OF WORK. PLEASE CALL FOR ADDITIONAL INFORMATION REGARDING PERMITTING PROCESS AND THE MOST CURRENT RIGHT OF WAY PERMITTING FEE SCHEDULE.
- FOR WORK AT SIGNALIZED INTERSECTIONS CONTRACTOR MUST DIAL 311 TO INITIATE A CITIZENS SERVICE REQUEST (CSR) FOR THE TRAFFIC SIGNALS GROUP; TO COORDINATE AND GAIN APPROVAL A MINIMUM OF 1 WEEK PRIOR TO CHANGE OF PROJECT LOCATION OF PHASE.
- CONTRACTOR SHALL HAVE AN APPROVED RIGHT OF WAY PERMIT ON SITE AT ALL TIMES WHEN WORKING IN THE ROW.
- CONTRACTOR MUST DIAL 311 TO INITIATE A CITIZENS SERVICE REQUEST (CSR) FOR RIGHT OF WAY MANAGEMENT A MINIMUM OF 1 WEEK PRIOR TO THE START OF WORK.
- CONTRACTOR MUST PROVIDE TRAINING CERTIFICATION OF A COMPETENT PERSON THAT WILL BE RESPONSIBLE FOR THE TRAFFIC CONTROL PLACEMENT, TO RIGHT OF WAY INSPECTOR, PRIOR TO START OF WORK
- STORAGE OF EQUIPMENT AND/OR MATERIAL WITHIN THE ROW.
 - STORAGE OF EQUIPMENT IN THE ROW IS PERMISSIBLE ONLY WITHIN THE CURRENT LIMITS OF THE LONG-TERM OR INTERMEDIATE-TERM CLOSURES AND SHALL BE LIMITED TO THE EQUIPMENT REQUIRED FOR THE CURRENT WORK ACTIVITY. THIS EQUIPMENT SHALL BE PROTECTED BEHIND BARRICADES.
 - STORAGE OF MATERIAL IN THE ROW IS PERMISSIBLE ONLY WITHIN THE CURRENT LIMITS OF THE LONG-TERM OR INTERMEDIATE-TERM CLOSURES AND SHALL BE LIMITED TO NO MORE THAN THE MATERIAL REQUIRED FOR THREE DAYS OF PRODUCTION. THIS MATERIAL SHALL BE PROTECTED BEHIND WATER-FILLED BARRIERS.
 - EQUIPMENT OR MATERIAL STORED IN THE ROW SHALL NOT CREATE A VISUAL BARRIER TO TRAFFIC.
- NO MORE THAN ONE WORK ZONE LOCATION MAY BE SET AT ONE TIME.
- PEAK HOURS FOR ARTERIAL AND COLLECTOR STREETS ARE 6AM TO 9AM AND 4PM TO 6 PM, MONDAY THROUGH FRIDAY. NO DISRUPTION OR REDUCTION OF ACTIVE ROADWAY OR PEDESTRIAN ROUTE CAPACITY SHALL OCCUR DURING THESE TIMES, UNLESS ALLOWED BY TRAFFIC CONTROL PLAN.
- EXCAVATIONS SHALL BE BACKFILLED OR PLATED WHEN REQUIRED TO OPEN IMPACTED TRAFFIC LANES. FOR EXCAVATIONS EXCEEDING A TRANSVERSE WIDTH OF 6 FEET, THE CONTRACTOR SHALL PROVIDE AN ENGINEERED PLAN TO THE OWNER'S REPRESENTATIVE FOR REVIEW BY RIGHT OF WAY MANAGEMENT DIVISION.
- EXISTING SIDEWALKS AND BEATEN PATHS SHALL BE MAINTAINED AS ADA COMPLIANT THROUGHOUT THE PROJECT DURATION WITH THE EXCEPTION OF FINAL FLATWORK AND UTILITY TIE-INS. ANY WORK OVERHEAD WITHIN 25 FEET OF EXISTING PEDESTRIAN PATHWAYS WILL REQUIRE PEDESTRIAN COVERED WALKWAYS. SIDEWALK CLOSURES FOR MAJOR SIDEWALK IMPROVEMENTS HAVE A 14-DAY MAXIMUM PERIOD AND SHALL BE COMPLETED IN PHASES AS TO NOT CLOSE MORE THAN ONE BLOCK AT A TIME.
- "ROAD WORK AHEAD" AND "CONSTRUCTION ENTRANCE AHEAD" SIGNS MUST BE PLACED AT ALL APPROACHES TO STABILIZED CONSTRUCTION ENTRANCE. SEE THE CITY OF MOUNTAIN STANDARD DETAILS FOR SIGN SPACING.
- DRIVEWAYS SHALL NOT BE CLOSED FOR MORE THAN 3 CONSECUTIVE CALENDAR DAYS.
- ADA COMPLIANCE SHALL BE MAINTAINED THROUGH STABILIZED CONSTRUCTION ENTRANCE.
- BARRIER SHALL BE PLACED WITHIN GUIDELINES SET FORTH BY THE TMUTCD CRASH TESTING REQUIREMENTS (NCHRP REPORT 350) FOR THAT PARTICULAR BARRIER USED. ANY MODIFICATIONS TO THAT TESTING APPLICATION SHALL BE APPROVED BY THE ENGINEER OF RECORD.
- FOR OVERNIGHT PROTECTION OF WORK ZONES WITHIN THE ROW, REFER TO CITY OF MOUNTAIN STANDARD SERIES DETAILS.
- ALL TEMPORARY PAVING SHALL CONFORM TO CITY OF MOUNTAIN STANDARD DETAILS.
- INITIAL AND PHASE CHANGE TRAFFIC CONTROL CHANGES SHALL BE INSTALLED ON THE WEEKENDS.
- THE NAME AND TELEPHONE NUMBER OF THE CONTRACTOR OR SUPPLIER SHALL BE SHOWN ON THE NON-REFLECTIVE SURFACE OF ALL CHANNELIZING DEVICES IN ACCORDANCE WITH CITY OF MOUNTAIN STANDARD DETAILS.

STREET REPAIR NOTES:

- TRENCH REPAIR: USE THE APPROPRIATE 1100S SERIES DETAILS FOR TRENCH REPAIRS: 1100S-2 (FLEXIBLE BASE AND AN ASPHALT SURFACE), 1100S-3 (CONCRETE OR ASPHALT OVERLAID CONCRETE), 1100S-5 (FULL DEPTH ASPHALT STREETS). CLSM SHALL BE SUBSTITUTED FOR BACKFILL AND FLEXIBLE BASE REPLACEMENT PER THE DETAIL NOTES.
- SURFACE RESTORATION: WHEN CUTS ARE OVER 300 LINEAR FEET IN LENGTH, OCCUR WITHIN THE DAPCZ AREA, OR WITHIN PROTECTED STREET SEGMENTS, SURFACE PAVEMENT RESTORATION IS REQUIRED. THIS INVOLVES THE REMOVAL AND REPLACEMENT OF SURFACE ASPHALT IN AREAS AFFECTED BY THE STREET CUTS AS DETERMINED BY 1100S-7. THE REPLACEMENT ASPHALTIC CONCRETE SURFACE LAYER SHALL BE OF THE TYPE AND THICKNESS BASED ON THE STREET'S FUNCTIONAL CLASSIFICATION. FOR LOCAL OR RESIDENTIAL STREETS, REPLACE A MINIMUM 2 INCHES HMAC TYPE D. FOR COLLECTOR OR ARTERIAL STREETS, REPLACE A MINIMUM OF 3 INCHES HMAC TYPE C (SEE ITEM 340S, SECTION 340S.4).
- CONCRETE PAVEMENTS: ACTUAL RESTORATION LIMITS ARE DETERMINED BY JOINT LOCATIONS. FOR COMPOSITE PAVEMENTS (CONCRETE PAVEMENT WITH AN ASPHALTIC CONCRETE OVERLAY) USE 1100S-3 FOR TRENCH REPAIR AND USE 1100S-7 FOR DETERMINATION OF ASPHALT SURFACE RESTORATION.

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WATER			
DEPT OF PUBLIC WORKS			
WATERSHED PROTECTION			

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THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL THE UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE (E) UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

US-CO-7117

Mountain Valley Blvd & Turnarout
TELLURIDE, CO 81435

REPLACE

SITE PLAN NOTES
GN-1

SMPA

GENERAL NOTES:

SAFETY & RELIABILITY:

- CONTRACTOR SHALL ASSUME ALL SMPA POLES ARE PART OF AN OVERHEAD ELECTRICAL DISTRIBUTION SYSTEM, AND POWER LINES ATTACHED TO THESE POLES ARE PRESUMED ENERGIZED AT ALL TIMES.
- ALL WORKERS SHALL BE QUALIFIED TO WORK ON OR NEAR ELECTRIC DISTRIBUTION LINES.
- ALL WORK ABOVE COMMUNICATIONS SPACE ON POLES SHALL ONLY BE PERFORMED BY CONTRACTORS PRE-APPROVED BY SMPA TO PERFORM SUCH WORK.
- UNOBSTRUCTED CLIMBING SPACE MUST BE MAINTANED AT ALL TIMES.
- RF AND EMF COMPLIANCE MUST BE MAINTAINED WITH ALL APPLICABLE STANDARDS.
- SMPA OR CITY PERSONNEL MAY HALT ANY WORK, AT ANY TIME, IF A SAFETY VIOLATION IS OBSERVED.
- SERVICE PROVIDERS SHALL MAKE AND MAINTAIN ITS ATTACHEMENTS IN A SAFE CONDITION IN ACCORDANCE WITH ALL APPLICABLE STANDARDS
- SERVICE PROVIDERS SHALL BE RESPONSIBLE FOR ALL TREE TRIMMING NECESSARY FOR THE SAFE AND RELIABLE INSTALLATION, USE AND MAINTENANCE OF ITS ATTACHEMENTS
- SERVICE PROVIDERS SHALL NOT CAUSE DAMAGE TO SMPA FACILITIES OR OPERATIONS. SERVICE PROVIDERS SHALL IMMEDIATELY INFORM SMPA OF ANY DAMAGE TO ITS FACILITIES

SMPA

CLEARANCE AND SPACING REQUIREMENTS:

- THE CLEARANCE AT THE POLE IS 40-INCH BETWEEN THE LOWEST ELECTRICAL CONDUCTOR AND THE HIGHEST COMMUNICATION CABLE
- 12-INCH SPACING BETWEEN ATTACHMENTS AT THE POLE IS REQUIRED
- THE MID-SPAN VERTICAL CLEARANCE IS 30-INCH BETWEEN THE LOWEST ELECTRICAL CONDUCTOR AND THE HIGHEST COMMUNICATION CABLE
- 6-INCH MID SPAN BETWEEN ATTACHEMENTS IS REQUIRED
- THE LOWEST ALLOWABLE CLEARANCE FROM THE GROUND TO LOWEST ATTACHEMENT IS 15'-6" IF WITHIN THE CITY OF SMPA RIGHT-OF-WAY
- CLEARANCE FOR CITY AND COUNTY ROADS MUST BE MAINTAINED BY THEIR REQUIREMENTS
- THE LOWEST ALLOWABLE CLEARNACE FOR RALROAD TRACKS CROSSINGS IS 24 FEET FROM LOWEST ATTACHEMENT TO THE TOP OF RAILROAD TRACKS

POLE ATTACHEMENT STANDARDS:

- WIRELINE ATTACHEMENTS MUST BE PLACED AND REMAIN IN THE COMMUNICATION SPACE AT ALL TIMES
- ATTACHEMENTS TO STEEL, CONCRETE, OR FIBERGLASS DISTRIBUTION POLES MUST BE CLAMPED OR BANDED TO THE POLES WITH STAINLESS STEEL STRAPS
- SERVICE PROVIDERS SHALL PROVIDE ALL ANCHORS AND GUYING NECESSARY TO ACCOMODATE THE ADDITIONAL STRESS AND LOAD PLACED UPON A POLE BY ITS ATTACHEMENTS
- A LICENSEE MAY NEVER ATTACH ITS GUY TO AN SMPA ANCHOR
- SIDEWALK GUYS ARE PROHIBITED UNLESS SPECIFICALLY AGREED TO IN WRITING BY LICENSEE AND SMPA , ON A CASE BY CASE BASIS
- COMMUNICATIONS SERVICE DROPS SHALL BE CONNECTED 15-INCHES FROM THE POLE TO THE ATTACHER'S CABLE MAIN SUPPORTING MESSENGER
- RISERS MAXIMUM OF 3 RISERS PER POLE INCLUDING SMPA RISERS
- ALL POLE LOADING ANALYSIS AND OTHER ENGINEERING DOCUMENTS MUST BE SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CO
- ATTACHEMENTS TO TRANSMISSION POLE IS PROHIBITED UNLESS THE TRANSMISSION POLE HAS DISTRIBUTION UNDER BUILD.

WIRELESS ATTACHEMENTS STANDARDS

- NETWORK NODES AND RELATED EQUIPMENT INSTALLED ON POLES SHALL NOT EXCEED DIMENSIONS AND SPECIFICATIONS DESCRIBED IN CO LOCAL GOVERNEMNT CODE UNLESS OTHERWISE APPROVED IN WRITING BY SMPA
- LICENSEE SHALL POST ITS NAME, LOCATION IDENTIFYING INFORMATION, AND EMERGENCY TELEPHONE NUMBER IN AN AREA ON THE CABINET OF THE NETWORK NODE THAT IS VISIBLE TO THE PUBLIC.
- LICENSEE SHALL NOT PLACE COMMERCIAL ADVERTISING ON ANY OF ITS FACILITIES OR INFRASTRUCTURE
- NETWORK NODES MAY ONLY BE INSTALLED ON POLES LOCATED IN THE PUBLIC RIGHT OF WAY AND THAT ARE BUCKET TRUCK ACCESSIBLE. EXCEPTIONS MUST BE EVALUATED ON A CASE BY CASE BASIS AND APPROVED BY SMPA
- NETWORK NODES MAY BE INSTALLED ONLY ON IN LINE TANGENT POLES OR SERVICE POLES THAT DO NOT HAVE SUPPLY EQUIPMENT INSTALLED
- POWER SUPPLIES MAY NOT BE MOUNTED ON A POLE OR CONNECTED DIRECTLY TO SMPA DISTRIBUTION SYSTEM. ALL BATTERIES, POWER SOURCES, RADIO HEADS, OR OTHER QUIPMENT REQUIRED TO SUPPORT A NETWORK NODE MUST BE INSTALLED AS GROUND FURNITURE
- SMPA MAY REQUIRE A LICENSEE TO INSTALL A NEW POLE TO PROVIDE A FIVE FOOT CLEARANCE ABOVE SMPA FACILITIES TO ACCOMMODATE A NETWORK NODE TO BE INSTALLED ON THE TOP OF SMPA POLES. THE USE OF POLE-TOP EXTENSIONS IS PROHIBITED. THE INSTALLATION OF POLES TALLER THAN SIXTY FEET (60') OR LARGER THAN CLASS 2 WILL BE CONSIDERED.
- SERVICE PROVIDERS MAY NOT INSTALL OVERHEAD CABLES ON A STREET LIGHT POLE. ALL CABLES, INCLUDING POWER AND FIVER OPTIC, CONNECTING TO THE NETWORK NODE SHALL BE PLACED IN CONDUIT THAT IS TO BE BURIED BELOW GROUND.
- LICENSEE'S INSTALLATION SHALL NOT BLOCK OR HINDER ACCESS TO HANDHOLD COVERS.
- DISCONNECTS SHALL BE LOCKED WITH DUAL ACCESS LOCK BAR WITH A CARRIERS LOCK AND SMPA LOCK
- RISERS ON STREET LIGHT AND STEEL POLES SHALL USE BOLT-A-BRANDS AND ATTACHE CONDUIT TO BANDS
- THROUGH BOLTS SHALL BE USED TO ATTACH SERVICE PROVIDERS WIRELESS ATTACHEMENTS

ELECTRICAL GENERAL NOTES:

- CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE TORO CONSTRUCTION MANAGER AND SCHEDULE THEIR ACTIVITIES AND WORKING HOURS IN ACCORDANCE WITH THE REQUIREMENTS.
- CONTRACTOR SHALL COORDINATE WITH A WEEK IN ADVANCE FOR THE PROPOSED WORK. WILL PERFORM ALL WORK ASSOCIATED TO THEIR OWNED AND MAINTAINED PROPOSED ELECTRICAL LINE, MANHOLE AND PULL BOX, EXCEPT FOR INSTALLING THE 3-INCH CONDUIT PER DRAWINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THEIR WORK WITH THE WORK OF OTHERS AS IT MAY RELATE TO RADIO EQUIPMENT, ANTENNAS AND ANY OTHER PORTIONS OF THE WORK.
- CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OF REGULATIONS TAKE PRECEDENCE.
- CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING SURFACES, EQUIPMENT, IMPROVEMENTS, PIPING ETX. AND IMMEDIATE REPAIR, TO NEW CONDITION, ANY DAMAGE THAT OCCURS DURING CONSTRUCTION AT THE SOLE COST OF THE CONTRACTOR.
- IN DRILLING HOLES, OR CORING, INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., MUST BE CLEARLY UNDERSTOOD THAT REINFORCING STEEL SHALL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES (UNLESS NOTED OTHERWISE). LOCATIONS OF REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE MUST BE LOCATED BY THE CONTRACTOR USING APPROPRIATE METHODS AND EQUIPMENT PRIOR TO ANY DRILLING OR CORING OPERATIONS IN EXISTING CONCRETE.
- CONTRACTOR SHALL REPAIR, TO NEW CONDITION, ALL EXISTING WALL SURFACES DAMAGED DURING CONSTRUCTION SUCH THAT THEY MATCH AND BLEND IN WITH ADJACENT SURFACES.
- CONTRACTOR SHALL SEAL PENETRATIONS THROUGH FIR RATED ASSEMBLIES OR MATERIALS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS AND SYSTEMS THAT MEET OR EXCEED THE RATING OF THE ASSEMBLY IN WHICH THE NEW PENETRATION IS PLACED.
- CONTRACTOR SHALL KEEP CONTRACT AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OF THE OWNER SHALL BE REMOVED. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAIN SPOTS, DUST, OR SMUDGES OF ANY NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ITMES UNTIL COMPLETION OF CONSTRUCTION.
- MINIMUM BEND RADIUS OF ANTENNA CABLES SHALL BE IN ACCORDANCE WITH CABLE MANUFACTURERES RECOMMENDATIONS.
- THE INTENT OF THE PLANS AND SPECIFICATIONS IS TO PERFORM THE CONSTRUCTION IN ACCORDANCE PER STATE BUILDING STANDARDS CODE AND STATE CODE OF REGULATIONS SHOULD ANY CONDITIONS DEVELOP NOT COVERED BY THE APPROVED PLANS AND SPECIFICATIONS WHEREIN THE FINISHED WORK WILL NOT COMPLY PER STATE CODE OF REGULATIONS, A SCOPE OF WORK DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE JURISDICTION BEFORE PROCEEDING WITH THE WORK. A CHANGE ORDER REQUEST FOR THAT SCOPE SHALL BE SUBMITTED TO THE TORO BLANCO GROUP, LLC CONSTRUCTION MANAGER PRIOR TO PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE. ANY CORRECTIVE WORK SHALL BE COMPLETED AT THE SOLE COST OF THE CONTRACTOR.
- ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE W/DRAWINGS AND ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS, CONTRACTOR SHALL NOTIFY TORO BLANCO GROUP, LLC CONSTRUCTION MANAGER AS SOON AS POSSIBLE. AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE TORO BLANCO GROUP, LLC CONSTRUCTION MANAGER HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.
- ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. ALL EXISTING CONDITIONS OF ELECTRICAL EQUIP., ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE CONTRACTOR, PRIOR TO THE SUBMITTING OF THEIR BID. FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE CONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC, ALL CODES AND ORDINANCES OF THE LOCAL JURISDICTION, AND POWER & TELEPHONE COMPANIES HAVING JURISDICTION AND SHALL INCLUDE BUT ARE NOT BE LIMITED TO:
 - UL - UNDERWRITERS LABORATORIES
 - NEC - NATIONAL ELECTRICAL CODE
 - NEMA - NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
 - OSHA - OCCUPATIONAL SAFETY AND HEALTH ACT
 - SBC - STANDARD BUILDING CODE
 - SFPA - NATIONAL FIRE PROTECTION AGENCY
 - ANSI - AMERICAN NATIONAL STANDARDS INSTITUTE
 - IEEE - INSTITUTE OF ENETRICAL AND ELECTRONICS ENGINEERS
 - ASTM - AMERICAN SOCIETY FOR TESTING MATERIALS
- REFER TO THE CITY APPROVED SITE PLANS AND ELEVATIONS FOR EXACT LACATIONS OF ALL EQUIPMENT AND CONFIRM WITH TORO BLANCO GROUP, LLC CONSTRUCTION MANAGER ANY SIZES AND LOCATIONS WHEN NEEDED.
- EXISTING SERVICES: CONTRACTOR SHALL NOT INTEERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.
- CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS

SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE OWNERS' CONFIRMATION, ETC... ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE TORO BLANCO GROUP, LLC CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK.

- MINIMUM WIRE SIZE SHALL BE #12 AWG, NOT INCLUDING CONTROL WIRING, UNLESS NOTED OTHERWISE. ALL CONDUCTORS SHALL BE COPPER WITH THWN INSULATION, UNLESS OTHERWISE NOTED.
- OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THERADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLUSURES FOR OTHER CLASSIFIED AREAS.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- ELECTRICAL SYSTEM SHALL BE AS COMPLETELY AND EFFECTIVELY GROUNDED, AS REQUIRED BY SPECIFICATIONS, SET FORTH BY APPLICANT.
- ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY FUNCTIONAL AND SHALL BE APPROVED BY THE TORO BLANCO GROUP, LLC CONSTRUCTION AND LOCAL JURISDICTION. ANY DEFICIENCIES SHALL BE CORRECTED BY AN ELECTRICAL CONTRACTOR AT THE SOLE COST OF THE CONTRACTOR.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADE TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED BY THE CONTRACTOR WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THERIEN.
- CONTRACTOR SHALL PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES AND DEVICES FOR ALL OUTLETS AS INDICATED.
- REFER TO LOCAL JURISDICTION STANDARDS AND DETAILS FOR TRENCHING AND EXCAVATION REQUIREMENTS.
- MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS TEREOF, SHALL BE NEW AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NEMA AND IECE.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURER'S CATALOG INFORMATION OF ANY/ALL EQUIPMNET AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE TORO BLANCO GROUP, LLC CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
- ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE TORO BLANCO GROUP, LLC CONSTRUCTION MANAGER UPON FINAL ACCEPTANCE.
- THE ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPE WRITTEN DIRECTORIES. ALL ELECTRICAL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- DISCONNECT SWITCHES SHALL BE UL-RATED, H.P. RATED HEAVY-DUTY, QUICK-MAKE AND QUICK-BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.
- ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND KNOWN AS "NO-OXIDE A" BY DEARBORNE CHEMICAL CO. COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED - NO SUBSTITUTIONS.
- RACEWAYS: CONDUIT SHALL BE SCHEDULE 80 PVC MEETING OR EXCEEDING NEMA TX2 -1990. CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS - 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 2 FT. RADIUS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID COUDUIT. COAT ALL THREADS WITH 'BRITE ZINC' OR 'COLD GALV'.
- SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY NEC.
- CONDUCTORS: CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER WITH TYPE THWN INSULATION, UNLESS OTHERWISE NOTED. 600 VOLT, COLOR CODED. USE SOLID CONDUCTORS FOR WIRE UP TO AND INCUDING NO. 8 AWG. USE STRANDED CONDUCTORS FOR WIRE ABOVE NO. 8 AWG.
- CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.
- SERVICE: AS SPECIFIED ON THE DRAWINGS. OWNER OF OWNER'S AGENT WILL APPLY FOR POWER. ALL PROVISIONS FOR TEMPORARY POWER WILL BE OBTAINED BY THE CONTRACTOR.
- TELEPHONE OR FIBER SERVICE: CONTRACTOR SHALL PROVIDE EMPTY CONUITTS WITH PULL STRINGS AS INDICATED ON DRAWINGS.
- ELECTRICAL AND TELCO/FIBER RACEWAYS TO BE BURIED A MINIMUM DEPTH OF 30", UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PALCE 6" WIDE DETECTABLE WARNING TAPE AT A DEPTH OF 6" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL AND TELCO SERVICE CONDUITS. CAUTIONS TAPE TO READ "CAUTION BURIED ELECTRC" OR "BURIED TELECOM".
- ALL BOLTS SHALL BE 3-16 STAINLESS STEEL

Toro Blanco
Group

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CHECKED BY:	B. KAUFFMAN	


A	3/10/2024	FOR SMALL CELL PERMIT

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT



VERTICAL BRIDGE REIT, LLC
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US-CO-7117
Mountain Valley Blvd & Turnarot TELLURIDE, CO 81435
REPLACE

ELEC NOTES
GN-2

GROUNDING NOTES:

- ALL HARDWARE SHALL BE 3-16 STAINLESS STEEL, INCLUDING LOCK WASHERS. COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND, AS SPECIFIED, BEFORE MATING. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8 INCH DIAMETER OR SIZED TO MATCH COMPONENTS OR LOG SIZE.
- FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
- ALL STEEL CONDUIT SHALL BE BONDED AT BOTH ENDS WITH GROUNDING BUSHING.
- ALL ELECTRICAL AND GROUNDING AT THE POLE SITE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 780 (LATEST EDITION), AND MANUFACTURER.
- ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
- GROUND ALL ANTENNA BASES, FRAMES, CABLE RUNS, AND OTHER METALLIC COMPONENTS USING #6 GROUND WIRES. FOLLOW ANTENNA AND BTS MANUFACTURER'S PRACTICES FOR GROUNDING REQUIREMENTS.
- ALL GROUND CONNECTIONS SHALL BE #6 AWG, UNLESS OTHERWISE NOTED. USE SOLID COPPER, BLACK JACKETED WIRE ON NON WOOD POLES AND SOLID TINNED COPPER, BARE (NO JACKET) WIRES ON WOOD POLES. BLACK WIRES WILL USE A SINGLE STRIPE OF GREEN ELECTRICAL TAPE WITHIN 12" OF THE CONNECTION POINTS TO IDENTIFY AS GROUNDING WIRE.
- NOTIFY ARCHITECT/ENGINEER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
- ALL HORIZONTALLY RUN GROUNDING CONDUCTORS SHALL BE INSTALLED A MINIMUM OF 30" BELOW GRADE/ 6" BELOW FROST-LINE IN TRENCH, UNLESS OTHERWISE NOTED. BACK FILL SHALL BE COMPACTED AS REQUIRED BY JURISDICTION STANDARDS AND DETAILS.
- ALL GROUND CONDUCTORS SHALL BE RUN AS STRAIGHT AND SHORT AS POSSIBLE, WITH A MINIMUM 12" BENDING RADIUS NOT LESS THAN 90 DEGREES.
- ACCEPTABLE CONNECTIONS FOR GROUNDING SYSTEM SHALL BE:

A.BURNDY, HY-GRADE U.L. LISTED CONNECTORS FOR OUTDOOR USE OR AS APPROVED BY APPLICANT PROJECT MANAGER.

B.CADWELD, EXOTHERMIC WELDS (WELDED CONNECTIONS).

C.ONE (1) OR (2) HOLES TINNED COPPER COMPRESSION (LONG BARRELE) FITTINGS.
- ALL CRIMPED CONNECTIONS SHALL HAVE EMBOSSES MANUFACTURER'S DIEMARK VISIBLE AT THE CRIMP (RESULTING FROM USE OF PROPER CRIMPING DEVICES) AND WEATHER-PROOFED WITH HEAT SHRINK.
- ALL CONNECTION HARDWARE SHALL BE TYPE 3-16 STAINLESS STEEL (NOT ATTRACTED TO MAGNETS).
- ELECTRICAL SERVICE EQUIPMENT GROUNDING SHALL COMPLY WITH NEC, ARTICLE 250-82 AND SHALL BOND ALL EXISTING AND NEW GROUNDING ELECTRODES. NEW GROUNDING ELECTRODE SHALL INCLUDE BUT NOT LIMITED TO GROUND RODS.

TESTING AND EQUIPMENT TURN UP REQUIREMENTS:

- RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT TESTING WILL COMPLY WITH CURRENT INDUSTRY STANDARDS AND OR THOSE STANDARDS OF THE EQUIPMENT MANUFACTURER OR PROVIDED TO THE CONTRACTOR PRIOR TO TESTING.
- CONTRACTOR WILL USE THE APPROPRIATE CALIBRATED TESTING EQUIPMENT IN THE TESTING OF RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT THAT MEET INDUSTRY STANDARDS OR THE MANUFACTURER OR THOSE STANDARDS PROVIDED TO THE CONTRACTOR PRIOR TO TESTING.
- CONTRACTOR TO VERIFY AND RECORD ALL TEST RESULTS AND PROVIDE THESE RESULTS WITHIN THE FINAL CLOSE OUT PACKAGE.
- ALL PERSONNEL INVOLVED IN THE TESTING OF RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT WILL BE REQUIRED TO HAVE BEEN TRAINED AND OR CERTIFIED IN THE PROPER TESTING OF RF CABLE, DATA CABLE, RADIO EQUIPMENTS AND BACK HAUL EQUIPMENT.
- ALL TEST RESULTS SHALL BE TIME STAMPED, RECORDED AND PRESENTED PRIOR TO ENERGIZING AND TURN UP OF ANY EQUIPMENT.
- GPS EQUIPMENT (WHEN REQUIRED) IS NOT TO BE TESTED OR ATTACHED TO ANY CABLING DURING TESTING, DOING SO WILL DAMAGE THE GPS UNIT.
- PRIOR TO TESTING IF THE CONTRACTOR HAS ANY QUESTIONS ABOUT THE TESTING PROCEDURES THEY ARE TO CALL AND OBTAIN ASSISTANCE FROM A QUALIFIED DESIGNED TESTING REPRESENTATIVE.
- EQUIPMENT IS NOT TO BE ENERGIZED UNTIL ALL TESTING HAS BEEN COMPLETED, APPROVED AND THE APPROPRIATE AUTHORITY HAS BEEN NOTIFIED AND GIVES APPROVAL TO ENERGIZE THE EQUIPMENT.

ADDITIONAL SITE WORK NOTES:

- DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
- SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON AS-BUILT DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO TORO BLANCO GROUP, LLC CONSTRUCTION MANAGER AT COMPLETION OF PROJECT.
- ALL EXISTING UTILITIES, FACILITIES, CONDITIONS AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL (E) UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER OR TORO BLANCO GROUP, LLC CONSTRUCTION MANAGER FOR RESOLUTION AND INSTRUCTIONS, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT/ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT THEIR OWN RISK AND EXPENSE. CONTRACTOR SHALL CALL LOCAL UTILITY LOCATE HOT LINE. SUCH AS 811, FOR UTILITY LOCATIONS A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.
- ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK. ANY COST RELATED TO ADJUSTING EXISTING STRUCTURES SHALL BE BORNE SOLELY BY THE CONTRACTOR.
- GRADING OF THE SITE WORK AREA IS TO BE SMOOTH AND CONTINUOUS IN SLOPE AND IS TO FEATHER INTO EXISTING GRADES AT THE GRADING LIMITS.

- ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
- REFER TO LOCAL JURISDICTIONS STANDARDS, SPECIFICATIONS AND DETAILS FOR BACKFILL AND PAVEMENT REPLACEMENTS.
- CONTRACTOR SHALL CLEAN ENTIRE SITE AFTER CONSTRUCTION SUCH THAT NO DEBRIS, PAPER, TRASH, WEEDS, BRUSH, EXCESS FILL, OR ANY OTHER DEPOSITS WILL REMAIN. ALL MATERIALS COLLECTED DURING CLEANING OPERATIONS SHALL BE DISPOSED OF OFF-SITE BY THE GENERAL CONTRACTOR.
- REFER TO LOCAL JURISDICTION'S STANDARDS AND DETAILS FOR TREE PROTECTION REQUIREMENTS.
- ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY GENERAL CONTRACTOR WITH LOCAL UTILITY COMPANY, TELEPHONE COMPANY, AND ANY OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.

ADDITIONAL ENVIRONMENTAL NOTES:

- ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH ISSUED APPROVED PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF FINES AND PROPER CLEAN UP FOR AREAS IN VIOLATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS. ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE MAINTAINED IN PLACE THROUGH FINAL JURISDICTIONAL INSPECTION & RELEASE OF SITE.
- CONTRACTOR SHALL INSTALL/CONSTRUCT ALL NECESSARY SEDIMENT/SILT CONTROL FENCING AND PROTECTIVE MEASURES AS REQUIRED BY THE LOCAL JURISDICTION WITHIN THE LIMITS OF SITE DISTURBANCE PRIOR TO CONSTRUCTION.
- NO SEDIMENT SHALL BE ALLOWED TO EXIT THE PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ADEQUATE MEASURES FOR CONTROLLING EROSION. ADDITIONAL SEDIMENT CONTROL FENCING MAY BE REQUIRED IN ANY AREAS SUBJECT TO EROSION.
- THE CONTRACTION IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES WITH SILT AND EROSION CONTROL MEASURES MAINTAINED ON THE DOWNSTREAM SIDE OF SITE DRAINAGE. ANY DAMAGE TO ADJACENT PROPERTY AS A RESULT OF EROSION WILL BE CORRECTED AT THE CONTRACTORS EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS AND ANY REPAIRS OF ALL SEDIMENT CONTROL MEASURES INCLUDING SEDIMENT REMOVAL AS NECESSARY.
- CLEARING OF VEGETATION AND TREE REMOVAL SHALL BE ONLY AS PERMITTED AND BE HELD TO A MINIMUM. ONLY TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED.
- SEEDING AND MULCHING AND/OR SODDING OF THE SITE SHALL BE IN ACCORDANCE WITH LOCAL JURISDICTION AND WILL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE PROJECT FACILITIES AFFECTION LAND DISTURBANCE.
- CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL, COUNTY AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND TO PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE BUT IS NOT LIMITED TO SUCH MEASURES AS SILT FENCES, STRAW BALE SEDIMENT BARRIERS, AND CHECK DAMS.
- RIP RAP OF SIZES INDICATED SHALL CONSIST OF CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY STONE FREE OF ANY DETRIMENTAL QUANTITY OF SOFT, FRIABLE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OIL, ALKALI, OR OTHER DELETERIOUS SUBSTANCES.
- CONTRACTOR TO PLACE FILTER MATERIAL AT ALL CATCH BASINS ADJACENT TO CONSTRUCTION SITE TO PREVENT SOLID WASTE CONTAMINATION FROM ENTERING SEWER SYSTEM.
- CONTRACTOR TO INSTALL INLET PROTECTIONS TO ALL IMPACTED INLETS WITHIN 300 FT OF PROJECT AREA PER LOCAL JURISDICTIONS STANDARDS AND DETAILS.



TBG ID	US-CO-7117	I
DRAWN BY:	Z. HODGIN	
CHECKED BY:	B. KAUFFMAN	

A	3/10/2024	FOR SMALL CELL PERMIT

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

VERTICAL BRIDGE REIT, LLC
750 PARK OF COMMERCE DR, SUITE 200
BOCA RATON, FL 33487

PREPARED BY

TORO BLANCO GROUP, LLC
WWW.TOROBLANCOGROUP.COM
POC: ZACK HODGIN
TEL: 828-260-6238
E: ZACK@TOROBLANCOGROUP.COM

IF YOU DIG DIAL 811 FOR THE "ONE CALL CENTER" IT'S THE LAW

THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL THE UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE (E) UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

US-CO-7117

Mountain Valley Blvd & Turnarout
TELLURIDE, CO 81435

REPLACE

GROUNDING NOTES
GN-3

From: [Kristen Munroe](#)
To: [cd](#)
Subject: Regarding Toro Blanco installation of telecommunications poles
Date: Wednesday, June 12, 2024 10:40:18 AM

Caution: External Message - Please be cautious when opening links or attachments in email.

To whom it may concern:

We have a house close to Mountain Village Blvd and Victoria Drive . I am curious if this is a location you are considering? The reason I ask is the section of land from Victoria to the first knoll towards the village has no trees lining the street. The noise pollution is quite high from the street to the houses close to the road. And the town is growing so much with lots more traffic on that street now and in the future that noise pollution will just keep growing. I was wondering if you put a pole there would you consider 'landscaping' that area also. We would be happy to support! This is probably not in your original scope but I wanted to write to see if it could be considered as part of this.

Thank you,

Kristen Munroe

From: Marsden, Paul D
To: cd
Cc: Keith Hampton; Elicia Moses; elkridgemanor@gmail.com
Subject: Toro Blanco Group, LLC
Date: Monday, June 3, 2024 5:23:41 PM
Attachments: preview.png

Caution: External Message - Please be cautious when opening links or attachments in email.

To whom it may concern:

As a member of Eldridge Management, LLC, I am writing representing the owners of 225 Ridgeline Drive, as we have been invited to comment on this development application for locating a new 5G communications tower within 400 feet of this property in Mountain Village.

We are extremely concerned about this matter and strongly object. While it is imperative that the cellular communication infrastructure around Mountain Village is improved, this solution and the proposed locations need to have further engineering, health and economic evaluation.

While there are wide ranging opinions around the short and long term health implications of close proximity to these higher energy communications towers, there is nothing conclusive around there being no health risk. This is our fundamental objection.

The British Medical Journal cited such lack of certainty back in 2021.

<https://www.bmj.com/company/newsroom/stop-global-roll-out-of-5g-networks-until-safety-is-confirmed-urges-expert/>

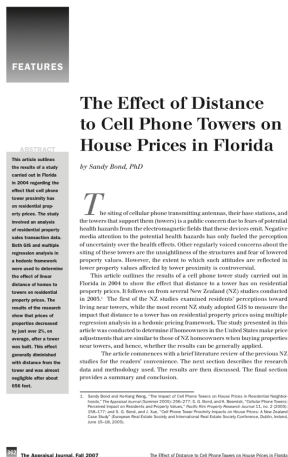
This is further expanded upon here in the United States, by the Environmental Health Trust, who's independent mission is rich on scientific basis, and largely immune to bias of the cellular communications companies who are responsible for the implementation. It is most interesting to note that there are no commercial reasonable paths to insurance for the consequences and long term liabilities for exposure, which certainly supports reasonable doubt as to the ultimate safety.

<https://ehtrust.org/liability-and-risk-from-5g-and-cell-towers/>

There are multiple sources that cite, consistently, that the range of a 5G tower is 1.5-1.6 miles; and that the safe distance is 400m or more (1300 feet). Given the reasonably dispersed accommodation in and around Mountain Village, these and other such criteria should be taken heed of, where the service can be provided and health concerns taken into consideration.

Second to the health concerns is the well proven impact to property values, with some 15-20% impact to property prices frequently cited. While some other sources cite increases to property values, this is in the context of urban environments where demands and demographics are fundamentally different to Mountain Village.

<https://ehtrust.org/cell-phone-towers-lower-property-values-documentation-research/#:~:text=Research%20finds%2C%20cell%20towers%2C%205G,property%20values%20up%20to%2020%25.>



As such, we strongly object to this development and plan on joining the meeting to express these views and require that this be fundamentally re-evaluated.

Regards,
Paul Marsden

Eldridge Management, LLC.

From: [Peter Yates](#)
To: [cd](#)
Subject: 5G poles
Date: Thursday, June 13, 2024 11:14:59 AM

Caution: External Message - Please be cautious when opening links or attachments in email.

Hi,

I am a homeowner at 260 Double Eagle Drive and recently received notification of the proposed 5G tower installation.

Having reviewed the proposal on the website I do have some questions:

- 1) Am I correct in determining each pole is 32' high above ground level? If they are, I do not believe the renderings quite reflect that.
- 2) Can you provide details of the exact location of the Adams/Double eagle bus stop tower please? I am assuming that location is closest to my home.

Thank you for your assistance.

Regards,

Peter

From: [Julie Zahniser](#)
To: [cd](#)
Cc: [Julie Zahniser](#)
Subject: Proposed Development for New Telecommunications Smart Pole
Date: Thursday, July 11, 2024 11:29:05 AM

Caution: External Message - Please be cautious when opening links or attachments in email.

I want to express my opposition to the proposal for 5G Smart Poles in Mountain Village.

5G smart poles have not been adequately tested for safety and I have grave concerns about a pole being located close to my home at Bear Creek Lodge or near the homes of other people in Mountain Village. 5G is a lot like asbestos – it's harms are undetectable and in voting for this you will not know until years later what harm you have done.

The deployment of the 800,000 5G “small” cell antennas on poles near every few homes has begun and is progressing quickly. Most of these antennas are 4G and some will utilize millimeter wave frequencies. Studies show profound bio-effects from millimeter waves as well. Federal laws and FCC regulations enabled this forced deployment by removing any barriers, preempting municipal authority, and giving the wireless industry almost unlimited access to our public rights of ways.

These antennas are being forced on residents within a few feet of their homes without their informed consent, and they are being prevented from effectively objecting from their installation on any grounds, including health. These antennas may be smaller but because of their proximity, they increase the levels of radiation on our streets by thousands of times. Families who have had these “small” antennas installed near their homes are becoming sick, sometimes within days after they are installed. There is a reason why insurance companies refuse to insure the wireless industry for health effects.

The following are some resources you should consider before approving:

["The 5G Trojan Horse" Documentary • Children's Health Defense \(childrenshealthdefense.org\)](#)

[CHD Gives Notice to FCC Against 5G Cell Towers on Homes—Ex-Parte Letter Receives Over 15,000 Signatures! • Children's Health Defense \(childrenshealthdefense.org\)](#)

PLEASE DO NOT VOTE TO APPROVE THIS!!

Julie Zahniser

135 San Joaquin Rd #304

Telluride, CO 81435

772-332-9706

JulieZahniser@gmail.com