

September 8, 2026

Town of Frisco  
Community Development Department  
1 Main Street  
Frisco, Colorado 80443

Re: Supplemental Information for Special Use Permit for Telecommunications Facility  
Project: AT&T Frisco NSB / FA-10093711  
Location: 103 West Main Street / Redevelopment Property, Frisco, Colorado  
Subject: Proposed 75-foot Stealth Monopine  
Original Submittal: July 2026 Special Use Permit Narrative and Exhibits

Dear Town Staff and Planning Commission Members:

On behalf of AT&T, BMF Development, LLC submits this letter as a supplement to the Special Use Permit narrative originally submitted in July 2026 for the proposed 75-foot stealth monopine telecommunications facility. This letter does not replace or supersede the original narrative. It provides additional information requested by Town staff concerning the proposed height and the factors considered in granting a Special Use Permit for a telecommunications facility under Section 180-5.2.11.G.4.

The proposed monopine is a permanent replacement for AT&T's established rooftop telecommunications facility being removed because the existing building is being redeveloped. The supplemental information below explains why the overall 75-foot monopine height is not directly comparable to the former rooftop antenna mounting height and why the proposed facility satisfies the applicable special-use review factors.

## 1. Supplemental Height Justification

### Why the Proposed Facility Must Be 75 Feet When the Previous Rooftop Facility Was Lower

#### Applicant Response:

The proposed 75-foot monopine replaces AT&T's existing antennas that were mounted on the building being removed as part of the property redevelopment. Although the former antennas were not located on a 75-foot tower, the building itself provided substantial elevation above the surrounding ground. The former installation therefore benefited from the combined height of the building and the rooftop antenna mounts. The proposed monopine begins at ground level and must independently replace both the elevation previously provided by the building and the elevation of the rooftop antenna installation.

The proposed monopine base will be located approximately five feet below the architectural grade of the redeveloped property. This grade difference effectively reduces the operational elevation of the proposed antennas relative to the new building and adjacent portions of the site. A portion of the requested tower height is therefore necessary to compensate for the lower tower-base elevation. AT&T's RF engineer has determined that the proposed structure provides an approximately 60- to 70-foot mounting envelope for AT&T's antennas, allowing the antennas to extend slightly above the surrounding tree canopy and reducing obstruction from trees, buildings, and terrain.

The 75-foot dimension describes the overall height of the monopine concealment structure, not the height of every AT&T antenna. The upper structure is necessary to create the tapered crown, branching, and foliage coverage needed to conceal the antennas and make the facility resemble a mature evergreen tree. Reducing

the overall height without lowering the antennas would compress the upper branching and concealment area and make the antennas more visible. Reducing both the structure and antenna height would place the antennas closer to the tree canopy and other obstructions, reducing coverage and service reliability.

Antenna height affects wireless performance because radio frequency signals are weakened, scattered, or blocked by terrain, buildings, trees, and other physical obstructions. Positioning the antennas slightly above the nearby tree canopy improves the signal path between the facility and wireless users. Locating antennas within or below the tree canopy would increase signal obstruction and could reduce the geographic area reliably served by the facility.

Returning the antennas to the new building would not eliminate the need for elevation. To provide comparable service from the new building, the antennas and associated concealment elements would need to extend above the new roofline. This would increase the apparent height and mass of the building and create rooftop additions that would look out of place and would not conform to the intended architectural design of the redevelopment. The proposed monopine separates the telecommunications use from the new building and provides the necessary antenna elevation within a structure designed specifically for concealment.

The proposed height also preserves a lower mounting envelope, generally in the 50- to 60-foot range, that may accommodate future colocation. Providing this reserve space promotes infrastructure sharing and may reduce the need for another freestanding tower in the area. The RF engineer has also indicated that the freestanding configuration reduces potential RF-safety concerns on the new rooftop for workers and other users if another provider is located there.

**The proposed 75-foot height is therefore justified because it:**

1. Replaces the combined elevation previously provided by the former building and rooftop mounts
2. Compensates for the tower base being approximately five feet below architectural grade
3. Positions AT&T's antennas within the 60- to 70-foot mounting envelope identified by AT&T's RF engineer
4. Allows the antennas to extend slightly above the surrounding tree canopy
5. Provides sufficient monopine crown, branching, and foliage above and around the antennas for effective concealment
6. Avoids visually incompatible telecommunications extensions above the new building's roofline; and
7. Preserves a lower mounting envelope for potential future colocation, thereby reducing the potential need for another tower

Accordingly, the requested 75-foot monopine should not be viewed as an unexplained increase over the former rooftop facility. It is a ground-based replacement that must recreate the effective antenna elevation previously supplied by the building while also accommodating the structural and concealment components of a stealth monopine.

## **2. Section 180-5.2.11.G.4 Special Use Permit Review Factors**

**Applicant Response:**

The proposed facility satisfies the factors the Planning Commission may consider when reviewing a Special Use Permit for a telecommunications facility. The project is not the introduction of telecommunications service at an unrelated new location. It is a permanent replacement for AT&T's established rooftop facility being removed because the existing building is being redeveloped.

### **A. Height of the Proposed Facility**

The proposed 75-foot height is the minimum overall monopine height needed to provide the necessary antenna elevation, compensate for the tower base being approximately five feet below architectural grade, position the antennas slightly above the surrounding tree canopy, and provide sufficient upper branching and foliage to conceal the antennas.

The overall structural height should not be confused with AT&T's antenna mounting height. AT&T's equipment will occupy an approximately 60- to 70-foot vertical mounting envelope. The remaining portions of the structure accommodate the trunk, taper, crown, concealment, and a potential lower colocation envelope. Reducing the height would lower the antennas into greater obstruction, reduce concealment, or eliminate space that could support future colocation. See Exhibits A and C.

## **B. Proximity to Residential Structures and Compatibility with Nearby Uses**

The property has historically supported AT&T telecommunications equipment. The proposal continues an established telecommunications function rather than introducing an unrelated new use. The unmanned facility will generate only intermittent maintenance visits and will not create regular customer traffic, residential occupancy, retail activity, outdoor storage, or substantial daily vehicle trips.

Ground equipment will be contained within an approximately 17-foot by 12-foot fenced area adjacent to the tower, with power and fiber brought into the facility as shown on Exhibit A. The site plans depict the tower location, setbacks, nearby structures, fencing, access, screening, and equipment compound. The facility is not expected to create material traffic, odor, smoke, dust, or similar land-use effects, and sound-producing equipment will comply with applicable Town standards.

## **C. Nature of Uses on Adjacent and Nearby Properties**

The facility is designed to coexist with the redevelopment and surrounding uses without changing the area's primary function or character. Its operational intensity is substantially less than that of typical occupied commercial or residential uses. The facility will not require public parking or routine deliveries.

The compact equipment area consolidates the tower equipment, power, and fiber connections immediately adjacent to the monopine. The freestanding design also allows the new building to retain its approved architectural form without visible telecommunications extensions above the roof. See Exhibit A.

## **D. Surrounding Topography**

The tower base will be approximately five feet below the architectural grade of the redevelopment, reducing the facility's effective elevation relative to the new building and portions of the site. The additional structure height is necessary to compensate for this grade difference and achieve the intended antenna elevation. See Exhibit A.

The tapered monopine form is compatible with the variable topography and mountain setting and presents a more naturalistic vertical profile than a conventional exposed monopole. The location, grading, and elevations shown in Exhibit A should be considered together when evaluating the apparent height.

## **E. Surrounding Tree Coverage and Foliage**

Existing tree cover affects both the required antenna height and the facility's visual integration. Trees can obstruct and attenuate radio frequency signals, particularly when antennas are located within or below a dense canopy. The proposed antenna envelope allows the antennas to extend slightly above the surrounding canopy, reducing obstruction and improving coverage reliability. See Exhibit C.

The surrounding evergreen vegetation also provides an appropriate visual context for a monopine. The bark-textured trunk, naturalistic taper, irregular branching, evergreen-style foliage, and nonreflective colors reduce contrast with nearby conifers. The monopine is not represented as invisible from every viewpoint, but the design materially reduces visual contrast and industrial appearance compared with an exposed monopole or tall rooftop screening. See the photo simulations incorporated into Exhibit A.

## **F. Tower Design and Reduction of Visual Obtrusiveness**

The facility is designed as a stealth monopine rather than a conventional exposed tower. Antennas, mounts, cabling, and appurtenances will be integrated into or screened by the branching and foliage system. The

design includes a tapered bark-textured trunk, branches extending beyond antenna faces, foliage surrounding the arrays, a naturalistic crown, muted nonreflective colors, visually integrated cabling and mounts, no advertising, and no artificial lighting unless required by an applicable authority.

This design provides a more compatible visual outcome than returning the antennas to the new building. A rooftop installation would require antennas, screening walls, penthouse-like structures, or architectural extensions above the intended roofline. Those additions would increase the perceived height and mass of the building and appear as after-the-fact appendages rather than integrated architectural elements. The monopine preserves the architectural integrity of the redevelopment. See Exhibit A and the incorporated photo simulations.

### **G. Ingress, Egress, Utilities, and Equipment Area**

The facility will use the access arrangement shown on Exhibit A. Because it is unmanned and requires only intermittent maintenance, it will generate minimal vehicle activity and is not expected to materially affect traffic or pedestrian circulation.

Ground equipment will be located adjacent to the monopine within an approximately 17-foot by 12-foot fenced area. Power and fiber will be brought into the facility as depicted on Exhibit A. Consolidating the equipment, utility terminations, and tower within a compact area limits site disturbance and provides secure maintenance access.

### **H. Availability of Existing Towers or Other Structures**

The monopine replaces AT&T's established rooftop facility at the redevelopment property. AT&T already had a lease and an operating network location at the property. Redevelopment, rather than a decision to pursue an unrelated new tower location, is the reason a replacement facility is necessary.

The most relevant existing structure is the redeveloped building itself. That option was evaluated and rejected because achieving the required antenna elevation would require extensions and screening above the new roofline, making the building appear taller, increasing its visual mass, and conflicting with the intended architecture.

Relocation to an unrelated tower would not necessarily replace the former site's coverage contribution because wireless service depends on location, elevation, antenna orientation, and surrounding obstructions. The proposed monopine retains service in the same general area while avoiding incompatible rooftop modifications. The lower mounting envelope may also accommodate future colocation, subject to structural capacity, RF compatibility, safety, space, and continuation of the stealth design. See Exhibits A, B, and C.

### **Overall Special Use Finding**

Taken together, the relevant factors support approval of the application. The proposal replaces an established telecommunications facility displaced by redevelopment; avoids an architecturally incompatible rooftop extension; provides a technically justified antenna elevation; uses a stealth design suited to the mountain and evergreen setting; consolidates equipment within a compact fenced area; creates minimal traffic and operational impacts; and preserves an opportunity for future infrastructure sharing.

The proposed 75-foot monopine is therefore a reasonable and visually responsive permanent replacement for the former rooftop facility. The requested height, facility type, and location work together to maintain wireless service while producing a more integrated result than either an exposed freestanding tower or enlarged rooftop screening on the new building.

### 3. Supporting Exhibits

This supplemental letter should be reviewed together with the July 2026 narrative and the following application exhibits:

**Exhibit A:** Site Plans / Construction Drawings, including photo simulations, tower and antenna elevations, site grading, 17-foot by 12-foot fenced equipment area, access, power, fiber, screening, and monopine concealment details.

**Exhibit B:** RF / EME Compliance Report.

**Exhibit C:** Coverage Map / Propagation Exhibit.

**Exhibit D:** Property Owner Authorization / Consent.

**Exhibit E:** Supplemental structural, civil, electrical, utility, foundation, or other technical materials, if submitted separately.

### Conclusion

AT&T respectfully requests that the Town accept this letter as supplemental information to the July 2026 Special Use Permit narrative and find that the proposed 75-foot stealth monopine satisfies the applicable telecommunications review criteria. The supplemental information confirms that the proposed height is tied to the former rooftop site's effective elevation, site grade, surrounding obstructions, concealment needs, and potential future colocation, and that a freestanding monopine provides a more compatible visual solution than extending telecommunications equipment above the roofline of the redeveloped building.

Sincerely,

**Ben Feldman**

BMF Development, LLC on behalf of AT&T  
1345 East Chandler Boulevard, Suite 203  
Phoenix, Arizona 85048  
602-819-4663

**Date: July 20, 2026**

Town of Frisco  
Attn: Katie Kent  
Community Development Department  
1 Main Street  
Frisco, CO 80443

**Re:**

Special Use Permit Narrative and Applicable Plans and Documents  
AT&T New Wireless Telecommunications Facility | 75-foot Monopine  
Project: AT&T Frisco NSB / FA-10093711  
Project Location: 103 West Main Street, Frisco, Colorado  
APN / Legal Description: 1100169  
Zoning District: MU

Dear Ms. Kent:

On behalf of AT&T, please accept this Special Use Permit narrative and associated plans and technical documentation for a proposed permanent replacement wireless telecommunications facility in the Town of Frisco. AT&T previously maintained wireless antennas on the building that is now being redeveloped. Because that rooftop facility must be removed as part of the redevelopment, AT&T has evaluated the appropriate permanent replacement configuration for continued service at this location.

The proposed facility is a seventy-five-foot (75') monopine telecommunications tower. The monopine is designed as a stealth freestanding facility, with antennas and related appurtenances integrated into a pine-tree form to reduce visual contrast and support compatibility with Frisco's mountain setting.

This submittal responds to the telecommunications facility standards in Town of Frisco Unified Development Code Section 180-5.2.11. The narrative has been prepared to explain why AT&T is not proposing to reinstall antennas on the redeveloped building, why a freestanding facility is appropriate, why the proposed 75-foot height is necessary, and how the monopine design better protects the architectural integrity of the redevelopment and the visual character of the surrounding area.

AT&T respectfully requests the Town's review of this application and appreciates the Town's consideration of this facility. Please contact us if additional information or clarification is required during the review process.

Sincerely,

**Ben Feldman**

Ben Feldman  
BMF Development, LLC on behalf of AT&T  
1345 East Chandler Blvd #203  
Phoenix, AZ 85048  
602-819-4663

# Project Introduction and Site Narrative

## AT&T Frisco NSB | 75-foot Monopine Telecommunications Facility

### Facility Summary

| Item                              | Proposed Facility                                                                                                                                                                                                                                                              |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Facility type                     | Permanent replacement freestanding stealth monopine telecommunications facility                                                                                                                                                                                                |
| Overall height                    | Seventy-five feet (75') above ground level, inclusive of the monopine structure and top appurtenances unless final plans state otherwise                                                                                                                                       |
| Relationship to existing facility | Replacement for AT&T rooftop antennas being removed from the building/property as part of redevelopment                                                                                                                                                                        |
| Reason not rooftop-mounted        | Reinstallation on the redeveloped building would require rooftop extensions, screening, and appurtenances above the designed roofline, creating an out-of-place visual condition and increasing the perceived height and mass of the building                                  |
| Antenna configuration             | AT&T antennas, radios, mounts, cabling, and appurtenances integrated within or visually screened by the monopine branching and concealment system as shown on the plans                                                                                                        |
| Ground equipment                  | Accessory equipment will be located adjacent to the monopine within an approximately 17' x 12' fenced equipment area. The fenced area will contain the ground equipment and will accommodate power and fiber connections brought into the facility as shown on the site plans. |
| Lighting                          | No artificial lighting proposed unless required by FAA or other applicable authority                                                                                                                                                                                           |
| Use                               | Wireless telecommunications only; no advertising or non-telecommunications messaging                                                                                                                                                                                           |

### Exhibit Reference and Application Checklist Cross-Reference

The following exhibits are submitted with, incorporated into, and relied upon by this narrative. These exhibits correspond to the Town of Frisco Special Use Permit for Telecommunication Facilities application checklist, including the requested cover letter, project narrative, site plan materials, graphical/photo simulation materials, RF-related technical materials, and property owner consent.

#### Exhibit A - Site Plans / Construction Drawings

Includes the site layout, monopine location, adjacent 17' x 12' fenced equipment area, access, power and fiber routing, utilities, elevations, antenna layout, stealth monopine design details, setbacks, screening, landscaping, and construction details. Photo simulations are incorporated into the site plan package and should be reviewed with the elevations and visual impact discussion.

**Exhibit B - RF / EME Compliance Report**

Provides the technical emissions analysis for the proposed facility and supports compliance with FCC radio frequency exposure standards and the Town's RF/EME submittal expectations.

**Exhibit C - Coverage Map / Propagation Exhibit**

Demonstrates the service objective for the replacement facility, the need for continued service from this location, and the relationship between the proposed antenna elevation and coverage performance.

**Exhibit D - Property Owner Authorization / Consent**

Provides the written owner authorization required because AT&T and its representatives are the applicants and are not the fee owner of the property.

**Exhibit E - Supplemental Technical Materials**

Includes any structural, civil, electrical, utility, foundation, or other engineering documents submitted separately or incorporated into the final permit drawings.

**Project Location and Existing Facility Context**

AT&T previously operated a rooftop telecommunications facility on the building that is being redeveloped. The existing rooftop facility is being removed in connection with that redevelopment. AT&T's objective is to maintain reliable wireless service from the same general location and to implement a permanent replacement facility that is compatible with the redevelopment and the Town's telecommunications standards.

AT&T evaluated whether telecommunications equipment could be returned to the new building after redevelopment. That option was determined to be visually and architecturally inappropriate because the equipment would require antennas, concealment screens, rooftop extensions, or similar appurtenances extending above the designed roofline. Those features would increase the apparent height and mass of the building, appear as added rooftop elements rather than integrated architecture, and make the building look out of place in relation to the surrounding Main Street environment.

The proposed facility therefore consists of a freestanding seventy-five-foot (75') monopine. The monopine will be structurally and visually treated as a pine tree, with simulated bark, naturalistic branching, evergreen-style foliage, and antenna concealment elements intended to blend with the surrounding mountain environment to the greatest extent practicable.

**Purpose and Need**

The purpose of the proposed facility is to replace AT&T's existing rooftop telecommunications site being removed from the redevelopment property and to preserve reliable wireless coverage and capacity for residents, businesses, visitors, emergency responders, and the traveling public.

Wireless demand in Frisco is affected by visitor activity, seasonal population fluctuations, challenging terrain, building obstructions, public-safety needs, and the increased reliance on mobile service for navigation, emergency notifications, commerce, and daily communications. The proposed height and freestanding configuration are necessary to provide effective signal propagation while avoiding the visually incompatible result of adding telecommunications height and rooftop screening to the redeveloped building.

**Community Compatibility and Visual Impact Considerations**

Frisco's community character, mountain setting, and Main Street design context are central considerations in the proposed design. Returning antennas to the redeveloped building would require a taller or modified roofline and visible screening features that would not conform to the intended architecture of the building. The result would be a more prominent, out-of-place rooftop condition.

By contrast, the monopine is a purpose-built stealth telecommunications facility. Its bark-style pole treatment, evergreen branching, foliage density, neutral nonreflective finishes, and concealed antenna configuration are

intended to reduce the appearance of telecommunications infrastructure and allow the facility to read more like a natural vertical element within the mountain environment than a conventional tower or rooftop extension.

- Stealth monopine form with branch and foliage density designed to conceal antennas and soften the tower profile.
- Neutral, nonreflective finishes, including bark-style pole treatment and equipment colors selected to reduce visual contrast.
- Avoidance of rooftop extensions that would increase the perceived height and mass of the redeveloped building.
- No advertising, signage, or non-telecommunications messaging on the tower or equipment compound.
- Accessory equipment consolidated in the smallest practical area and screened as shown on the plans.
- No artificial lighting unless independently required by FAA, FCC, building, electrical, or safety authority.

## **Compliance with Town of Frisco UDC Section 180-5.2.11**

### **C (1) Federal Requirements (FAA / FCC Compliance)**

#### **Response:**

The proposed 75-foot monopine telecommunications facility will comply with all applicable federal requirements, including Federal Communications Commission (FCC) licensing and operating standards and applicable Federal Aviation Administration (FAA) notice, marking, and lighting requirements. FAA lighting is not anticipated based on the proposed height, but AT&T will comply with any final FAA determination or other applicable federal requirement. If federal standards change during the life of the facility, AT&T will bring the facility into compliance as required.

### **C (2) Radio Frequency (RF) Emissions Standards**

#### **Response:**

The facility will comply with FCC radio frequency emissions standards and maximum permissible exposure limits. An RF / EME compliance report prepared by a qualified professional is being submitted with the application as Exhibit B. AT&T will provide updated RF compliance documentation upon Town request in accordance with the Code and will cooperate with reasonable Town verification procedures consistent with Section 180-5.2.11.

### **C (3) Building Codes and Structural Safety Standards**

#### **Response:**

The monopine, antenna mounts, foundation, equipment platform or compound elements, fencing, electrical work, grounding, and associated appurtenances will be designed and constructed in accordance with applicable Town building codes, electrical codes, safety codes, and accepted telecommunications structural standards. Final structural drawings and calculations will address wind, snow, ice, seismic, foundation, and equipment loading conditions applicable to Frisco and Summit County. The facility will include anti-climbing measures and will be constructed only after issuance of required permits.

### **C (4) Order of Preference**

#### **C (4)(a) Zoning District**

#### **Response:**

The Town's preference for locating telecommunications facilities within appropriate commercial or nonresidential contexts is acknowledged. The proposed location is associated with the same property that historically supported AT&T's rooftop telecommunications facility, and the proposal is intended to provide a permanent replacement for that existing service location following redevelopment. The selected location allows

AT&T to maintain established service coverage while minimizing impacts to surrounding properties and avoiding the need to create multiple new facilities elsewhere in the community.

### **C (4)(b) Facility Type**

#### **Response:**

The Town's preference for wall-mounted and roof-mounted telecommunications facilities is acknowledged. AT&T specifically evaluated whether telecommunications equipment could be reinstalled on the redeveloped building that previously hosted AT&T's rooftop antennas.

Although the prior building accommodated rooftop telecommunications equipment, the redevelopment changes the building's architecture, roofline, and visual character. To return the facility to the new building and achieve the antenna elevation necessary for continued service, AT&T would need to install antennas, screening structures, concealment features, rooftop extensions, or similar appurtenances above the designed roofline.

Those added rooftop elements would increase the apparent height and mass of the redeveloped building and would make the building appear out of place. The additions would not read as an intentional part of the architecture; rather, they would appear as telecommunications-related appendages placed on top of the building. That visual condition would be inconsistent with the redevelopment's intended design and less compatible with the surrounding Main Street environment.

AT&T determined that returning the facility to the redeveloped rooftop would create a worse visual outcome than a purpose-built freestanding stealth facility. A rooftop installation would require visible roofline extensions and screening, while the proposed monopine is designed from the outset to conceal telecommunications equipment within a naturalistic form.

The proposed monopine incorporates simulated bark treatment, evergreen branch structures, concealed antenna placement, nonreflective finishes, and a natural silhouette intended to blend with the forested mountain character of Frisco. The surrounding area includes mountain views and vertical evergreen forms that are consistent with the monopine design. The monopine therefore reflects the character of surrounding developed and undeveloped properties more effectively than visible rooftop extensions on the redeveloped building.

Accordingly, AT&T submits that a roof-mounted or wall-mounted facility is not the most visually compatible or aesthetically appropriate solution for this replacement site. The proposed 75-foot monopine allows the redeveloped building to retain its intended architectural character while providing a separate, concealed telecommunications facility designed specifically to reduce visual impacts. As proposed, the monopine represents the least intrusive feasible alternative and is consistent with the purpose and intent of Section 180-5.2.11.

### **C (5) Design Standards**

#### **C (5)(a) Materials, Colors, Screening, and Visual Integration**

#### **Response:**

The tower will be designed as a monopine with bark-style pole treatment, evergreen-style branches and foliage, muted nonreflective finishes, and antenna concealment. Ground equipment will be located adjacent to the tower within an approximately 17' x 12' fenced equipment area, with power and fiber brought into the facility as shown on Exhibit A, Site Plans / Construction Drawings. The equipment area will be screened through fencing, landscaping, or other approved site-plan measures. The design intentionally avoids the visually incompatible alternative of extending the height of the redeveloped building to conceal rooftop telecommunications equipment.

**C (5)(b) Overlay District Compatibility****Response:**

If the site is located within an overlay district, the facility will comply with applicable overlay standards to the extent applicable to telecommunications facilities. If no overlay district applies, this provision is not applicable.

**C (5)(c) Roof and Wall-Mounted Facility Standards****Response:**

This provision is not directly applicable because the proposed facility is freestanding. Roof- and wall-mounted alternatives, including returning antennas to the redeveloped building, were reviewed and determined visually and operationally unsuitable because they would require rooftop extensions and screening elements above the designed roofline.

**C (5)(d) Lighting****Response:**

No artificial lighting is proposed. FAA lighting is not anticipated for a 75-foot facility, but any required federal lighting or marking would be implemented only if mandated by the applicable authority.

**C (5)(e) Setbacks and Property Lines****Response:**

The tower, foundation, antennas, branches, compound, and accessory equipment will be sited as shown on the survey and site plans. The final design will comply with applicable setback and property-line requirements or will identify any requested relief for Town consideration.

**C (5)(f) Landscaping Requirements****Response:**

Landscaping and screening will be provided as shown on the plans and will comply with applicable Town landscaping standards. Existing vegetation will be preserved where feasible and disturbed areas will be restored.

**C (5)(g) Height, Bulk, and Zoning District Regulations****Response:**

The proposed 75-foot height is the minimum height necessary to satisfy AT&T's RF coverage and capacity objectives at this replacement site. The monopine design reduces apparent bulk and visual contrast compared to a conventional exposed tower and avoids increasing the height and visual mass of the redeveloped building through rooftop extensions. Any zoning dimensional standard requiring interpretation or relief will be addressed through the Special Use Permit and associated plan review process.

**Height Justification for Proposed 75-Foot Monopine****Response:**

Antenna height directly affects wireless service because radio frequency signals perform best when antennas are elevated above surrounding obstructions. Increased antenna elevation allows signals to propagate over terrain, buildings, vegetation, and other physical features. As antenna height is reduced, signals encounter more obstruction, resulting in reduced coverage area, weaker in-building service, increased shadowing, reduced network capacity, and increased potential for dropped calls or interrupted data sessions.

AT&T evaluated lower antenna elevations and determined that heights below the proposed 75-foot monopine would not adequately satisfy the service objectives for the intended coverage area. Reducing the facility height

would place the antennas closer to existing obstructions and terrain features, resulting in diminished signal propagation and reduced service reliability.

Multiple lower-height facilities would be required to provide comparable service performance if the proposed height were substantially reduced. Such an approach would result in additional telecommunications sites, equipment compounds, utility connections, access needs, and cumulative visual impacts. A single 75-foot monopine allows AT&T to maintain service from the established site area while minimizing the number of facilities required in the Town.

The requested height also avoids the need to extend the redeveloped building's roofline to accommodate rooftop telecommunications equipment. A roof-mounted alternative trying to achieve similar antenna elevation would require visible rooftop extensions and screening that would make the building look visually out of place. The proposed monopine provides the necessary antenna elevation in a structure intentionally designed for concealment and visual compatibility.

## **C (6) Co-Location**

### **C (6)(a) Demonstration That Co-Location Is Not Feasible**

#### **Response:**

AT&T previously maintained a telecommunications facility on the property prior to redevelopment. The proposed monopine is not intended to establish service in a new area unrelated to AT&T's existing network; rather, it is intended to provide a permanent replacement solution for a location that has historically supported AT&T wireless service.

Because AT&T had an existing telecommunications lease and an established rooftop facility at the property, the principal site evaluation question was how to replace the removed rooftop installation in a manner that maintains service while respecting the redevelopment. The analysis therefore focused on the redevelopment property and the feasibility of returning to the new building rather than treating the project as a new geographic search for an unrelated tower site.

Reinstallation on the redeveloped building was evaluated and determined visually unsuitable because it would require rooftop antennas, concealment elements, screening walls, extensions, or similar appurtenances above the designed roofline. Those modifications would increase the apparent height and mass of the building, alter the intended architectural design, and make the building appear visually out of place.

Relocating the facility to an existing tower or other structure elsewhere would not provide a like-for-like replacement for the established site and lease area and could fail to replicate the coverage contribution of the existing rooftop facility. It could also require additional facilities to address resulting coverage deficiencies. For this replacement project, the proposed monopine on or associated with the redevelopment property is the most appropriate and least intrusive means of maintaining service while avoiding visually incompatible rooftop modifications.

Accordingly, AT&T submits that co-location on another existing structure is not a feasible or appropriate substitute for the proposed replacement facility, and that construction of the proposed monopine represents the best permanent replacement solution for the telecommunications facility being removed from the building.

### **C (6)(b) Non-Exclusion of Competitors**

#### **Response:**

AT&T will not unreasonably exclude telecommunications providers from utilizing the proposed facility where co-location is technically feasible and consistent with the structural, operational, and concealment requirements of the monopine. Any future co-location opportunity will be evaluated based on structural capacity, radio frequency compatibility, safety considerations, available space, and the ability to maintain the stealth characteristics of the monopine design.

**C (6)(c) Third-Party Technical Review****Response:**

AT&T acknowledges that, pursuant to Section 180-5.2.11(C)(6)(c), the Town may require a third-party technical evaluation if a dispute arises regarding the feasibility of co-location at the proposed facility. AT&T agrees to cooperate with any such review and provide engineering, structural, and radio frequency information reasonably necessary to evaluate a co-location request.

**C (7) Prohibited Use****Response:**

The facility will be used only for telecommunications purposes. No advertising, commercial signage, branding panels, or visual messaging is proposed on the tower, branches, antenna elements, equipment compound, or accessory equipment, except for required safety, identification, emergency contact, or regulatory notices.

**C (8) Abandonment and Removal****Response:**

AT&T acknowledges the abandonment and removal requirements of Section 180-5.2.11. If the facility ceases operation for the period specified by the Code and is deemed abandoned, AT&T will remove the tower, associated accessory equipment, and related improvements as required and will restore the site to a condition acceptable to the Town. AT&T further acknowledges that the Town may require a removal deposit, bond, or other performance security reasonably related to the cost of removal and restoration.

**D. Permit and Application Requirements****D (1) Building Permit****Response:**

AT&T will obtain all required building, electrical, grading, utility, and other permits before construction. If work within public right-of-way is required for power, fiber, utility connections, or access, AT&T will obtain applicable right-of-way approvals. The facility will be constructed in accordance with approved plans and conditions of approval, including the adjacent 17' x 12' fenced equipment area and associated power and fiber routing shown on Exhibit A.

**D (2)(a)-(b) Applicant Identity and Responsible Party****Response:**

Applicant identity, legal status, agent contact information, and the responsible party for the accuracy of the application are provided in the application materials and will be kept current. Because the applicant is not the fee owner of the property, written property owner authorization and consent is being provided as Exhibit D in accordance with the application checklist.

**D (2)(c) FCC Authorizations****Response:**

AT&T will provide evidence of required FCC licenses, authorizations, or operating rights sufficient to provide telecommunications service from the facility.

**D (2)(d) Removal Deposit / Performance Security****Response:**

AT&T agrees to post any Town-required removal deposit or performance security in an amount reasonably related to removal of the facility and restoration of the site if AT&T fails to perform those obligations.

**D (2)(e) Co-Location Agreement****Response:**

AT&T will consider good-faith co-location proposals and will not unreasonably exclude another commercial provider, subject to RF, structural, safety, concealment, operational, lease, and capacity limitations.

**D (2)(f) Service Changes and Interference Monitoring****Response:**

AT&T will provide required notice before introducing new telecommunications services or materially changing services at the facility and will cooperate with any Town monitoring of potential public-safety communications interference during testing and activation.

**D (2)(g) RF Interference Certification****Response:**

A qualified RF professional will provide the required verification that the facility has been evaluated for potential RF interference issues. If a potential issue is identified, the application materials will describe mitigation measures.

**D (2)(h) Existing and Planned Facilities Narrative and Map****Response:**

AT&T will provide the narrative and map of existing and planned facilities required by the Code, or will provide an explanation of any confidential, proprietary, or nonapplicable information consistent with Town review requirements.

**D (3) Supplemental Information****Response:**

Following permit issuance, AT&T will inform the Town in writing within the timeframe required by the Code of any change to information provided in the application, including ownership, contact, operational, or service-characteristic changes.

**Conclusion**

The proposed 75-foot monopine telecommunications facility satisfies the intent of Town of Frisco UDC Section 180-5.2.11 by replacing an existing rooftop telecommunications facility being removed from the redevelopment property while minimizing visual, land-use, and operational impacts. Returning the facility to the redeveloped building would require rooftop extensions and screening that would increase the building's perceived height and mass and make the building appear visually out of place. The proposed monopine provides the necessary antenna elevation in a purpose-built stealth structure designed to reflect Frisco's mountain environment, reduce visual contrast, and preserve the architectural integrity of the redevelopment. AT&T respectfully requests approval of the Special Use Permit and associated application materials.

| PROJECT TEAM                                                                                                     |                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>APPLICANT:</u></b><br>COMPANY:<br>ADDRESS:<br>CITY, STATE, ZIP:<br>CONTACT:<br>PHONE:<br>EMAIL:            | AT&T<br>7670 S CHESTER STREET<br>CENTENNIAL, CO 80112<br>BECKY JOHN-HANEY<br>(720) 480-6429<br>BJ739H@ATT.COM                                       |
| <b><u>PROJECT MANAGEMENT:</u></b><br>COMPANY:<br>ADDRESS:<br>CITY, STATE, ZIP:<br>CONTACT:<br>PHONE:<br>EMAIL:   | AT&T<br>7670 S. CHESTER STREET<br>CENTENNIAL, CO 80112<br>TROY BOSWORTH<br>(385) 253-3112<br>FD1733@ATT.COM                                         |
| <b><u>SITE ACQUISITION:</u></b><br>COMPANY:<br>ADDRESS:<br>CITY, STATE, ZIP:<br>CONTACT:<br>PHONE:<br>EMAIL:     | SMARTLINK LLC<br>1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200<br>ANNAPOLIS, MD 21401<br>AUDRA KIRK<br>(720) 331-0822<br>AUDRA.KIRK@SMARTLINKGROUP.COM |
| <b><u>RF ENGINEER:</u></b><br>COMPANY:<br>ADDRESS:<br>CITY, STATE, ZIP:<br>CONTACT:<br>PHONE:<br>EMAIL:          | AT&T MOBILITY SERVICES LLC<br>7670 S. CHESTER STREET<br>CENTENNIAL, CO 80112<br>TROY JOHNSON<br>(720) 244-1913<br>TJ184M@ATT.COM                    |
| <b><u>CONSTRUCTION MANAGER:</u></b><br>COMPANY:<br>ADDRESS:<br>CITY, STATE, ZIP:<br>CONTACT:<br>PHONE:<br>EMAIL: | AT&T<br>7670 S CHESTER STREET<br>CENTENNIAL, CO 80112<br>REID POST<br>(303) 547-5339<br>RP836C@ATT.COM                                              |
| <b><u>A&amp;E:</u></b><br>COMPANY:<br>ADDRESS:<br>CITY, STATE, ZIP:<br>CONTACT:<br>PHONE:<br>EMAIL:              | CCI SYSTEMS<br>105 KENT STREET<br>IRON MOUNTAIN, MI 49801<br>BRIAN HORTON<br>(301) 842-4263<br>BRIAN.HORTON@CCISYSTEMS.COM                          |

|                         |                                                                                       |
|-------------------------|---------------------------------------------------------------------------------------|
| SITE ADDRESS:           | 101 WEST MAIN STREET<br>FRISCO, CO 80443                                              |
| STRUCTURE TYPE:         | MONOPINE                                                                              |
| SITE TYPE:              | AT&T TOWER LOCATION                                                                   |
| LATITUDE (NAD 83):      | 39° 34' 33.2466" N   39.575902°                                                       |
| LONGITUDE (NAD 83):     | 106° 06' 21.7332" W   -106.106037°                                                    |
| GROUND ELEVATION:       | ±9096'                                                                                |
| TOWER OWNER:            | AT&T                                                                                  |
| PROPERTY OWNER:         | NHPF WEST MAIN, LLC<br>1090 VERMONT AVE NW, SUITE 400<br>WASHINGTON DC 20005          |
| CONTACT:                | NEAL T. DROBENARE, SVP ACQUISITIONS<br>NDROBENARE@NHPFOUNDATION.ORG<br>(202) 316-7351 |
| PARCEL NUMBER (APN):    | 1100169 (LOT B-1)                                                                     |
| OCCUPANCY GROUP:        | U                                                                                     |
| COUNTY:                 | SUMMIT COUNTY                                                                         |
| ZONING/JURISDICTION:    | TOWN OF FRISCO                                                                        |
| CURRENT ZONING:         | MU - PUD AREAS                                                                        |
| ZONING DESIGNATION:     | ---                                                                                   |
| AT&T GROUND LEASE AREA: | 204 SQ. FT.                                                                           |
| PROPOSED USE:           | UNMANNED TELECOMMUNICATIONS FACILITY                                                  |
| HANDICAP REQUIREMENTS:  | FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.   |



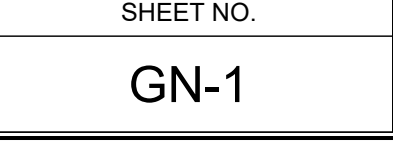
1. THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATIONS.
2. THE CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS, SPECIFICATIONS, AND NOTES PRIOR TO STARTING CONSTRUCTION. LIMITED TO DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT /ENGINEER AND SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE ARCHITECT/ENGINEER.
3. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK.
4. A COPY OF THE APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDENDUMS, OR CHANGE ORDERS. THE CONTRACTOR SHALL FORWARD THE AS-BUILT DRAWINGS TO THE ARCHITECT/ENGINEER AT THE CONCLUSION OF THE PROJECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE FROM START OF PROJECT TO COMPLETION OF PROJECT.
6. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER, AND TOILET FACILITIES.
7. ALL CONSTRUCTION THROUGH THE PROJECT SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE AND ALL THE OTHER LATEST GOVERNING CODES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. THE ENGINEER WILL NOT ADVISE ON NOR PROVIDE DIRECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.
9. THE CONTRACTOR SHALL SUPERVISE AND COORDINATE ALL WORK, USING HIS PROFESSIONAL KNOWLEDGE AND SKILLS. HE IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCING AND COORDINATING ALL PORTIONS OF THE WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTIONS WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR HIS REPRESENTATIVE. CONTRACTOR SHALL OBTAIN THE PERMIT AND MAKE FINAL PAYMENT OF SAID DOCUMENT.
11. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE UNLESS NOTED OTHERWISE.
12. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR SUPPORTS FOR INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS.
13. THE CONTRACTOR SHALL PROVIDE THE FIRE MARSHAL APPROVED MATERIALS TO FILL/SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
14. NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL AND PAINT COLOR UNLESS NOTED OTHERWISE IN THE PLANS.
15. WHERE SPECIFIED, MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR RECORDING THE RESULTS.
16. ALL GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.
17. ALL DEBRIS AND REFUSE IS TO BE REMOVED FROM THE PROJECT DAILY. PREMISES SHALL BE LEFT IN A CLEAN BROOM FINISHED CONDITION AT ALL TIMES.
18. ALL SYMBOLS AND ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS. IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT/ENGINEER SHALL BE NOTIFIED FOR CLARIFICATIONS.
19. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE METHODS, TECHNIQUES AND SEQUENCES OF PROCEDURES TO PERFORM THE WORK. THE SUPERVISION OF THE WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
20. CONTRACTORS SHALL VISIT THE SITE PRIOR TO BID TO ASCERTAIN CONDITIONS WHICH MAY ADVERSELY AFFECT THE WORK OR COST THEREOF.
21. THE CONTRACTOR SHALL FIELD VERIFY THE DIMENSION, ELEVATION, ETC. NECESSARY FOR THE PROPER CONSTRUCTION AND ALIGNMENT OF THE NEW PORTION OF THE WORK TO THE EXISTING WORK. THE CONTRACTOR SHALL MAKE ALL MEASUREMENTS NECESSARY FOR FABRICATION AND ERECTION OF STRUCTURAL MEMBERS. ANY DISCREPANCY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT /ENGINEER.
22. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES.
23. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND SHALL BE CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE ENGINEER.
24. NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE ARCHITECT/ENGINEER. UNAUTHORIZED CHANGES RENDER THESE DRAWINGS VOID.
25. ANY REFERENCE TO THE WORDS APPROVED, OR APPROVAL IN THESE DOCUMENTS SHALL BE HEREIN DEFINED TO MEAN GENERAL ACCEPTANCE OR REVIEW AND SHALL NOT RELIEVE THE CONTRACTOR AND/OR HIS SUB-CONTRACTORS OF ANY LIABILITY IN FURNISHING THE REQUIRED MATERIALS OR LABOR SPECIFIED.
26. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK. THE GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS, PRIOR TO STARTING WORK.

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, AS WELL AS WITH ALL LOCAL, STATE, AND NATIONAL CODES, LAWS, AND ORDINANCES APPLICABLE TO ELECTRICAL WORK.
2. THE ELECTRICAL CONTRACTOR SHALL VISIT THE JOBSITE AND VERIFY EXISTING CONDITIONS BEFORE BIDDING AND SHALL INCLUDE IN HIS/HER BID, THE NECESSARY COSTS TO CONSTRUCT THIS PROJECT IN ACCORDANCE WITH THE INTENT OF THE ELECTRICAL DRAWINGS, SPECIFICATIONS, AND ALL APPLICABLE CODES.
3. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S).

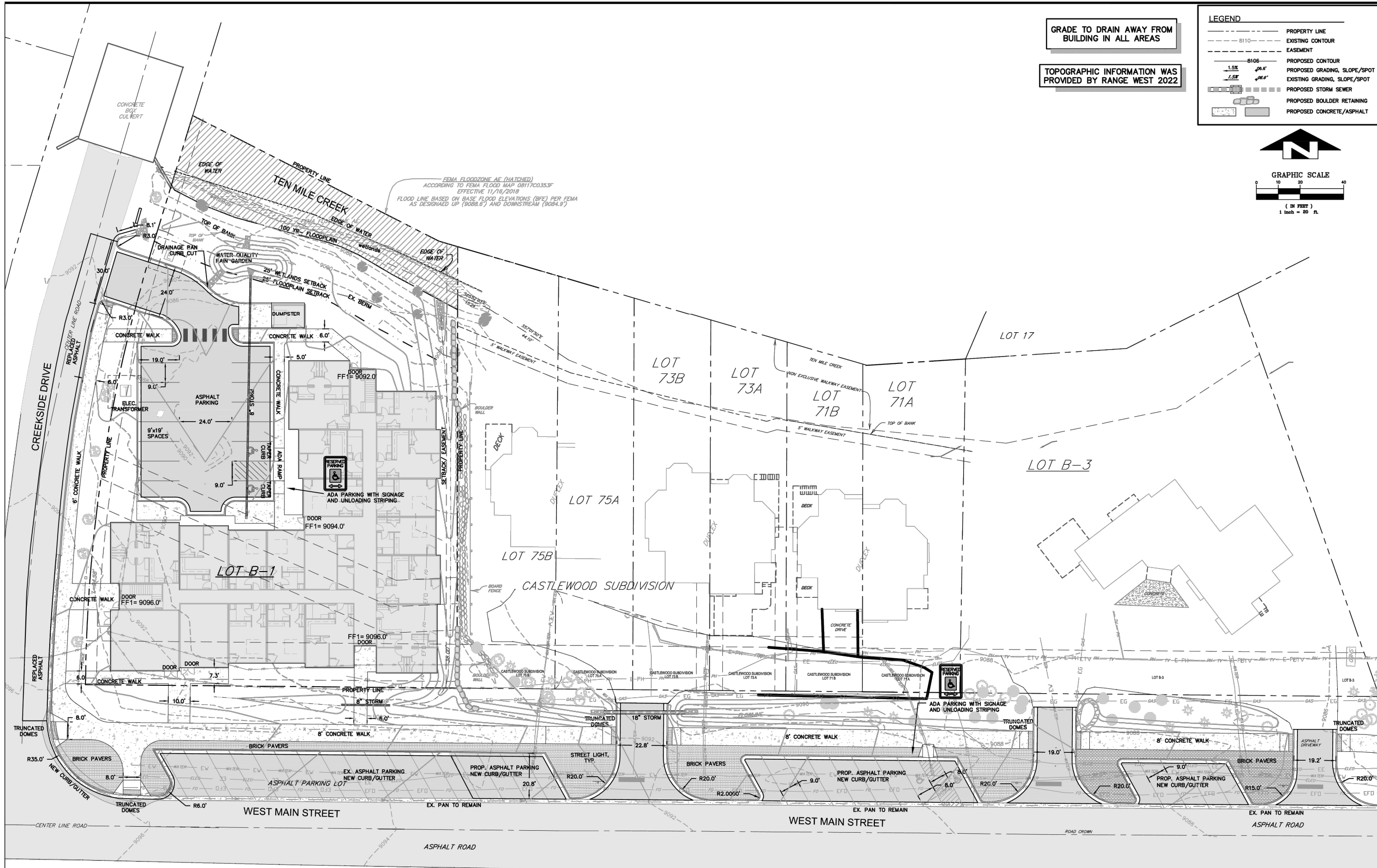
- ALL WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER, AND SHALL PRESENT A NEAT MECHANICAL APPEARANCE WHEN COMPLETED.
5. EACH END OF EVERY POWER, GROUNDING, CONTROL AND ALARM CONDUCTOR AND CABLE SHALL BE LABELED OR IDENTIFIED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA, AND MATCH EXISTING INSTALLATION REQUIREMENTS.
6. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE LISTED BY UNDERWRITER'S LABORATORIES.
7. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING RELATED TO ELECTRICAL WORK, UNLESS OTHERWISE NOTED AND COORDINATED WITH THE GENERAL CONTRACTOR.
8. POWER AND EQUIPMENT GROUND WIRING SHALL BE 12 AWG OR LARGER, 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
9. CONTROL AND ALARM WIRING SHALL BE COPPER, 300V OR 600V LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
10. UPON COMPLETION OF THE ELECTRICAL WORK, THE INSTALLATION SHALL BE FREE FROM GROUNDS AND SHORT CIRCUITS.
11. ELECTRICAL CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS TO THE ARCHITECT/ENGINEER UPON COMPLETION OF THE JOB.
12. ALL POWER AND EQUIPMENT GROUND WIRE CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS OR WIRENUTS. LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).
13. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
14. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
15. THE NOTE, SPECIFICATION OR CODE WHICH PRESCRIBES AND ESTABLISHES THE HIGHEST STANDARD OF PERFORMANCE SHALL PREVAIL IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN ITEMS SHOWN ON THE PLANS AND/OR SPECIFICATIONS.
16. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. PENETRATIONS OF ALL WALLS OR CEILINGS SHALL BE SEALED AND FIRE RATING MAINTAINED IN ACCORDANCE WITH ALL LOCAL AND NATIONAL CODES.
18. SCHEDULE 80 PVC CONDUIT SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
19. RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
20. ALL DETAILS/SCHEMATICS SHOWN ARE IN GENERAL TERMS, AND INSTALLATION MAY VARY DUE TO SPECIFIC SITE CONDITIONS.
21. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
22. METALLIC CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE, GALVANIZED AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE. MYERS HUBS OR APPROVED LOCKNUTS SHALL BE FITTED AT ALL BOX CONNECTIONS TO MAINTAIN NEC.
23. CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
24. THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
25. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
26. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
27. RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE PVC OR GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
28. NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
29. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.
30. ALL ENTRIES TO EQUIPMENT ASSOCIATED WITH THIS PROJECT SHALL BE SEALED TO KEEP WATER OUT.

1. THE PREPARATION OF THE SITE FOR CONSTRUCTION SHALL INCLUDE THE REMOVAL OF ALL BROKEN CONCRETE, TREE TRUNKS AND ANY OTHER DEBRIS THAT WOULD BE DAMAGING TO THE FOOTINGS OF THE NEW STRUCTURE.
2. BACK FILLING AT TRENCHES SHALL BE OF CLEAN, STERILE SOIL HAVING A SAND EQUIVALENT OF 30 OR GREATER. BACK FILLING SHALL BE DONE IN 8 INCH LAYERS, MOISTURE CONDITIONED AND PROPERLY COMPACTED. ADEQUATE DRAINAGE SHALL BE PROVIDED SUCH THAT NO PONDING OCCURS.
3. ALL FOUNDATION FOOTINGS SHALL EXTEND INTO AND BEAR AGAINST NATURAL UNDISTURBED SOIL OR APPROVED COMPACTED FILL FOOTINGS SHALL EXTEND INTO SOIL DEPTH AS INDICATED IN PLANS.
4. SHOULD ANY LOOSE FILL, EXPANSE SOIL, GROUND WATER OR ANY OTHER UNEXPECTED CONDITIONS BE ENCOUNTERED DURING THE EXCAVATION FOR THE NEW FOUNDATION, THE ARCHITECT/ENGINEER SHALL BE NOTIFIED AND ALL FOUNDATION WORK SHALL CEASE IMMEDIATELY.
5. WITHIN AN AREA A MINIMUM OF 5 FEET BEYOND THE BUILDING LIMITS, EXCAVATE A MINIMUM OF 4" OF EXISTING SOIL. REMOVE ALL ORGANICS, PAVEMENT, ROOTS, DEBRIS AND OTHERWISE UNSUITABLE MATERIAL.
6. THE SURFACE OF THE EXPOSED SUBGRADE SHALL BE INSPECTED BY PROBING OR TESTING TO CHECK FOR POCKETS OF SOFT OR UNSUITABLE MATERIAL. EXCAVATE UNSUITABLE SOIL AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY.
7. PROOFROLL THE SURFACE OF THE EXPOSED SUBGRADE WITH A LOADED TANDEM AXLE DUMP TRUCK. REMOVE ALL SOILS WHICH PUMP OR DO NOT COMPACT PROPERLY AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY.

- |                              |                                      |
|------------------------------|--------------------------------------|
| MATERIALS: CONFORM TO        |                                      |
| ANCHOR BOLTS (HEADED):       | ASTM A307                            |
| ANCHOR BOLTS (J-TYPE):       | ASTM A36                             |
| BARs AND PLATES:             | ASTM A36                             |
| BOLTS:                       | ASTM A307                            |
| C-, M-, AND ANGLE SHAPES:    | ASTM A36                             |
| DEFORMED WELDED WIRE FABRIC: | ASTM A497                            |
| EPOXY AND EXPANSION ANCHORS: | HILTI OR EQUIVALENT                  |
| GROUT:                       | EMBECO OR EQUIVALENT                 |
| HIGH-STRENGTH BOLTS:         | ASTM A325SC OR (A325N)               |
| OTHER STRUCTURAL SHAPES:     | ASTM A36                             |
| REINFORCING BARS:            | ASTM A615, GRADE 60, DEFORMED BARS   |
| SMOOTH WELDED WIRE FABRIC:   | ASTM A185                            |
| STRUCTURAL WF SHAPES:        | ASTM A572-GR50                       |
| STEEL PIPE:                  | ASTM A53, GRADE B                    |
| TIE WIRE:                    | 16.5 GAGE OR HEAVIER, BLACK ANNEALED |
| TUBE STEEL AND PIPE COLUMNS: | ASTM A500, GRADE B                   |
| WELDING ELECTRODES:          | E70XX                                |
| W - SHAPES:                  | ASTM A992, GRADE 50                  |



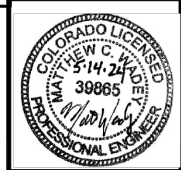
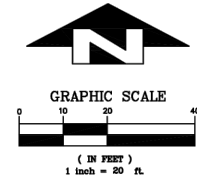
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GRADE TO DRAIN AWAY FROM  
BUILDING IN ALL AREAS

TOPOGRAPHIC INFORMATION WAS  
PROVIDED BY RANGE WEST 2022

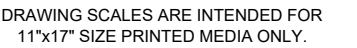
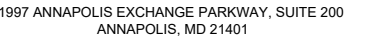
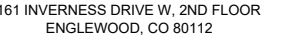
- LEGEND**
- PROPERTY LINE
  - EXISTING CONTOUR
  - EASEMENT
  - PROPOSED CONTOUR
  - PROPOSED GRADING, SLOPE/SPOT
  - EXISTING GRADING, SLOPE/SPOT
  - PROPOSED STORM SEWER
  - PROPOSED BOULDER RETAINING
  - PROPOSED CONCRETE/ASPHALT



# 101 WEST MAIN STREET FRISCO, CO SITE LAYOUT PLAN

| DESIGNED | DRAWN | CHECKED  | JOB NO. | DATE       |
|----------|-------|----------|---------|------------|
| MCW      | MCW   | MCW, TSL |         | 05/11/2023 |

| NO. | DATE       | REVISIONS            | BY  |
|-----|------------|----------------------|-----|
|     | 05/12/2023 | PRELIMINARY PLAN     | MCW |
|     | 12/12/2023 | FINAL SITE PLAN      | MCW |
|     | 01/25/2024 | RESPONSE TO COMMENTS |     |
|     | 05/14/2024 | FINAL SITE SUBMITAL  |     |
|     | 05/31/2024 | RESPONSE TO COMMENTS |     |



| REV | DESCRIPTION     | DATE       | DRN BY: | REV BY: | APP BY: |
|-----|-----------------|------------|---------|---------|---------|
| A   | 90% COMPLETE ZD | 06/22/2026 | JED     | OAM     | MJC     |
| B   | 90% COMPLETE ZD | 07/14/2026 | JED     | OAM     | MJC     |
|     |                 |            |         |         |         |
|     |                 |            |         |         |         |

SITE NAME:  
FRISCO

LTE 1C, 2C, 3C, 4C

SITE ID: COL94002

FA#: 10093711

SITE ADDRESS:  
101 WEST MAIN STREET  
FRISCO, CO 80443

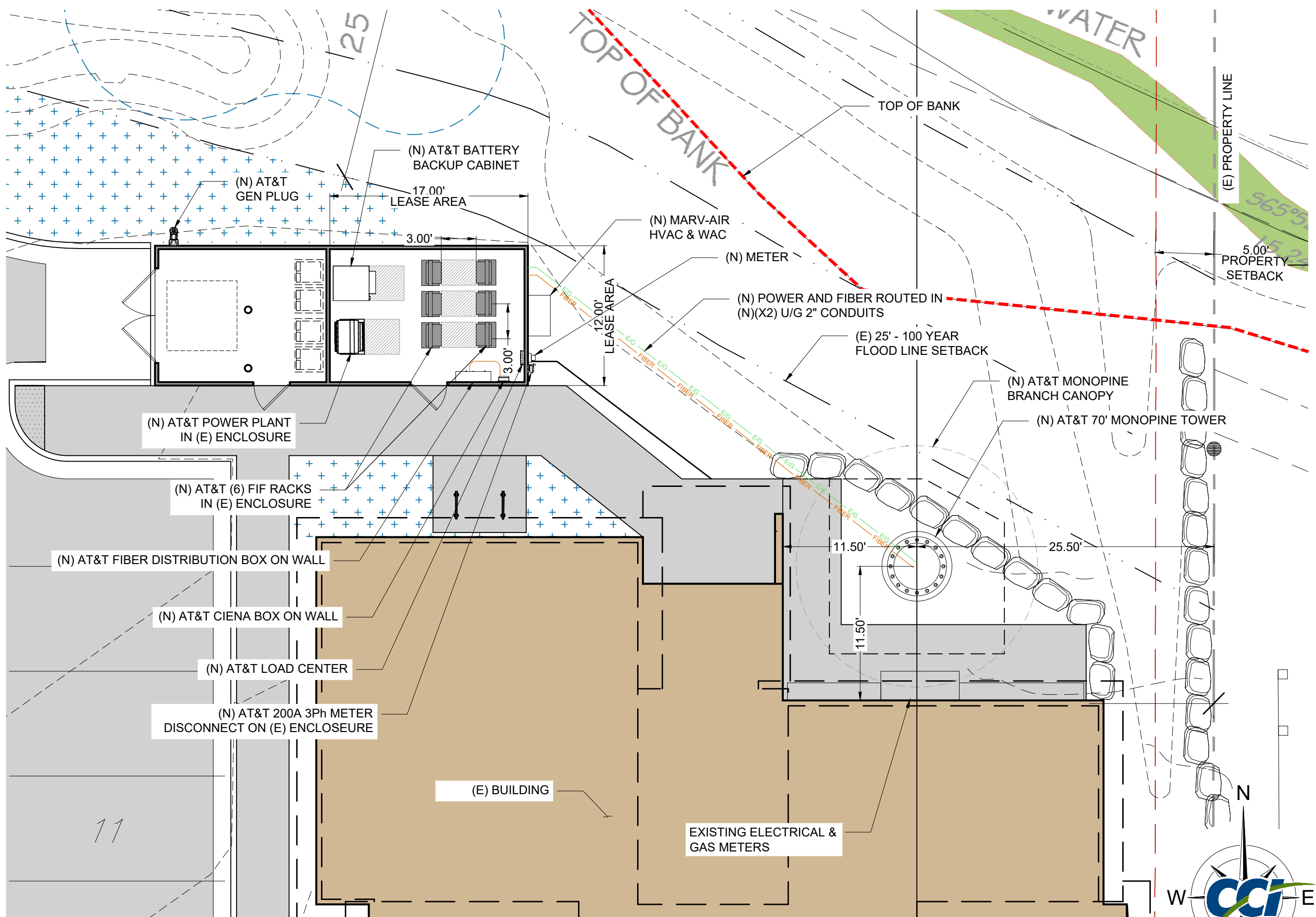
SUMMIT COUNTY

# ZD-1

ORIGINAL DRAWING SIZE: ANSI B. 11.00" X 17.00"



1 PLAN: OVERALL SITE  
PAGE ZD-1 SCALE: 1/32" = 1'-0"



DRAWING SCALES ARE INTENDED FOR  
11"x17" SIZE PRINTED MEDIA ONLY.

### SUBMITTALS

| REV | DESCRIPTION     | DATE       | DRN | REV | APP |
|-----|-----------------|------------|-----|-----|-----|
| A   | 90% COMPLETE ZD | 06/22/2026 | JED | OAM | MJC |
| B   | 90% COMPLETE ZD | 07/14/2026 | JED | OAM | MJC |
|     |                 |            |     |     |     |
|     |                 |            |     |     |     |

### SITE INFORMATION

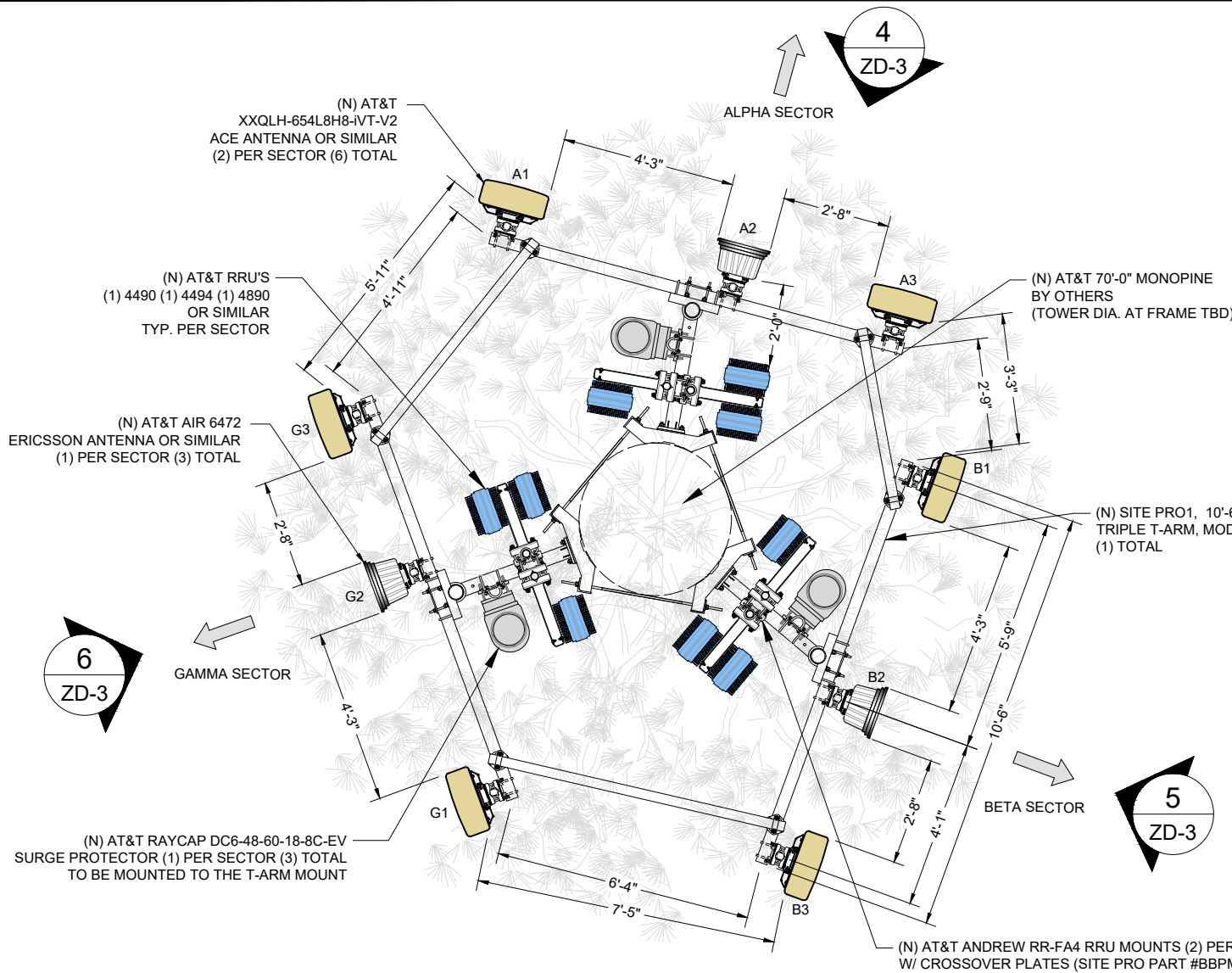
SITE NAME:  
FRISCO  
  
LTE 1C, 2C, 3C, 4C  
  
SITE ID: COL94002  
  
FA#: 10093711  
  
SITE ADDRESS:  
101 WEST MAIN STREET  
FRISCO, CO 80443  
  
SUMMIT COUNTY

### SHEET DESCRIPTION

**ENLARGED  
SITE PLAN**

SHEET NO.

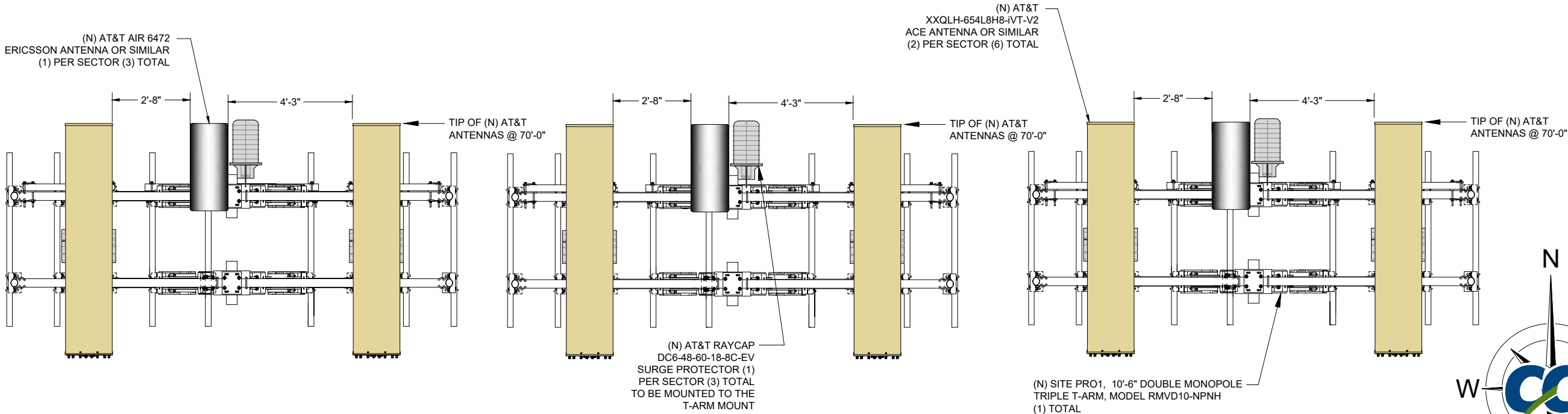
**ZD-2**



| PROPOSED ANTENNA SCHEDULE |         |            |              |                        |        |                                                                               |                                 |
|---------------------------|---------|------------|--------------|------------------------|--------|-------------------------------------------------------------------------------|---------------------------------|
| SECTOR                    | ANTENNA |            |              |                        | RRU    | OVP                                                                           | CABLING                         |
|                           |         | TECHNOLOGY | MANUFACTURER | MODEL                  |        |                                                                               |                                 |
| ALPHA                     | A1      | 5G, LTE    | **ACE        | **XXQLH-654L8H8-IVT-V2 | 70'-0" | **ERICSSON 4490 B5/B12A<br>**ERICSSON 4494 B14/B29<br>**ERICSSON 4890 B25/B66 | (1) FIBER TRUNK<br>(2) DC TRUNK |
|                           | A2      | 5G         | **ERICSSON   | **AIR 6472             | 70'-0" |                                                                               |                                 |
|                           | A3      | 5G, LTE    | **ACE        | **XXQLH-654L8H8-IVT-V2 | 70'-0" |                                                                               |                                 |
|                           | A4      |            |              |                        |        |                                                                               |                                 |
| BETA                      | B1      | 5G, LTE    | **ACE        | **XXQLH-654L8H8-IVT-V2 | 70'-0" | **ERICSSON 4490 B5/B12A<br>**ERICSSON 4494 B14/B29<br>**ERICSSON 4890 B25/B66 | (1) FIBER TRUNK<br>(2) DC TRUNK |
|                           | B2      | 5G         | **ERICSSON   | **AIR 6472             | 70'-0" |                                                                               |                                 |
|                           | B3      | 5G, LTE    | **ACE        | **XXQLH-654L8H8-IVT-V2 | 70'-0" |                                                                               |                                 |
|                           | B4      |            |              |                        |        |                                                                               |                                 |
| GAMMA                     | G1      | 5G, LTE    | **ACE        | **XXQLH-654L8H8-IVT-V2 | 70'-0" | **ERICSSON 4490 B5/B12A<br>**ERICSSON 4494 B14/B29<br>**ERICSSON 4890 B25/B66 | (1) FIBER TRUNK<br>(2) DC TRUNK |
|                           | G2      | 5G         | **ERICSSON   | **AIR 6472             | 70'-0" |                                                                               |                                 |
|                           | G3      | 5G, LTE    | **ACE        | **XXQLH-654L8H8-IVT-V2 | 70'-0" |                                                                               |                                 |
|                           | G4      |            |              |                        |        |                                                                               |                                 |

NOTE:  
\* CONTRACTOR TO REFER TO FINAL RFDS FOR ALL RF DETAILS  
\*\* OR SIMILAR

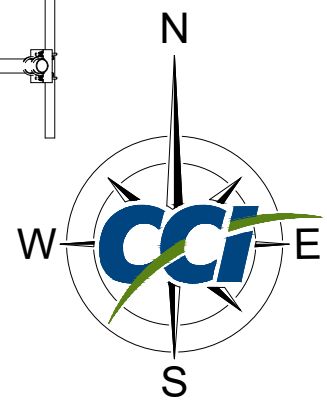
3 PLAN: SECTOR, ENLARGED  
PAGE ZD-3  
SCALE: 1/4" = 1'-0"



4 ELEVATION: ALPHA SECTOR, ENLARGED  
PAGE ZD-3  
SCALE: 1/4" = 1'-0"

5 ELEVATION: BETA SECTOR, ENLARGED  
PAGE ZD-3  
SCALE: 1/4" = 1'-0"

6 ELEVATION: GAMMA SECTOR, ENLARGED  
PAGE ZD-3  
SCALE: 1/4" = 1'-0"



161 INVERNESS DRIVE W, 2ND FLOOR  
ENGLEWOOD, CO 80112

1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200  
ANNAPOLIS, MD 21401

DRAWING SCALES ARE INTENDED FOR  
11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

| REV | DESCRIPTION     | DATE       | DRN BY: | REV BY: | APP BY: |
|-----|-----------------|------------|---------|---------|---------|
| A   | 90% COMPLETE ZD | 06/22/2026 | JED     | OAM     | MJC     |
| B   | 90% COMPLETE ZD | 07/14/2026 | JED     | OAM     | MJC     |
|     |                 |            |         |         |         |
|     |                 |            |         |         |         |

SITE INFORMATION

SITE NAME:  
FRISCO

LTE 1C, 2C, 3C, 4C

SITE ID: COL94002

FA#: 10093711

SITE ADDRESS:  
101 WEST MAIN STREET  
FRISCO, CO 80443

SUMMIT COUNTY

SHEET DESCRIPTION

ANTENNA SECTOR  
PLAN AND DETAILS

SHEET NO.

ZD-3

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"

DRAWING SCALES ARE INTENDED FOR  
11"x17" SIZE PRINTED MEDIA ONLY.

### SUBMITTALS

| REV | DESCRIPTION     | DATE       | DRN BY: | REV BY: | APP BY: |
|-----|-----------------|------------|---------|---------|---------|
| A   | 90% COMPLETE ZD | 06/22/2026 | JED     | OAM     | MJC     |
| B   | 90% COMPLETE ZD | 07/14/2026 | JED     | OAM     | MJC     |
|     |                 |            |         |         |         |
|     |                 |            |         |         |         |

### SITE INFORMATION

SITE NAME:  
FRISCO

LTE 1C, 2C, 3C, 4C

SITE ID: COL94002

FA#: 10093711

SITE ADDRESS:  
101 WEST MAIN STREET  
FRISCO, CO 80443

SUMMIT COUNTY

### SHEET DESCRIPTION

### SITE ELEVATIONS

### SHEET NO.

**ZD-4**

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"



**7** ELEVATION: PROPOSED SITE, NORTH  
PAGE ZD-4  
SCALE: 1/16" = 1'-0"



**8** ELEVATION: PROPOSED SITE, EAST  
PAGE ZD-4  
SCALE: 1/16" = 1'-0"



161 INVERNESS DRIVE W, 2ND FLOOR  
ENGLEWOOD, CO 80112

1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200  
ANNAPOLIS, MD 21401

DRAWING SCALES ARE INTENDED FOR  
11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

| REV | DESCRIPTION     | DATE       | DRN BY: | REV BY: | APP BY: |
|-----|-----------------|------------|---------|---------|---------|
| A   | 90% COMPLETE ZD | 06/22/2026 | JED     | OAM     | MJC     |
| B   | 90% COMPLETE ZD | 07/14/2026 | JED     | OAM     | MJC     |
|     |                 |            |         |         |         |
|     |                 |            |         |         |         |

SITE INFORMATION

SITE NAME:  
FRISCO

LTE 1C, 2C, 3C, 4C

SITE ID: COL94002

FA#: 10093711

SITE ADDRESS:  
101 WEST MAIN STREET  
FRISCO, CO 80443

SUMMIT COUNTY

SHEET DESCRIPTION

SITE ELEVATIONS

SHEET NO.

ZD-5

ORIGINAL DRAWING SIZE: ANSI B, 11.00" X 17.00"



10 ELEVATION: EXISTING SITE, SOUTH  
PAGE ZD-6 SCALE: NOT TO SCALE



11 ELEVATION: EXISTING SITE, SOUTHEAST  
PAGE ZD-6 SCALE: NOT TO SCALE



12 ELEVATION: PROPOSED SITE, SOUTH  
PAGE ZD-6 SCALE: NOT TO SCALE



13 ELEVATION: PROPOSED SITE, SOUTHEAST  
PAGE ZD-6 SCALE: NOT TO SCALE



161 INVERNESS DRIVE W, 2ND FLOOR  
ENGLEWOOD, CO 80112



1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200  
ANNAPOLIS, MD 21401



DRAWING SCALES ARE INTENDED FOR  
11"x17" SIZE PRINTED MEDIA ONLY.

### SUBMITTALS

| REV | DESCRIPTION     | DATE       | DRN<br>BY: | REV<br>BY: | APP<br>BY: |
|-----|-----------------|------------|------------|------------|------------|
| A   | 90% COMPLETE ZD | 06/22/2026 | JED        | OAM        | MJC        |
| B   | 90% COMPLETE ZD | 07/15/2026 | JED        | OAM        | MJC        |
| C   | 90% COMPLETE ZD | 07/15/2026 | JED        | OAM        | MJC        |
|     |                 |            |            |            |            |
|     |                 |            |            |            |            |

### SITE INFORMATION

SITE NAME:  
FRISCO

LTE 1C, 2C, 3C, 4C

SITE ID: COL94002

FA#: 10093711

SITE ADDRESS:  
101 WEST MAIN STREET  
FRISCO, CO 80443

SUMMIT COUNTY

### SHEET DESCRIPTION

PHOTOGRAPH  
SIMULATIONS

SHEET NO.

ZD-6



14 ELEVATION: EXISTING SITE, NORTHWEST  
PAGE ZD-7 SCALE: NOT TO SCALE



15 ELEVATION: EXISTING SITE, NORTHEAST  
PAGE ZD-7 SCALE: NOT TO SCALE



16 ELEVATION: PROPOSED SITE, NORTHWEST  
PAGE ZD-7 SCALE: NOT TO SCALE



17 ELEVATION: PROPOSED SITE, NORTHEAST  
PAGE ZD-7 SCALE: NOT TO SCALE



161 INVERNESS DRIVE W, 2ND FLOOR  
ENGLEWOOD, CO 80112



1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200  
ANNAPOLIS, MD 21401



DRAWING SCALES ARE INTENDED FOR  
11"x17" SIZE PRINTED MEDIA ONLY.

### SUBMITTALS

| REV | DESCRIPTION     | DATE       | DRN<br>BY: | REV<br>BY: | APP<br>BY: |
|-----|-----------------|------------|------------|------------|------------|
| A   | 90% COMPLETE ZD | 06/22/2026 | JED        | OAM        | MJC        |
| B   | 90% COMPLETE ZD | 07/15/2026 | JED        | OAM        | MJC        |
| C   | 90% COMPLETE ZD | 07/15/2026 | JED        | OAM        | MJC        |
|     |                 |            |            |            |            |
|     |                 |            |            |            |            |

### SITE INFORMATION

SITE NAME:  
FRISCO

LTE 1C, 2C, 3C, 4C

SITE ID: COL94002

FA#: 10093711

SITE ADDRESS:  
101 WEST MAIN STREET  
FRISCO, CO 80443

SUMMIT COUNTY

### SHEET DESCRIPTION

### PHOTOGRAPH SIMULATIONS

SHEET NO.

ZD-7



FA #: 10093711  
USID: 10209  
SITE NAME: FRISCO\_PERM\_SITE

## EXHIBIT B



**MobileComm Professionals, Inc.**  
Your ISO 9001-2000 Certified, Quality Centric & Cost effective Services Partner

### Radio Frequency Safety Survey Report Predictive (RFSSRP) Prepared For AT&T



|                  |                                            |
|------------------|--------------------------------------------|
| Site Name:       | FRISCO_PERM_SITE                           |
| FA#:             | 10093711                                   |
| USID:            | 10209                                      |
| Site ID:         | COL94002/COXN094002                        |
| Address:         | 101 WEST MAIN STREET, FRISCO, CO,<br>80443 |
| County:          | SUMMIT                                     |
| Latitude:        | 39.57579                                   |
| Longitude:       | -106.10608                                 |
| Structure Type:  | MONOPOLE                                   |
| Property Owner:  | NA                                         |
| IWM Job#:        | NA                                         |
| RFDS ID:         | NA                                         |
| Desktop Modeler: | IXUS VERSION 4.18(0)                       |

#### Report Information

Report Writer: Rahul Gurjar

Report Generated Date:

06-29-2026

#### Compliance Statement

**AT&T Mobility Compliance Statement:** Based on the information collected, AT&T Mobility will be compliant when the remediation recommended in section 5 or appropriate remediation determined by AT&T is implemented.



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## 1. Executive Summary

### 1.1 Site Summary

|                                                                         |                                                                                                          |
|-------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| Max Predictive Spatial Average MPE% & Location on Site (General Public) | 51.95% on Sloped Adj. Building-1 Level                                                                   |
| Max Predictive Spatial Average MPE% on Ground (General Public)          | 4.38%                                                                                                    |
| AT&T Mobility Site Compliance                                           | AT&T Mobility will be compliant by implementing remediation recommended as per section 5 in this report. |
| TABLE 1: Site Summary                                                   |                                                                                                          |

### 1.2 Signage Summary (Proposed)

| AT&T<br>Signage<br>Locations        | Sign Type              |                  |                   |                    |                    |                  |                    |                    |      |          |
|-------------------------------------|------------------------|------------------|-------------------|--------------------|--------------------|------------------|--------------------|--------------------|------|----------|
|                                     | Safety<br>Instructions | Notice<br>Sign 2 | Caution<br>Sign 2 | Caution<br>Sign 2B | Caution<br>Sign 2C | Caution<br>7"x7" | Warning<br>Sign 1B | RF Exposure<br>Map | Lock | Barriers |
| Monopine                            |                        |                  |                   | 1                  |                    |                  |                    |                    |      |          |
| Alpha                               |                        |                  |                   |                    |                    |                  |                    |                    |      |          |
| Beta                                |                        |                  |                   |                    |                    |                  |                    |                    |      |          |
| Gamma                               |                        |                  |                   |                    |                    |                  |                    |                    |      |          |
| TABLE 2: Signage Summary (Proposed) |                        |                  |                   |                    |                    |                  |                    |                    |      |          |

### 1.3 List of Documents used to prepare this Report.

- I. AT&T Frisco NSB- Site Plan .pdf
- II. CO\_Frisco\_COL94002\_Perm USID\_10209\_FA\_10093711.xlsx

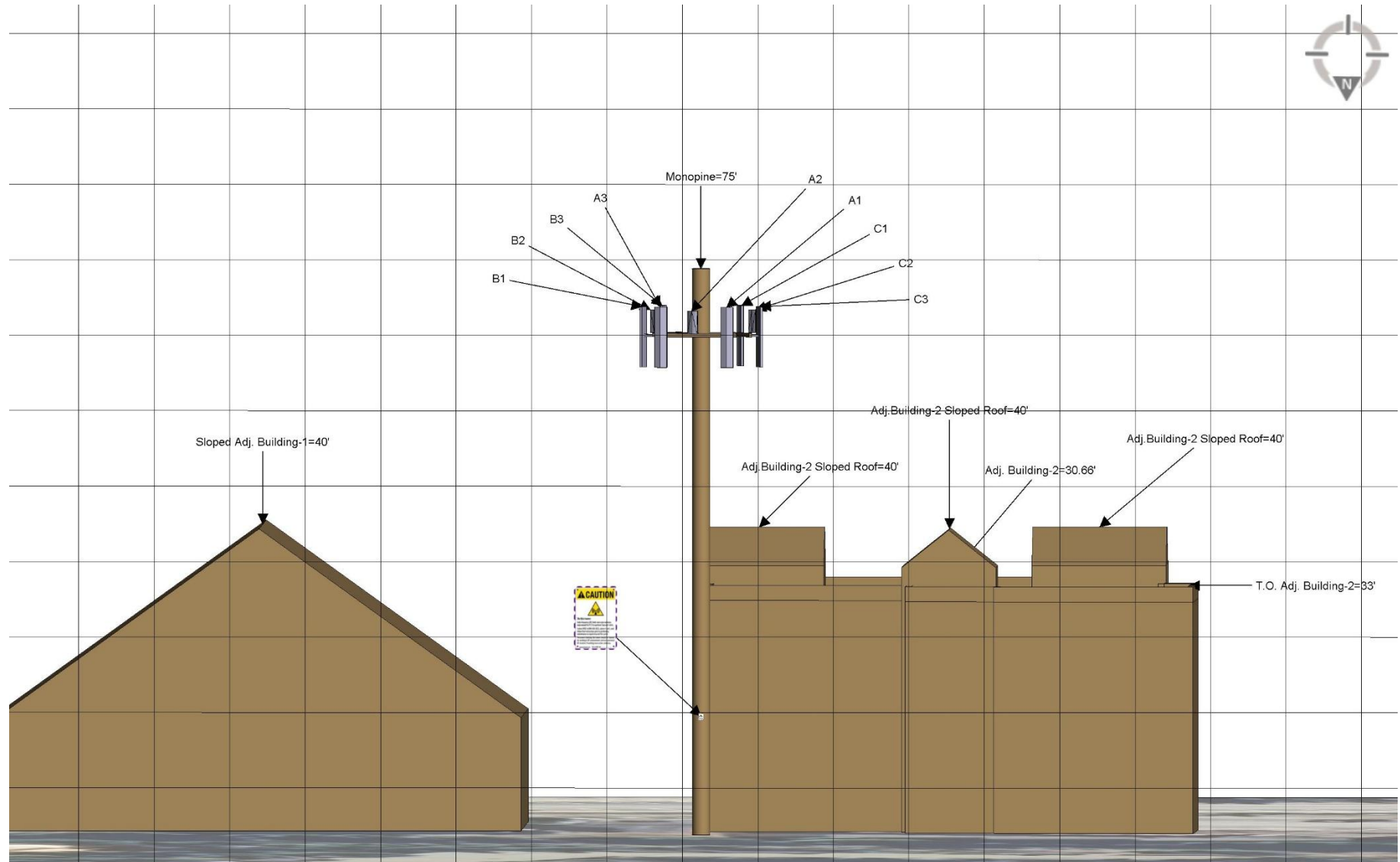


FA #: 10093711  
USID: 10209  
SITE NAME: FRISCO\_PERM\_SITE



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## 2. Site Scale Map



| Proposed |       | Proposed Signage                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                                                                       |                                                                                       |                                                                                       |                                                                                       |                                                                                       | Grid Scale = 10 ft |                                                                                       |
|----------|-------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------|---------------------------------------------------------------------------------------|
| Barrier  | ----- | Safety Instructions                                                                 | Notice 2                                                                            | Notice 2D Adjacent                                                                  | Caution 2                                                                           | Caution 2A                                                                           | Caution 2B                                                                            | Caution 2C                                                                            | Caution 2D Adjacent                                                                   | Caution 7"x7"                                                                         | Warning 1B                                                                            | Warning 2A                                                                            | RF Exposure Map                                                                       |                    | Lock                                                                                  |
| Posts    | ●     |  |  |  |  |  |  |  |  |  |  |  |  |                    |  |

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### 3. Antenna Inventory

| ANT ID | Operator | Antenna Mfg | Antenna Model        | Antenna Type | Freq (MHz) | Tech | Az (°) | EDT (°) | EDT Range For Analysis (°) | MDT (°) | HBW (°) | Antenna Gain (dBd) | Antenna Aperture (ft) | Transmitter Power (Watts) | Total Loss (dB) | Total ERP (Watts) | Total EIRP (Watts) |
|--------|----------|-------------|----------------------|--------------|------------|------|--------|---------|----------------------------|---------|---------|--------------------|-----------------------|---------------------------|-----------------|-------------------|--------------------|
| A1     | AT&T     | ACE         | XXQLH-654L8H8-iVT-V2 | Panel        | 700(B12)   | LTE  | 15     | -       | 0 - 10                     | 0       | 70      | 13.35              | 8                     | 180                       | 0.5             | 3469.54           | 5692.10            |
| A1     | AT&T     | ACE         | XXQLH-654L8H8-iVT-V2 | Panel        | 850        | 5G   | 15     | -       | 0 - 10                     | 0       | 63      | 14.15              | 8                     | 180                       | 0.5             | 4171.31           | 6843.41            |
| A1     | AT&T     | ACE         | XXQLH-654L8H8-iVT-V2 | Panel        | 1900       | LTE  | 15     | -       | 0 - 10                     | 0       | 68      | 15.15              | 8                     | 180                       | 0.5             | 5251.37           | 8615.34            |
| A1     | AT&T     | ACE         | XXQLH-654L8H8-iVT-V2 | Panel        | 2100       | LTE  | 15     | -       | 0 - 10                     | 0       | 65      | 15.55              | 8                     | 180                       | 0.5             | 5758.01           | 9446.53            |
| A2     | AT&T     | Ericsson    | AIR 6472 B77G B77M   | Integrated   | 3450       | 5G   | 15     | -       | -                          | 0       | 112     | 24.25              | 3.02                  | 55*                       | 0               | 14633.99*         | 24008.37*          |
| A2     | AT&T     | Ericsson    | AIR 6472 B77G B77M   | Integrated   | 3840       | 5G   | 15     | -       | -                          | 0       | 96      | 25.15              | 3.02                  | 45*                       | 0               | 14730.33*         | 24166.43*          |
| A3     | AT&T     | ACE         | XXQLH-654L8H8-iVT-V2 | Panel        | 700(B14)   | LTE  | 15     | -       | 0 - 10                     | 0       | 70      | 13.35              | 8                     | 120                       | 0.5             | 2313.03           | 3794.73            |
| A3     | AT&T     | ACE         | XXQLH-654L8H8-iVT-V2 | Panel        | 700(B29)   | LTE  | 15     | -       | 0 - 10                     | 0       | 70      | 13.35              | 8                     | 60                        | 0.5             | 1156.51           | 1897.37            |
| B1     | AT&T     | ACE         | XXQLH-654L8H8-iVT-V2 | Panel        | 700(B14)   | LTE  | 110    | -       | 0 - 10                     | 0       | 70      | 13.35              | 8                     | 120                       | 0.5             | 2313.03           | 3794.73            |
| B1     | AT&T     | ACE         | XXQLH-654L8H8-iVT-V2 | Panel        | 700(B29)   | LTE  | 110    | -       | 0 - 10                     | 0       | 70      | 13.35              | 8                     | 60                        | 0.5             | 1156.51           | 1897.37            |
| B2     | AT&T     | Ericsson    | AIR 6472 B77G B77M   | Integrated   | 3450       | 5G   | 110    | -       | -                          | 0       | 112     | 24.25              | 3.02                  | 55*                       | 0               | 14633.99*         | 24008.37*          |
| B2     | AT&T     | Ericsson    | AIR 6472 B77G B77M   | Integrated   | 3840       | 5G   | 110    | -       | -                          | 0       | 96      | 25.15              | 3.02                  | 45*                       | 0               | 14730.33*         | 24166.43*          |
| B3     | AT&T     | ACE         | XXQLH-654L8H8-iVT-V2 | Panel        | 700(B12)   | LTE  | 110    | -       | 0 - 10                     | 0       | 70      | 13.35              | 8                     | 180                       | 0.5             | 3469.54           | 5692.10            |
| B3     | AT&T     | ACE         | XXQLH-654L8H8-iVT-V2 | Panel        | 850        | 5G   | 110    | -       | 0 - 10                     | 0       | 63      | 14.15              | 8                     | 180                       | 0.5             | 4171.31           | 6843.41            |
| B3     | AT&T     | ACE         | XXQLH-654L8H8-iVT-V2 | Panel        | 1900       | LTE  | 110    | -       | 0 - 10                     | 0       | 68      | 15.15              | 8                     | 180                       | 0.5             | 5251.37           | 8615.34            |
| B3     | AT&T     | ACE         | XXQLH-654L8H8-iVT-V2 | Panel        | 2100       | LTE  | 110    | -       | 0 - 10                     | 0       | 65      | 15.55              | 8                     | 180                       | 0.5             | 5758.01           | 9446.53            |
| C1     | AT&T     | ACE         | XXQLH-654L8H8-iVT-V2 | Panel        | 700(B12)   | LTE  | 250    | -       | 0 - 10                     | 0       | 70      | 13.35              | 8                     | 180                       | 0.5             | 3469.54           | 5692.10            |
| C1     | AT&T     | ACE         | XXQLH-654L8H8-iVT-V2 | Panel        | 850        | 5G   | 250    | -       | 0 - 10                     | 0       | 63      | 14.15              | 8                     | 180                       | 0.5             | 4171.31           | 6843.41            |
| C1     | AT&T     | ACE         | XXQLH-654L8H8-iVT-V2 | Panel        | 1900       | LTE  | 250    | -       | 0 - 10                     | 0       | 68      | 15.15              | 8                     | 180                       | 0.5             | 5251.37           | 8615.34            |
| C1     | AT&T     | ACE         | XXQLH-654L8H8-iVT-V2 | Panel        | 2100       | LTE  | 250    | -       | 0 - 10                     | 0       | 65      | 15.55              | 8                     | 180                       | 0.5             | 5758.01           | 9446.53            |
| C2     | AT&T     | Ericsson    | AIR 6472 B77G B77M   | Integrated   | 3450       | 5G   | 250    | -       | -                          | 0       | 112     | 24.25              | 3.02                  | 55*                       | 0               | 14633.99*         | 24008.37*          |
| C2     | AT&T     | Ericsson    | AIR 6472 B77G B77M   | Integrated   | 3840       | 5G   | 250    | -       | -                          | 0       | 96      | 25.15              | 3.02                  | 45*                       | 0               | 14730.33*         | 24166.43*          |
| C3     | AT&T     | ACE         | XXQLH-654L8H8-iVT-V2 | Panel        | 700(B14)   | LTE  | 250    | -       | 0 - 10                     | 0       | 70      | 13.35              | 8                     | 120                       | 0.5             | 2313.03           | 3794.73            |
| C3     | AT&T     | ACE         | XXQLH-654L8H8-iVT-V2 | Panel        | 700(B29)   | LTE  | 250    | -       | 0 - 10                     | 0       | 70      | 13.35              | 8                     | 60                        | 0.5             | 1156.51           | 1897.37            |

**Table 3.1: Antenna Inventory Table**

Note: Any change in EDT value beyond "EDT Range for Analysis (°)" as mentioned in the table above will require a new EME (Predictive) study.

\* 75% TDD duty Cycle & 0.32 Power Reduction factor<sup>1</sup> are used to calculate Transmitter Power & ERP/EIRP



## Antenna Heights (Z)

| Ant ID | Operator | Antenna Radiation Centerline (ft) | Z-Height from Sloped Adj.Building-1 (ft) | Z-Height from Adj. Building-2 (ft) | Z-Height from Ground (ft) |
|--------|----------|-----------------------------------|------------------------------------------|------------------------------------|---------------------------|
| A1     | AT&T     | 66.00                             | 22.00                                    | 31.34                              | 62.00                     |
| A2     | AT&T     | 68.00                             | 26.49                                    | 35.83                              | 66.49                     |
| A3     | AT&T     | 66.00                             | 22.00                                    | 31.34                              | 62.00                     |
| B1     | AT&T     | 66.00                             | 22.00                                    | 31.34                              | 62.00                     |
| B2     | AT&T     | 68.00                             | 26.49                                    | 35.83                              | 66.49                     |
| B3     | AT&T     | 66.00                             | 22.00                                    | 31.34                              | 62.00                     |
| C1     | AT&T     | 66.00                             | 22.00                                    | 31.34                              | 62.00                     |
| C2     | AT&T     | 68.00                             | 26.49                                    | 35.83                              | 66.49                     |
| C3     | AT&T     | 66.00                             | 22.00                                    | 31.34                              | 62.00                     |

**Table 3.2: Antenna Height(s) Summary Table**



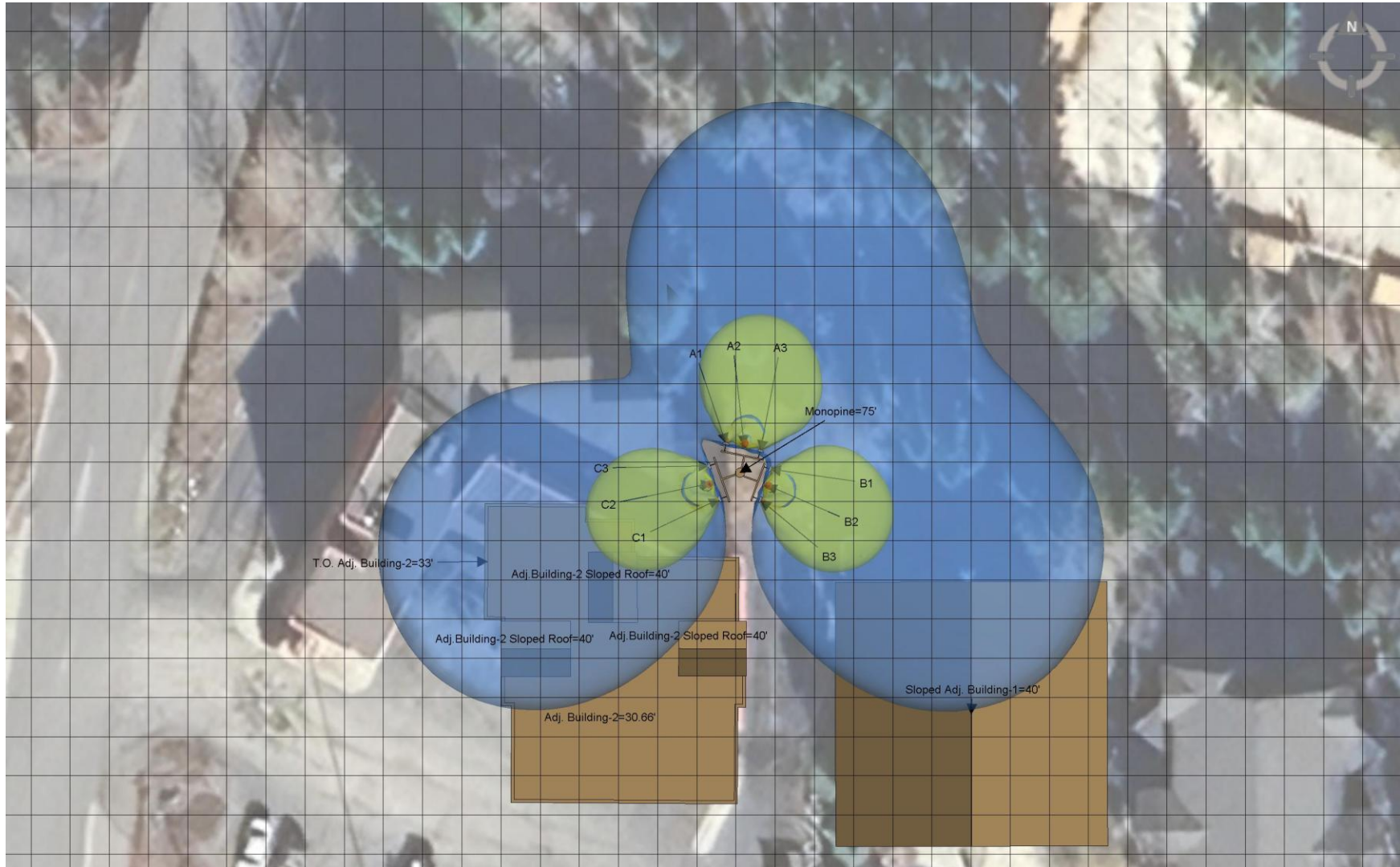
FA #: 10093711  
USID: 10209  
SITE NAME: FRISCO\_PERM\_SITE



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## 4. Predicted RF Emission Diagram(s)

### 4.1 Predictive Cumulative MPE Contribution from All Sources: 3D Top View



% of FCC General Public Exposure Limit

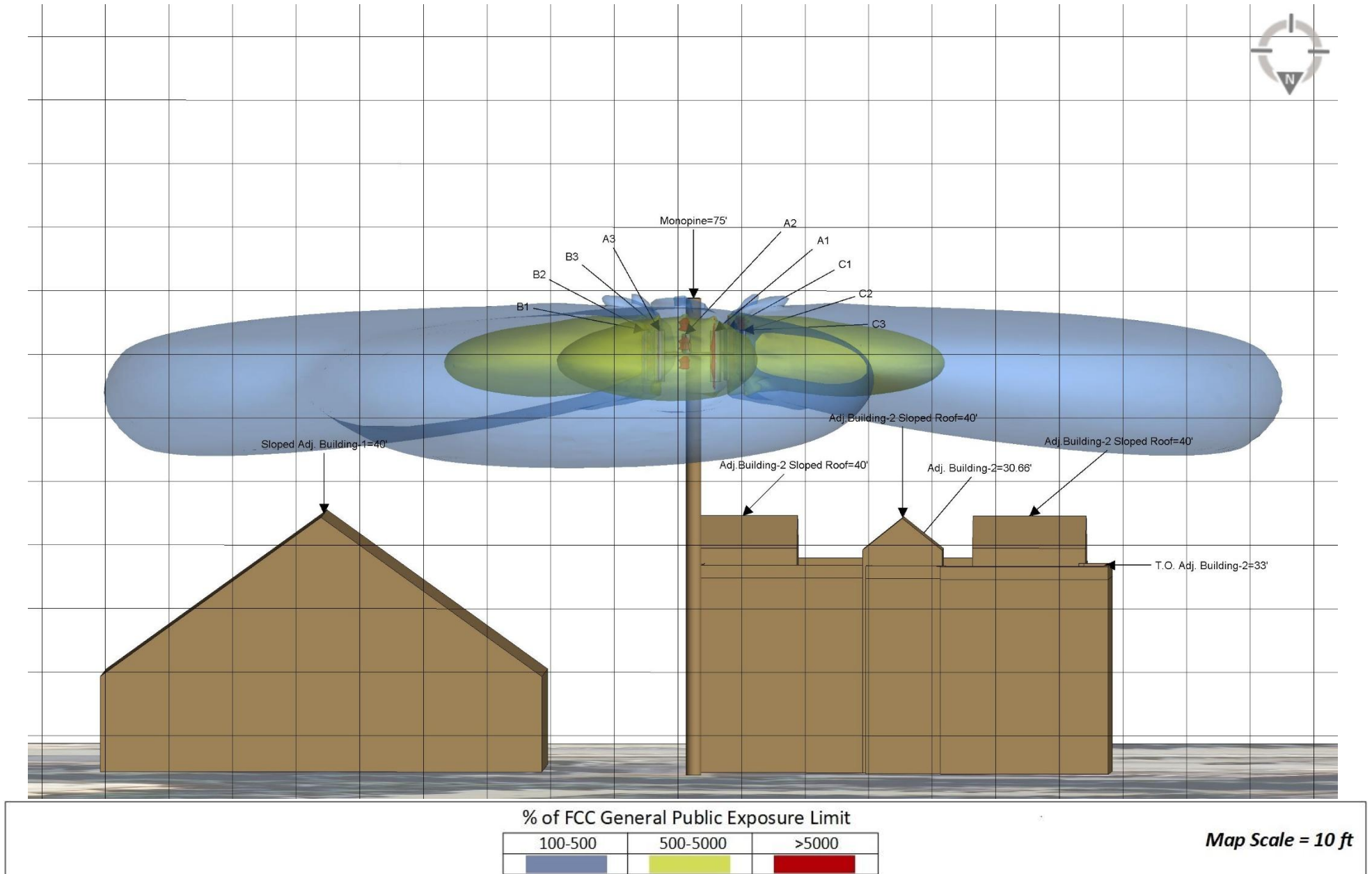
| 100-500 | 500-5000 | >5000 |
|---------|----------|-------|
|         |          |       |

Map Scale = 10 ft

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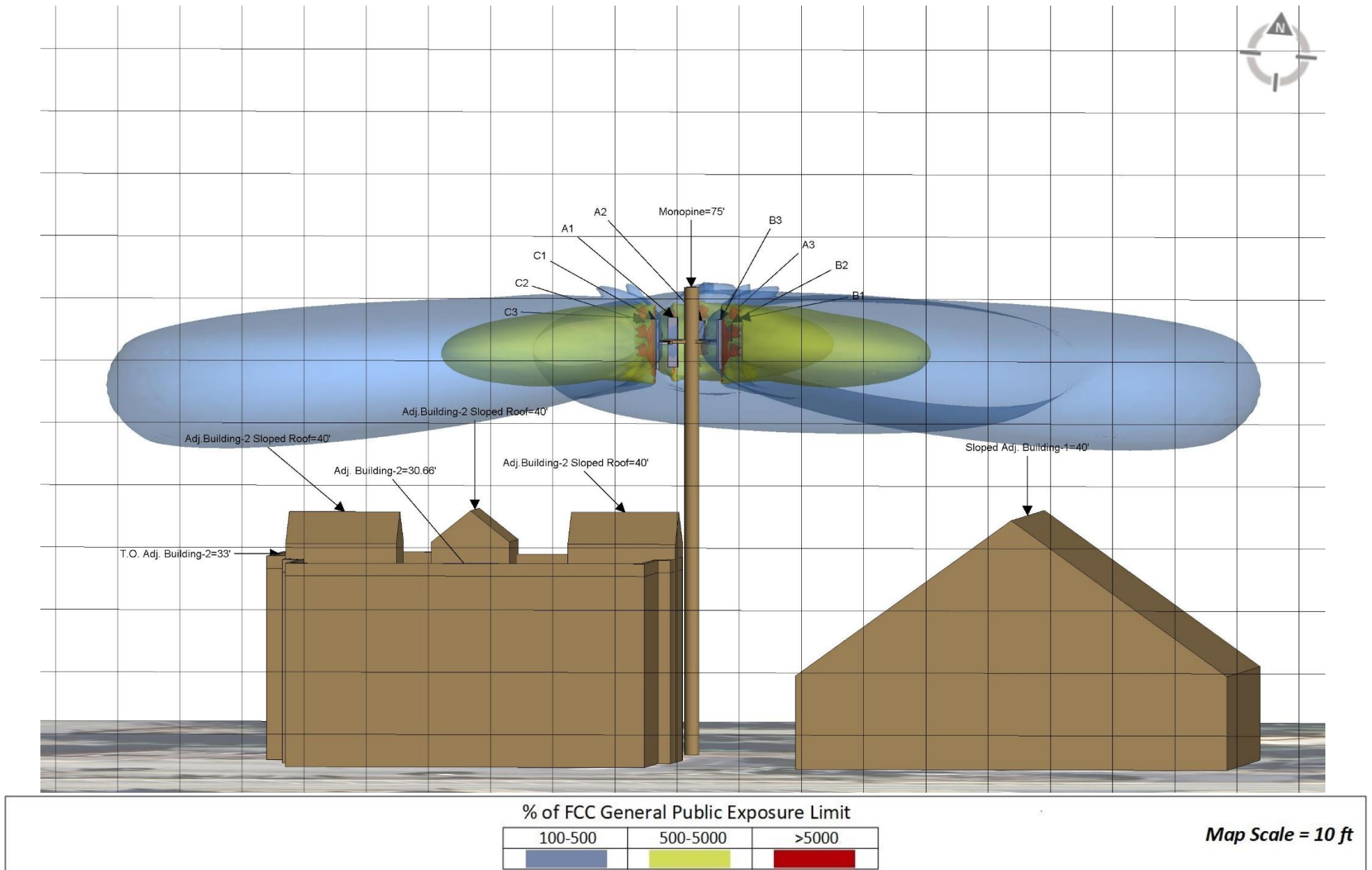


#### 4.2 Predictive Cumulative MPE Contribution from All Sources: 3D Perspective View – 1

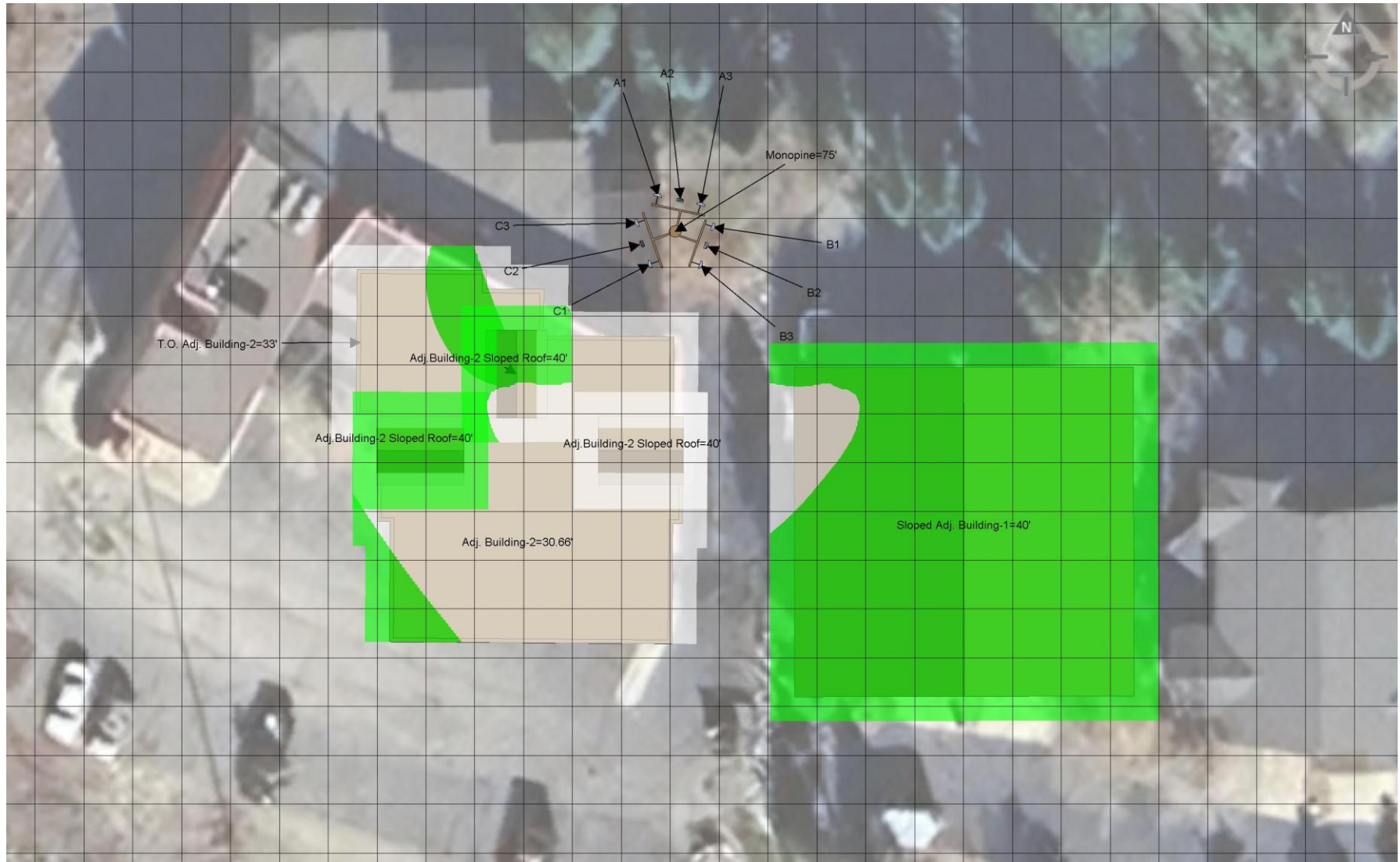




#### 4.3 Predictive Cumulative MPE Contribution from All Sources: 3D Perspective View – 2



#### 4.4 Predictive Cumulative MPE Contribution from All Sources at Peak Sloped Adj. Building-1 & 2 Level (40 ft. AGL)



Max. Predictive Spatial Average MPE% = **51.95%**

% of FCC General Public Exposure Limit (Predictive Spatial Average)

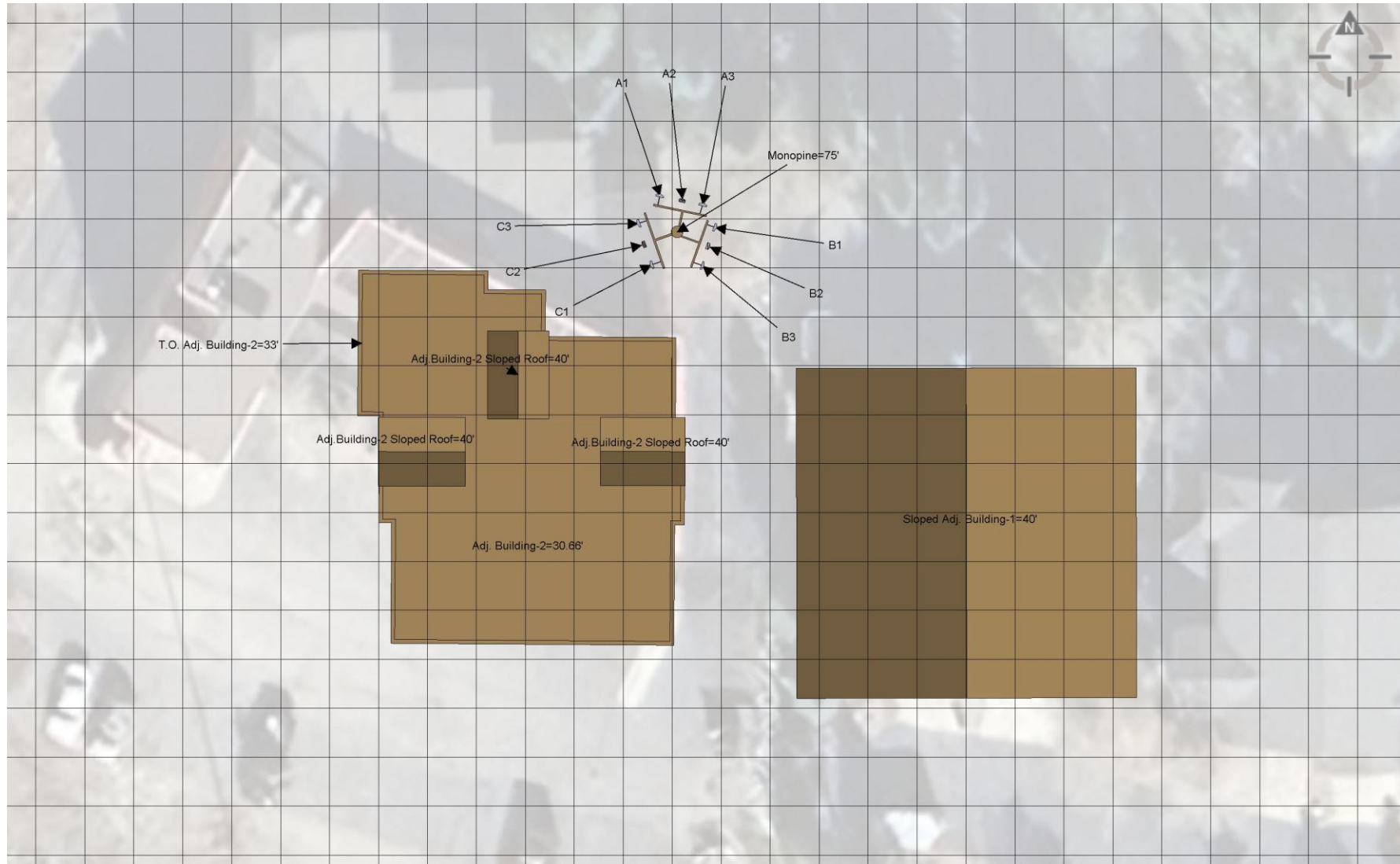
Proposed Barrier - - - - -  
 Proposed Posts ●

| Non-Simulated | 0-5 | 5-100 | 100-500 | 500-5000 | >5000 |
|---------------|-----|-------|---------|----------|-------|
|               |     |       |         |          |       |

**Grid Scale = 10 ft**



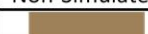
#### 4.5 Predictive Cumulative MPE Contribution from All Sources at Ground Level (0 ft. AGL)



Max. Predictive Spatial Average MPE% = **4.38%**

Proposed Barrier   
Proposed Posts 

% of FCC General Public Exposure Limit (Predictive Spatial Average)

| Non-Simulated                                                                       | 0-5                                                                                 | 5-100                                                                                | 100-500                                                                               | 500-5000                                                                              | >5000                                                                                 |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  |  |  |  |  |  |

**Grid Scale = 10 ft**



## 5. Statement of Compliance

### 5.1 Statement of AT&T Mobility Compliance

At the time of our Analysis, AT&T Mobility is required to take action to fulfill their Obligations to comply with the FCC's mandate as defined in OET-65.

#### Recommendations

##### AT&T Mobility Alpha Sector:

- No actions required.

##### AT&T Mobility Beta Sector:

- No actions required.

##### AT&T Mobility Gamma Sector:

- No actions required.

##### Monopine:

- One Caution 2B Sign to be posted on the Monopine at the climbing access, facing outwards so approaching people can see as shown in "Recommendations Map – Detailed View" on page 13. (1 Total Sign)



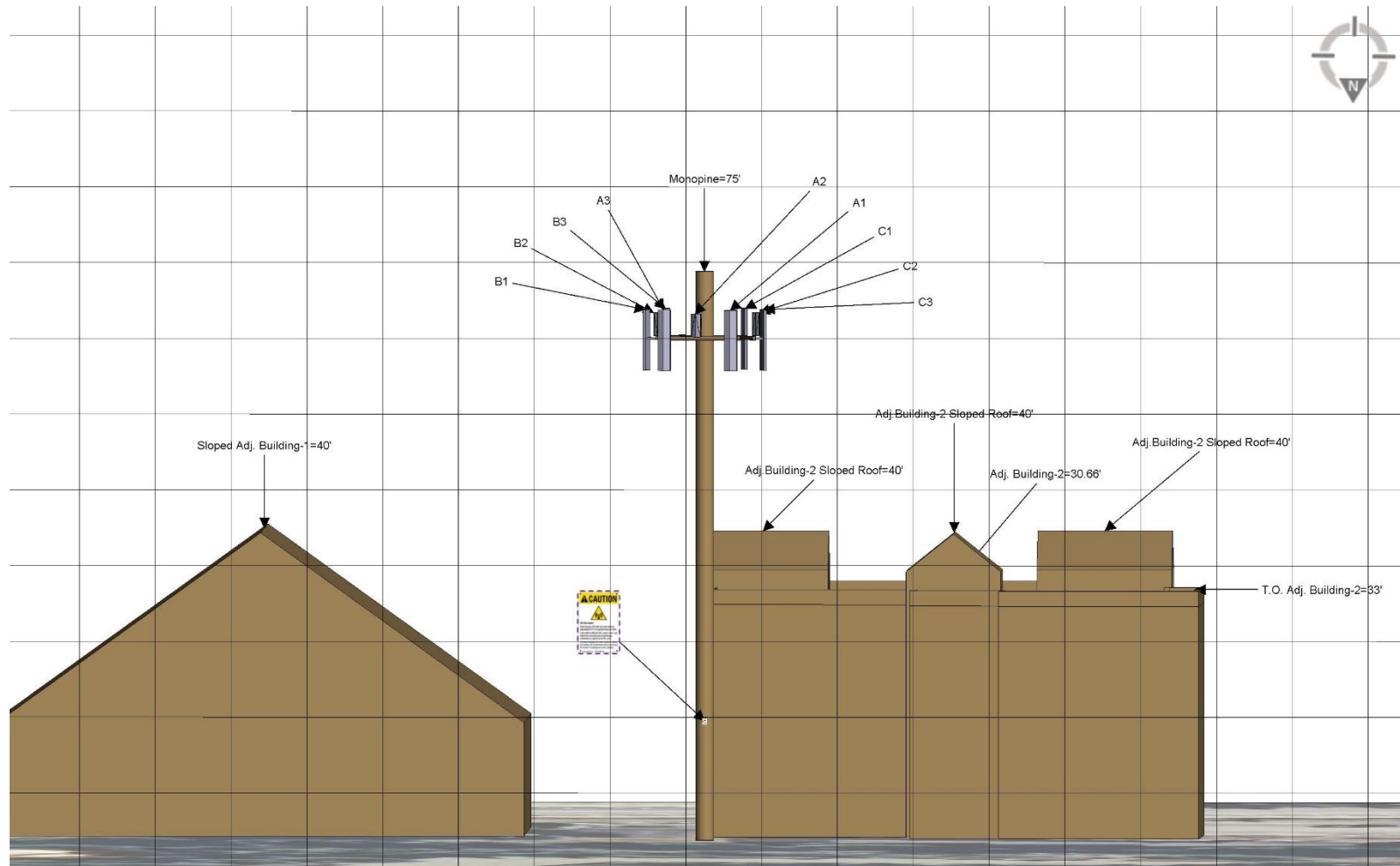
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## Recommendations Map - Detailed View

### Monopine



| Proposed |       | Proposed Signage                                                                    |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                                                                       |                                                                                       |                                                                                       | Grid Scale = 10 ft |                                                                                       |
|----------|-------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------|---------------------------------------------------------------------------------------|
| Barrier  | ----- | Safety Instructions                                                                 | Notice 2                                                                            | Notice 2D Adjacent                                                                  | Caution 2                                                                           | Caution 2A                                                                          | Caution 2B                                                                          | Caution 2C                                                                           | Caution 2D Adjacent                                                                   | Caution 7"x7"                                                                         | Warning 1B                                                                            | Warning 2A                                                                            | RF Exposure Map                                                                       |                    | Lock                                                                                  |
| Posts    | ●     |  |  |  |  |  |  |  |  |  |  |  |  |                    |  |

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## Appendix A – Statement of Limiting Conditions

### General Model Assumptions

*In this site compliance report, it is assumed that all antennas are operating at full power at all times. AT&T has further recommended to assume a 75% duty cycle of maximum radiated power for all LTE & 5G carriers.*

*AT&T recommended to consider - For C-BAND and/or DoD AAS antenna(s) 75% TDD duty Cycle & 0.32 Power Reduction factor are used to calculate Transmitter Power & ERP/EIRP.*

*AT&T recommended to use worst-case tilts for the simulations. A small EDT range (e.g. +/-1 or +/-2 of given EDT) is also considered at applicable sites as per market specific guidelines.*

*Power Reduction Factor: IEC Standard 62232: 2017 allows for a statistically conservative power density model to more realistically define the RF exposure area. AT&T recommends a “0.32” factor to calculate the “Actual Maximum” (time averaged) power value, which accounts for “Beam Scanning,” “Scheduling,” and “RBS Utilization” This recommended value is a conservative figure modelled and supported by other vendors and through measurements published in scientific articles and white papers by IEEE and others. Those publication are listed below:*

- 1. IEEE Access, Time-Averaged Realistic Maximum Power Levels for the Assessment of RF Exposure for 5G Radio Base Stations Using Massive MIMO (Published Sept. 18, 2017 / BJÖRN THORS, ANDERS FURUSKÄR, DAVIDE COLOMBI, AND CHRISTER TÖRNEVIK)*
- 2. IEEE Explore, A Statistical Approach for RF Exposure Compliance Boundary Assessment in Massive MIMO Systems (Published Jan. 25, 2018 / Paolo Baracca, Andreas Weber, Thorsten Wild, Christophe Grangeat)*
- 3. IEEE Access, In-situ Measurement Methodology for the Assessment of 5G NR Massive MIMO Base Station Exposure at Sub-6 GHz Frequencies (Published Dec. 20, 2019 / SAM AERTS, LEEN VERLOOCK, MATTHIAS VAN DEN BOSSCHE, DAVIDE COLOMBI, LUC MARTENS, CHRISTER TÖRNEVIK AND WOUT JOSEPH)*
- 4. Applied Sciences, Analysis of the Actual Power and EMF Exposure from Base Stations in a Commercial 5G Network (Published July 30, 2020 / Davide Colombi, Paramananda Joshi, Bo Xu, Fatemeh Ghasemifard, Vignesh Narasaraju and Christer Törnevik)*
- 5. Ofcom Technical Report, Electromagnetic Field (EMF) measurements near 5G mobile phone base stations (Published Feb. 21, 2020 / Davide Colombi, Paramananda Joshi, Bo Xu, Fatemeh Ghasemifard, Vignesh Narasaraju and Christer Törnevik)*

*MobileComm believes these areas to be safe for entry by occupationally trained personnel utilizing appropriate personal protective equipment (in most cases, a personal monitor). Thus, at any time, if power density measurements were made, we believe the real time measurements would indicate levels below those depicted in the RF emission diagram(s) in this report. By modelling in this way, MobileComm has conservatively shown exclusion areas – areas that should not be entered without the use of a personal monitor, carriers reducing power, or performing real-time measurements to indicate real-time exposure levels.*

### Use of Generic Antennas

*For the purposes of this report, the use of “Generic” as an antenna model, or “Other Carrier” for an operator means the information about a carrier, their FCC license and/or antenna information was not provided and could not be obtained while on site. In the event of unknown information, MobileComm will use our industry specific knowledge of equipment, antenna models, and transmit power to model the site. Information about similar facilities is used when the service is identified and associated with a particular antenna. If no information is available regarding the transmitting service associated with an unidentified antenna, using the antenna manufacturer’s published data regarding the antenna’s physical characteristics makes more conservative assumptions.*



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*Where the frequency is unknown, MobileComm uses the closest frequency in the antenna's range that corresponds to the highest Maximum Exposure Limit (MPE), resulting in a conservative analysis.*

### **3D Modeling**

*The 3D models in this report are created on a best-effort basis using available data sources, including construction drawings and Google Earth 3D/2D. While MobileComm strives for accuracy, MobileComm makes no warranties regarding completeness or precision. MobileComm is not liable for errors arising from data source inaccuracies. This report is for RF exposure analysis and compliance assessment only.*



## Appendix B – FCC Guidelines and Emissions Threshold Limits

*All power density values used in this report were analyzed as a percentage of current Maximum Permissible Exposure (% MPE) as listed in the FCC OET Bulletin 65 Edition 97-01 and ANSI/IEEE Std C95.1. The FCC regulates Maximum Permissible Exposure in units of microwatts per square centimeter ( $\mu\text{W}/\text{cm}^2$ ). The number of  $\mu\text{W}/\text{cm}^2$  calculated at each sample point is called the power density. The exposure limit for power density varies depending upon the frequencies being utilized. Wireless Carriers and Paging Services use different frequency bands each with different exposure limits, therefore it is necessary to report results and limits in terms of percent MPE rather than power density.*

*All results were compared to the FCC (Federal Communications Commission) radio frequency exposure rules, 47 CFR 1.1307(b)(1) – (b)(3), to determine compliance with the Maximum Permissible Exposure (MPE) limits for General Population/Uncontrolled environments as defined below.*

*General Population/Uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.*

*Public exposure to radio frequencies is regulated and enforced in units of microwatts per square centimeter ( $\mu\text{W}/\text{cm}^2$ ). The general population exposure limit for the 700 and 800 MHz Bands is approximately 467  $\mu\text{W}/\text{cm}^2$  and 567  $\mu\text{W}/\text{cm}^2$  respectively, and the general population exposure limit for the 1900 MHz PCS and 2100 MHz AWS bands is 1000  $\mu\text{W}/\text{cm}^2$ . Because each carrier will be using different frequency bands, and each frequency band has different exposure limits, it is necessary to report percent of MPE rather than power density.*

*Occupational/Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure, have been properly trained in RF safety and can exercise control over their exposure. Occupational/Controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure, have been trained in RF safety and can exercise control over his or her exposure by leaving the area or by some other appropriate means. The Occupational/Controlled exposure limits all utilized frequency bands is five (5) times the FCC's General Public / Uncontrolled exposure limit.*

*Additional details can be found in FCC OET 65.*

| Table 1: Limits for Maximum Permissible Exposure (MPE) |                                         |                                         |                                            |                                                                           |
|--------------------------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|---------------------------------------------------------------------------|
| (A) Limits for Occupational/Controlled Exposure        |                                         |                                         |                                            |                                                                           |
| Frequency Range<br>(MHz)                               | Electric Field Strength<br>(E)<br>(V/m) | Magnetic Field Strength<br>(H)<br>(A/m) | Power Density (S)<br>(mW/cm <sup>2</sup> ) | Averaging Time [E] <sup>2</sup> ,<br>[H] <sup>2</sup> , or S<br>(minutes) |
| 0.3-3.0                                                | 614                                     | 1.63                                    | (100)*                                     | 6                                                                         |
| 3.0-30                                                 | 1842/f                                  | 4.89/f                                  | (900/f <sup>2</sup> )*                     | 6                                                                         |
| 30-300                                                 | 61.4                                    | 0.163                                   | 1.0                                        | 6                                                                         |
| 300-1,500                                              | --                                      | --                                      | f/300                                      | 6                                                                         |
| 1,500-100,000                                          | --                                      | --                                      | 5                                          | 6                                                                         |
| (B) Limits for General Public/Uncontrolled Exposure    |                                         |                                         |                                            |                                                                           |
| Frequency Range<br>(MHz)                               | Electric Field Strength<br>(E)<br>(V/m) | Magnetic Field Strength<br>(H)<br>(A/m) | Power Density (S)<br>(mW/cm <sup>2</sup> ) | Averaging Time [E] <sup>2</sup> ,<br>[H] <sup>2</sup> , or S<br>(minutes) |
| 0.3-1.34                                               | 614                                     | 1.63                                    | (100)*                                     | 30                                                                        |
| 1.34-30                                                | 824/f                                   | 2.19/f                                  | (180/f <sup>2</sup> )*                     | 30                                                                        |
| 30-300                                                 | 27.5                                    | 0.073                                   | 0.2                                        | 30                                                                        |
| 300-1,500                                              | --                                      | --                                      | f/1,500                                    | 30                                                                        |
| 1,500-100,000                                          | --                                      | --                                      | 1.0                                        | 30                                                                        |



## Appendix C – Rules & Regulations

### Explanation of Applicable Rules and Regulations

*FCC has set forth guidelines in OET Bulletin 65 for human exposure to radio frequency electromagnetic fields. Currently, there are two different levels of MPE - General Public MPE and Occupational MPE. An individual classified as Occupational can be defined as an individual who has received appropriate RF training and meets the conditions outlined below. General Public is defined as anyone who does not meet the conditions of being Occupational. FCC Rules and Regulations define compliance in terms of total exposure to total RF energy, regardless of location of or proximity to the sources of energy.*

*It is the responsibility of all licensees to ensure these guidelines are maintained at all times. It is the ongoing responsibility of all licensees composing the site to maintain ongoing compliance with FCC rules and regulations.*

*A building owner or site manager can use this report as part of an overall RF Health and Safety Policy. It is important for building owners/site managers to identify areas in excess of the General Population MPE and ensure that only persons qualified as Occupational are granted access to those areas.*

### Occupational Environment Explained

*The FCC definition of Occupational exposure limits apply to persons who:*

- are exposed to RF energy as a consequence of their employment;*
- have been made aware of the possibility of exposure; and*
- can exercise control over their exposure.*

*FCC guidelines go further to state that persons must complete RF Safety Awareness training and must be trained in the use of appropriate personal protective equipment.*

*In order to consider this site an Occupational Environment, the site must be controlled to prevent access by any individuals classified as the General Public. Compliance is also maintained when any non-occupational individuals (the General Public) are prevented from accessing areas indicated as Red or Yellow in the attached RF Emissions diagram. In addition, a person must be aware of the RF environment into which they are entering. This can be accomplished by an RF Safety Awareness class, and by appropriate written documentation such as this Site Compliance Report.*



## Appendix D – General Safety Recommendations

The following are general recommendations appropriate for any site with accessible areas in excess of 100% General Public MPE. These recommendations are not specific to this site. These are safety recommendations appropriate for typical site management, building management, and other tenant operations.

1. All individuals needing access to the main site should be instructed to read and obey all posted placards and signs.
2. The site should be routinely inspected and this or similar report updated with the addition of any antennas or upon any changes to the RF environment including:
  - adding new antennas that may have been located on the site
  - removing of any existing antennas
  - changes in the radiating power or number of RF emitters
3. Post the appropriate SAFETY INSTRUCTIONS, NOTICE, CAUTION & WARNING sign at the main site access point(s) and other locations as required. Note: Please refer to RF Exposure Diagrams in Appendix B, to inform everyone who has access to this site that beyond posted signs there may be levels in excess of the limits prescribed by the FCC. The signs below are examples of signs meeting FCC guidelines.



4. Ensure that the site door remains locked (or appropriately controlled) to deny access to the general public if deemed as policy by the building/site owner.
5. For a General Public environment the five color levels identified in predicted RF emission diagram can be interpreted in the following manner:
  - White represents areas predicted to be greater than or equal to 0% and less than 5% of the MPE general public limits
  - Green represents areas predicted to be greater than or equal to 5% and less than 100% of the MPE general public limits
  - Blue represents areas predicted to be greater than or equal to 100% and lesser than 500% of the MPE general public limits.
  - Yellow represents areas predicted to be greater than or equal to 500% and lesser than 5000% of the MPE general public limits.
  - Red areas indicates predicted levels greater than or equal to 5000% of the MPE general public limits.
6. All persons (arborist, landscapers, construction/utility workers, etc.) that are accessing adjacent elevated surfaces that exceed the General Public (GP) limits MPE must be made aware of these potential exceedances and their fields, where applicable.



## Appendix E – References

### 1 - FCC Definition

*FCC defines an Occupational or Controlled environment as one where persons are exposed to RF fields as a consequence of their employment and where those persons exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Typical criteria for an Occupational or Controlled environment is restricted access (i.e. locked doors, gates, etc.) to areas where antennas are located coupled with proper RF warning signage.*

*FCC defines a site as a General Public or Uncontrolled environment when human exposure to RF fields occurs to the general public or in which persons who are exposed as a consequence of their employment may not be fully aware of the potential for exposure or cannot exercise control over the exposure. Typical criteria for a General Public or Uncontrolled environment are unrestricted access (i.e. unlocked or no restrictions) to areas where antennas are located without proper RF warning signage being posted.*

### 2 - Physical Testing measurement procedure and Tools

*The Narda Broadband Field Meter NBM-550 can make rapid conformance measurements with evaluation in the time domain when used in conjunction EA5091 probe. This probe is a so-called Shaped Probe, i.e. it is frequency weighted so that it automatically takes account of the FCC Occupational limit values. To collect data, the probe is pointed towards the potential source(s) of EME radiation and moved slowly from ground level up to slightly above head height (approx. 6 ft).*

*Spatial Average Measurement A technique used to average a minimum of ten (10) measurements taken in a ten (10) second interval from zero (0) to six (6) feet. This measurement is intended to model the average energy an average sized human body will absorb while present in an electromagnetic field of energy.*

### 3 - Site Safety Procedures

*The following items are general safety recommendations that should be administered on a site by site basis as needed by the carrier.*

**General Maintenance Work:** *Any maintenance personnel required to work immediately in front of antennas and / or in areas indicated as above 100% of the Occupational MPE limits should coordinate with the wireless operators to disable transmitters during their work activities.*

**Training and Qualification Verification:** *All personnel accessing areas indicated as exceeding the General Population MPE limits should have a basic understanding of EME awareness and RF Safety procedures when working around transmitting antennas. Awareness training increases a workers understanding to potential RF exposure scenarios. Awareness can be achieved in a number of ways (e.g. videos, formal classroom lecture or internet based courses).*

**Physical Access Control:** *Access restrictions to transmitting antennas locations is the primary element in a site safety plan. Examples of access restrictions are as follows:*

- Locked door or gate
- Alarmed door
- Locked ladder access
- Restrictive Barrier at antenna locations (e.g. Chain link with posted RF Sign)



**RF Signage:** *Everyone should obey all posted signs at all times. RF signs play an important role in properly warning a worker prior to entering into a potential RF Exposure area.*

**Assume all antennas are active:** *Due to the nature of telecommunications transmissions, an antenna transmits intermittently. Always assume an antenna is transmitting. Never stop in front of an antenna. If you have to pass by an antenna, move through as quickly and safely as possible thereby reducing any exposure to a minimum.*

**Maintain a 3 foot clearance from all antennas:** *There is a direct correlation between the strength of an EME field and the distance from the transmitting antenna. The further away from an antenna, the lower the corresponding EME field is.*

**Rooftop RF Emissions Diagram:** *Section 4 of this report contains an RF Emissions Diagram that outlines various theoretical Maximum Permissible Exposure (MPE) areas on the rooftop. This analysis is all theoretical and a worst case scenario. This analysis is based on one of two access control criteria: General Public criteria means the access to the site is uncontrolled and anyone can gain access. Occupational criteria means the access is restricted and only properly trained individuals can gain access to the antenna locations.*

#### **4 - Definitions**

**5% Rule** - *The rules adopted by the FCC specify that, in general, at multiple transmitter sites actions necessary to bring the area into compliance with the guidelines are the shared responsibility of all licenses whose transmitters produce field strengths or power density levels at the area in the question in excess of 5% of the exposure limits. In other words, any wireless operator that contributes 5% or greater of the MPE limit in the area corrective actions to bring the site into compliance.*

**Compliance-** *The determination of whether a site is safe or not with regards to Human Exposure to Radio Frequency Radiation from transmitting antennas.*

**Decibel (dB)** – *A unit for measuring power or strength of a signal.*

**Duty Cycle** – *The percent of pulse duration to the pulse period of a periodic pulse train. Also, may be a measure of the temporal transmission characteristic of an intermittently transmitting RF source such as a paging antenna by dividing average transmission duration by the average period for transmission. A duty cycle of 100% corresponds to continuous operation.*

**Effective (or Equivalent) Isotropic Radiated Power (EIRP)** – *The product of the power supplied to the antenna and the antenna gain in a given direction relative to an isotropic antenna, this product is divided by the cable losses*

**Effective Radiated Power (ERP)** – *In a given direction, the relative gain of a transmitting antenna with respect to the maximum directivity of a half wave dipole multiplied by the net power accepted by the antenna from the connecting transmitter.*

**Gain (of an antenna in dbd)** – *The ratio of the maximum intensity in a given direction to the maximum radiation in the same direction from a reference dipole. Gain is a measure of the relative efficiency of a directional antennas as compared to a reference dipole.*

**General Population/Uncontrolled Environment** – *Defined by the FCC, as an area where RFR exposure may occur to persons who are unaware of the potential for exposure and who have no control of their exposure. General Population is also referenced as General Public.*

**Generic Antenna** – *For the purposes of this report, the use of “Generic” as an antenna model means the antenna information was not provided and could not be obtained while on site. In the event of unknown information, MobileComm will use our industry specific knowledge of antenna models to select a worst case scenario antenna to model the site.*



**Isotropic Antenna** – *An antenna that is completely non-directional. In other words, an antenna that radiates energy equally in all directions.*

**Maximum Measurement** – *This measurement represents the single largest measurement recorded when performing a spatial average measurement.*

**Maximum Exposure Limit (MPE)** – *The RMS and peak electric and magnetic field strength, their squares, or the plane-wave equivalent power densities associated with these fields to which a person may be exposed without harmful effect and with acceptable safety factor.*

**Occupational/Controlled Environment** – *Defined by the FCC, as an area where Radio Frequency Radiation (RFR) exposure may occur to persons who are aware of the potential for exposure as a condition of employment or specific activity and can exercise control over their exposure.*

**Radio Frequency Radiation** – *Electromagnetic waves that are propagated from antennas through space.*

**Spatial Average Measurement** – *A technique used to average a minimum of ten (10) measurements taken in a ten (10) second interval from zero (0) to six (6) feet. This measurement is intended to model the average energy an average sized human body will absorb while present in an electromagnetic field of energy.*

**Transmitter Power Output (TPO)** – *The radio frequency output power of a transmitter's final radio frequency stage as measured at the output terminal while connected to a load.*



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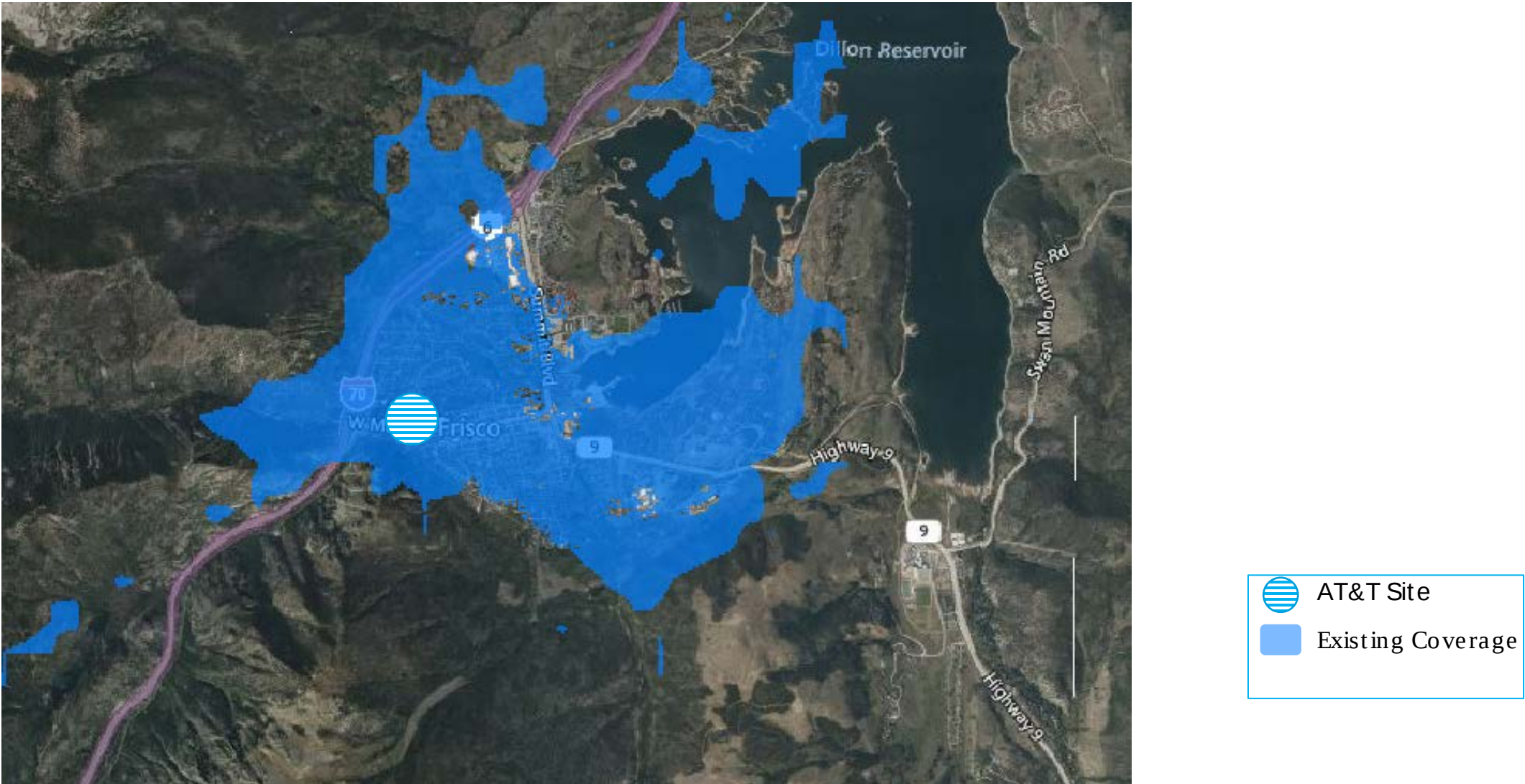
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## Appendix F – Proprietary Statement

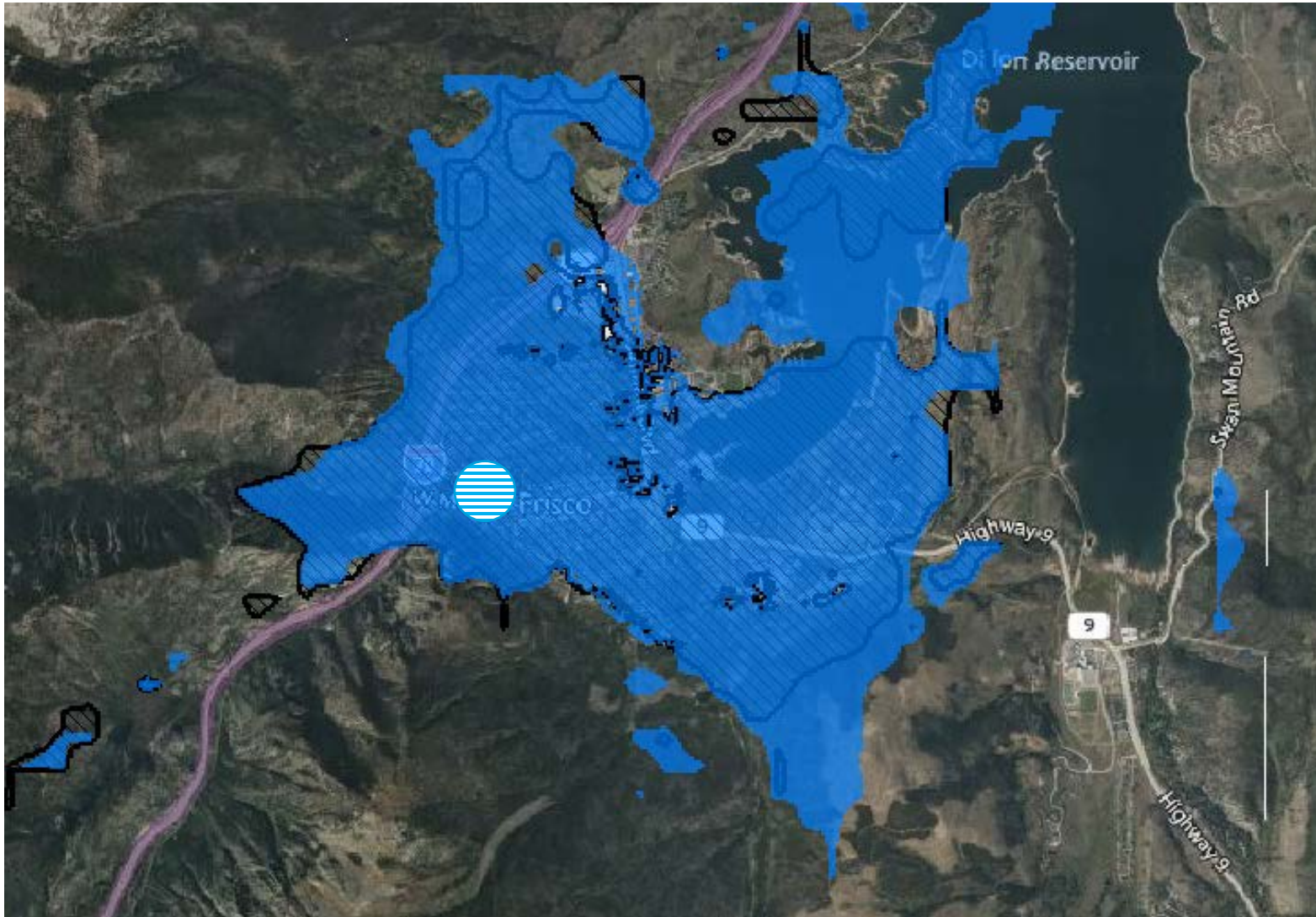
*This report was prepared for the use of AT&T Mobility, LLC to meet requirements specified in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by MobileComm are based solely on the information provided by AT&T Mobility and all observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to MobileComm so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.*

Existing Predicted Coverage

EXHIBIT C



# Predicted Coverage With Proposed 75' Monopine



- Coverage from a 75' monopine will meet and exceed current coverage.
- The monopine will blend into existing trees and be minimally intrusive to the viewshed.



# EXHIBIT D

**Ben Feldman**

---

**From:** Brett Ruby <BRuby@nhpfoundation.org>  
**Sent:** Monday, July 20, 2026 12:43 PM  
**To:** Ben Feldman  
**Subject:** RE: Request for Property Owner Consent – AT&T Frisco Monopine Application

On behalf of the project owner, we consent to AT&T and its representatives submitting and processing the application for the proposed monopine.

**Brett W. Ruby**  
**Assistant Vice President / Development**  
The NHP Foundation  
1401 H Street NW, Suite 1000  
Washington, DC 20005  
585.507.3553



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---

**From:** Ben Feldman <ben.feldman@bmfdevelopment.com>  
**Sent:** Monday, July 20, 2026 3:07 PM  
**To:** Brett Ruby <BRuby@nhpfoundation.org>  
**Subject:** Request for Property Owner Consent – AT&T Frisco Monopine Application

Bret,

The Town of Frisco requires owner consent for AT&T's Special Use Permit application for the proposed 75-foot monopine telecommunications facility at 101 West Main Street.

Please reply confirming that you consent to AT&T and its representatives submitting and processing the application for this proposed facility.

Thanks,

Ben Feldman  
**BMF Development, LLC**  
1345 East Chandler Blvd #203  
Phoenix, AZ 85048  
P:480-681-7777