

PROJECT DESCRIPTION

CONSTRUCTION OF A NEW "NON-INHABITABLE" T-MOBILE TELECOMMUNICATIONS SITE:
- (N) T-MOBILE 35'-0" H (360 S.F.) TELECOMMUNICATIONS BUILDING.
- INSTALL (N) T-MOBILE EQUIPMENT AND ANTENNAS WITHIN NEW BUILDING.
- INSTALL NEW U.G. ELECTRICAL AND FIBER SERVICES.
- INSTALL NEW GUTTERS AND PVC DOWN SPOUTS.

SITE DEVELOPMENT PLAN - USE BY SPECIAL REVIEW
TRACT B, BUTTERFIELD CROSSING PARK
CASTLE ROCK COLORADO

TOWN OF CASTLE ROCK OWNERSHIP BLOCK

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON.

TOWN OF CASTLE ROCK, A MUNICIPAL CORPORATION
BY [Signature] MAYOR

ATTEST: [Signature] TOWN CLERK

SIGNED THIS 18th DAY OF June, 2024

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF JUNE 2024 BY JASON GRAY AS MAYOR AND BY LISA ANDERSON AS TOWN CLERK.

WITNESS MY HAND AND OFFICIAL SEAL. [Signature] NOTARY PUBLIC



MY COMMISSION EXPIRES: 9/30/2024

SURVEYOR'S CERTIFICATE

I, Rob Daley, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN AMENDMENT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN AMENDMENT ACCURATELY REPRESENTS THAT SURVEY.

[Signature] REGISTERED LAND SURVEYOR DATE 6-7-24

LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29 AND THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF DOUGLAS, STATE OF COLORADO

CIVIL ENGINEER'S STATEMENT

I, Alan E. Money, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY, GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN AMENDMENT HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS. [Signature] 6/10/24 REGISTERED PROFESSIONAL ENGINEER DATE

PLANNING COMMISSION RECOMMENDATION

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 22 DAY OF February, 2024. [Signature] CHAIR DATE 6.13.24

ATTEST: [Signature] DIRECTOR OF DEVELOPMENT SERVICES DATE 6/14/2024

TOWN COUNCIL APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE 19 DAY OF March, 2024. [Signature] MAYOR DATE 6/14/2024

ATTEST: [Signature] TOWN CLERK DATE 6/14/24



DRAWING INDEX

Table with 2 columns: SHEET, DESCRIPTION. Rows include: 1 OF 5 TITLE SHEET, 2 OF 5 GENERAL NOTES, 3 OF 5 SITE PLAN, 4 OF 5 ENLARGED SITE PLAN & FLOOR PLAN, 5 OF 5 ELEVATIONS

PROJECT DATA

Table with 3 columns: JURISDICTION, ZONING DESIGNINATION, (N) CONSTRUCTION, OCCUPANCY GROUP, CONSTRUCTION TYPE, FULLY SPRINKLERED, NO. STORIES. Values include: TOWN OF CASTLE ROCK, MEADOWS THIRD AMENDMENT, U, V-B, NO, 1 + CUPOLA

PROJECT TEAM

Table with 3 columns: SITE CONTACT, ALTERNATE SITE CONTACT, APPLICANT, T-MOBILE PROJECT MANAGEMENT, SITE ACQUISITION, T-MOBILE CONSTRUCTION MANAGER, ENGINEER, SURVEYOR. Lists names and addresses for Brad Boland, Brian Peterson, T-Mobile West LLC, Tim Alexander, UCI2 Construction Services, Rick Sawyer, Tim Alexander, Daley Land Surveying, Inc.

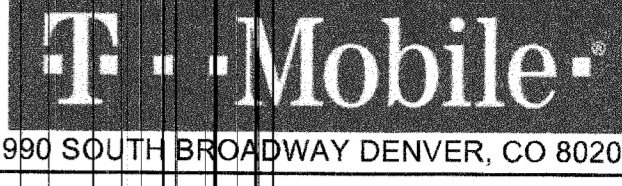
GPS COORDINATES

LATITUDE: 39°24'34.93" N COORDINATES TAKEN FROM SITE WALK
LONGITUDE: 104°54'20.39" W

VICINITY MAP



USE BY SPECIAL REVIEW SITE DEVELOPMENT PLAN TRACT B BUTTERFIELD CROSSING PARK 27.487 AM/L TOWN OF CASTLE ROCK PROJECT NO. USR24-0001



990 SOUTH BROADWAY DENVER, CO 80209

PROJECT INFORMATION:

SITE NAME: BUTTERFIELD PARK
SITE ID: DN02311B
3952C BUTTERFIELD CROSSING DR.
CASTLE ROCK, CO 80109
DOUGLAS COUNTY

Table with 4 columns: Rev, Date, Description, By. Rows include: C 05.01.23 CONCEPT 2 REVISED TJN, D 06.27.23 SDP SUBMITTAL SET SMV, E 09.27.23 CITY COMMENT RESPONSE SMV, F 10.23.23 CITY COMMENT RESPONSE SMV, G 11.27.23 CITY COMMENT RESPONSE SMV, H 02.05.24 CITY COMMENT RESPONSE DPL, I 03.15.24 CITY COMMENT SMV, J 06.06.24 CITY COMMENT SMV

PLANS PREPARED BY:



LICENSURE NO.:

Digitally signed by Alan Money DN: cn=Alan Money, o=AMMTEC, ou, email=ammtec@ammtec.com, c=US Date: 2024.06.10 09:34:59 -0700'. Includes a circular professional engineer seal for Alan Edward Money, License No. 46358, expires June 10, 2024.

Table with 3 columns: DRAWN BY, CHK BY, APV BY. Values: SMV, TJN, TA

Sheet Title: TITLE SHEET

Sheet Number: 1 OF 5

SITE DEVELOPMENT PLAN - USE BY SPECIAL REVIEW TRACT B, BUTTERFIELD CROSSING CASTLE ROCK COLORADO

SITE DEVELOPMENT PLAN GENERAL NOTES

1. THE TOWN OF CASTLE ROCK REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THIS PROPERTY, UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE TOWN SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS. THE MAINTENANCE COSTS SHALL INCLUDE ALL ACTUAL COSTS FOR LABOR, EQUIPMENT AND MATERIALS AND A 25% FEE.

2. PURSUANT TO THE TOWN OF CASTLE ROCK LANDSCAPE REGULATIONS THE PROPERTY OWNER, SUBSEQUENT OWNERS, HEIRS, SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO THE APPROVED SITE DEVELOPMENT PLAN. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER OR THE HOMEOWNER/PROPERTY OWNER ASSOCIATION, AS APPLICABLE. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, MOWING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. UPON WRITTEN NOTICE BY THE TOWN, THE OWNER WILL HAVE 45 DAYS TO CURE OR REPLACE DAMAGED OR DEAD LANDSCAPE MATERIAL. IN THE CASE OF DISEASED LANDSCAPE MATERIAL, A SHORTER COMPLIANCE PERIOD MAY BE SPECIFIED IN SAID NOTICE. THE TOWN OF CASTLE ROCK WATER CONSERVATION ORDINANCE REGULATES TIMES OF SEASONAL IRRIGATION AND PROHIBITS THE WASTING OF POTABLE WATER THROUGH IMPROPER IRRIGATION.

3. THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE SITE DEVELOPMENT PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.

4. THE EXISTENCE OF ANY FEMA REGULATED FLOODPLAINS AND WETLANDS ON THE SITE. FLOOD PLAIN: FLOOD ZONE X PER FEMA FIRM PANEL MAP NO. 08035C0169G.

5. ANY STREET SIGNS, STRIPING, STREET LIGHTS AND CURB RAMPS ARE CONCEPTUAL ONLY AND SUBJECT TO TOWN REVIEW WITH THE CONSTRUCTION DOCUMENTS. THESE ITEMS SHALL COMPLY WITH THE TOWN OF CASTLE ROCK'S REGULATIONS, STANDARDS AND REQUIREMENTS.

6. THE DEVELOPER SHALL CONFORM TO THE TOWN OF CASTLE ROCK " WATER USE MANAGEMENT PROGRAM IMPLEMENTATION POLICY " , AS AMENDED FROM TIME TO TIME, FOR THIS PROJECT.

7. APPROVAL OF THIS CONCEPTUAL SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATIONS FROM TOWN OF CASTLE ROCK REGULATIONS AND STANDARDS. ALL DEVIATIONS FROM TOWN REGULATIONS AND STANDARDS ARE SUBJECT TO THE APPROPRIATE PROCEDURES FOR APPROVAL.

8. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS, TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY (30) INCHES IN HEIGHT ABOVE THE FLOWLINE ELEVATIONS OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.

9. THE PURPOSE AND USE OF ALL TRACTS, TO WHOM THE TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THE SITE DEVELOPMENT PLAN.

10. ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/TRAIL EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.

11. ALL EMERGENCY ACCESS ROADS, EMERGENCY ACCESS GATES AND SIGNAGE SHALL COMPLY WITH THE TOWN OF CASTLE ROCK FIRE DEPARTMENT REQUIREMENTS AND SHALL BE MAINTAINED BY METROPOLITAN DISTRICT, HOMEOWNERS ASSOCIATION, OR OTHER PROPERTY MANAGEMENT ENTITY.

SITE DEVELOPMENT PLAN GENERAL NOTES CONT.

12. UNLESS OTHERWISE NOTED, ALL LOTS SHALL HAVE A 10-FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES AND ALONG ALL PUBLIC RIGHTS-OF-WAY AND SHALL HAVE 5-FOOT UTILITY EASEMENTS ALONG EACH SIDE LOT LINE. THESE UTILITY EASEMENTS ARE FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES.

13. THIS DEVELOPMENT IS IMPACTED BY THE TOWN OF CASTLE ROCK SKYLINE/RIDGELINE PROTECTION REGULATIONS. SKYLINE/RIDGELINE AREAS MUST ADHERE TO CHAPTER 17.48 OF THE TOWN OF CASTLE ROCK MUNICIPAL CODE REGARDING MITIGATION PROCEDURES.

14. RETAINING WALLS, SECTIONS OF RETAINING WALLS 4-FEET IN HEIGHT OR HIGHER OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE TOWN OF CASTLE ROCK PRIOR TO THE ISSUANCE OF THE PUBLIC WORKS PERMIT.

15. A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN OF CASTLE ROCK BUILDING DIVISION PRIOR TO PLACING ANY SIGN ON THE PROPERTY. ALL SIGNS MUST COMPLY WITH THE PROVISIONS OF TITLE 19 (SIGN CODE REGULATIONS) OF THE MUNICIPAL CODE.

FIRE NOTES

1. IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.

2. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.

3. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING CONSTRUCTED OR MOVED INTO, OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.

4. DEAD-END FIRE ACCESS ROADS IN EXCESS OF 160 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.

5. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET, 6 INCHES.

6. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. THE TERM " ALL-WEATHER DRIVING CAPABILITIES " HAS BEEN INTERPRETED TO MEAN EITHER CONCRETE OR ASPHALT, OR OTHER APPROVED DRIVING SURFACE DESIGNED BY AN ENGINEER AND APPROVED BY THE FIRE DEPARTMENT.

7. " NO PARKING FIRE LANE " SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS GREATER THAN OR EQUAL TO 32 FEET WIDE.

8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.

UTILITY NOTES

- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- THIS SITE IS LOCATED WITHIN THE TOWN OF CASTLE ROCK MEADOWS YELLOW WATER PRESSURE ZONE.
- REFER TO GRADING DRAINAGE EROSION AND UTILITY PLAN.

LANDSCAPE NOTES

- NO NEW LANDSCAPING PROPOSED.
- ALL EXISTING TREES, SHRUBS, GROUND COVER AND MULCH IMPACTED BY CONSTRUCTION AND /OR EASEMENTS TO BE REPLACED IN MATERIAL, COLOR, SIZE AND SPECIES.
- IN THE EVENT LANDSCAPING IS PROPOSED, PLANS WILL BE SUBMITTED.

USE BY SPECIAL REVIEW SITE
DEVELOPMENT PLAN TRACT B
BUTTERFIELD CROSSING PARK 27.487
AML TOWN OF CASTLE ROCK PROJECT
NO. USR24-0001



990 SOUTH BROADWAY DENVER, CO 80209

PROJECT INFORMATION:

SITE NAME:
BUTTERFIELD PARK
SITE ID:
DN02311B

3952C BUTTERFIELD CROSSING DR.
CASTLE ROCK, CO 80109
DOUGLAS COUNTY

Rev:	Date:	Description:	By:
C	05.01.23	CONCEPT 2 REVISED	TJN
D	06.27.23	SDP SUBMITTAL SET	SMV
E	09.27.23	CITY COMMENT RESPONSE	SMV
F	10.23.23	CITY COMMENT RESPONSE	SMV
G	11.27.23	CITY COMMENT RESPONSE	SMV
H	02.05.24	CITY COMMENT RESPONSE	DPL
I	03.15.24	CITY COMMENT	SMV
J	06.06.24	CITY COMMENT	SMV

PLANS PREPARED BY:



LICENSURE NO.:

ALL SCALES ARE SET FOR 24"x36" SHEET,
11"x17" SHEET, HALF SCALE

DRAWN BY: CHK BY: APV BY:

SMV	TJN	TA
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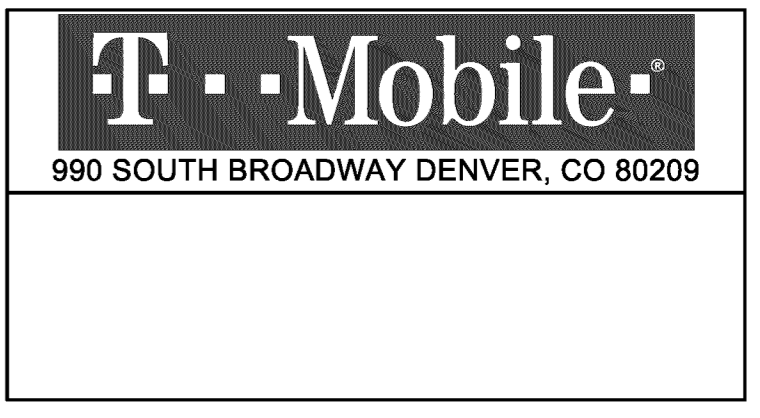
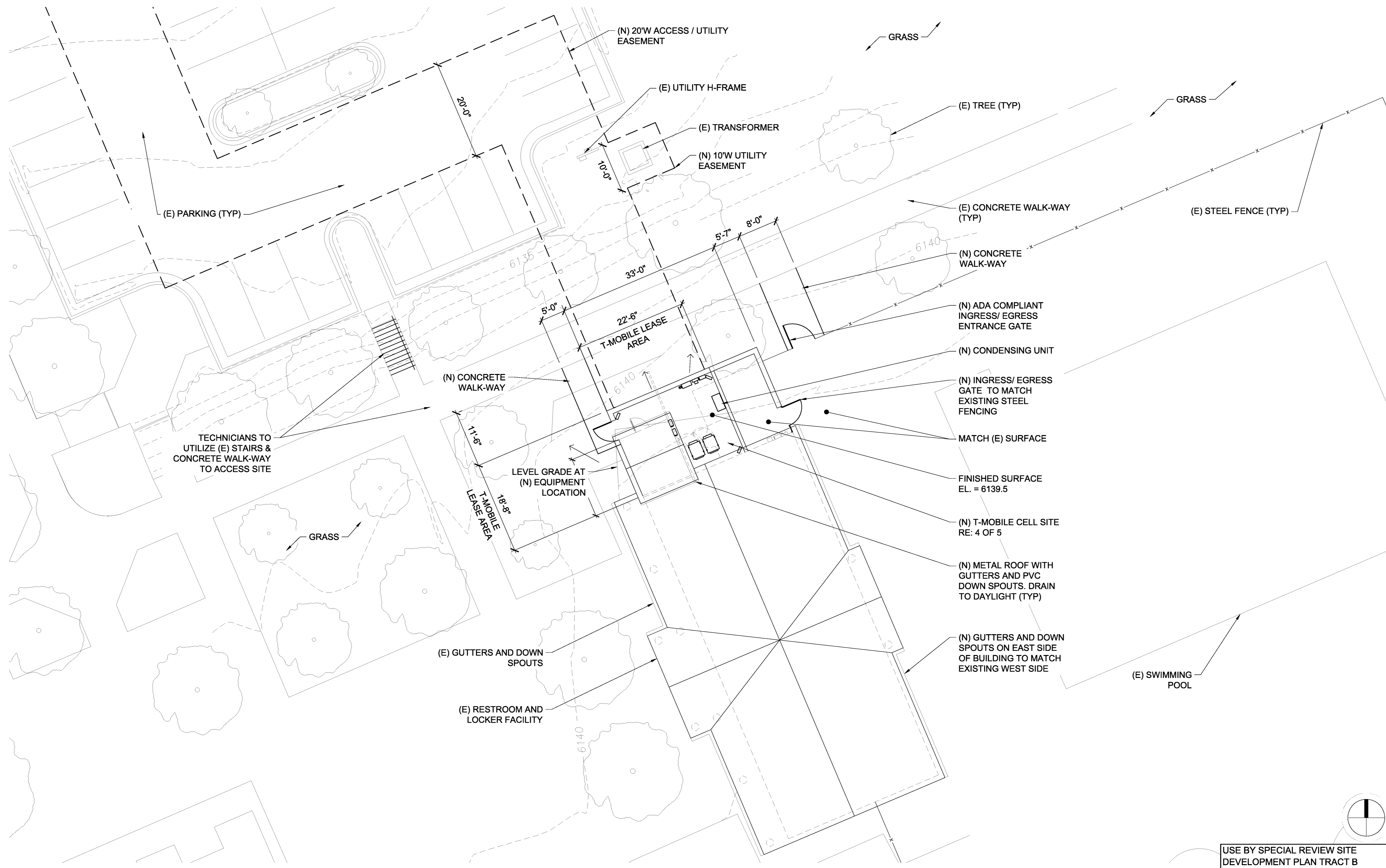
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**GENERAL
NOTES**

Sheet Number:

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SITE DEVELOPMENT PLAN - USE BY SPECIAL REVIEW TRACT B, BUTTERFIELD CROSSING CASTLE ROCK COLORADO



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PLANS PREPARED BY:

UCI²
CONSTRUCTION SERVICES, LLC
4751 FOX STREET, DENVER CO 80216

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Sheet Title:

SITE PLAN

Sheet Number:

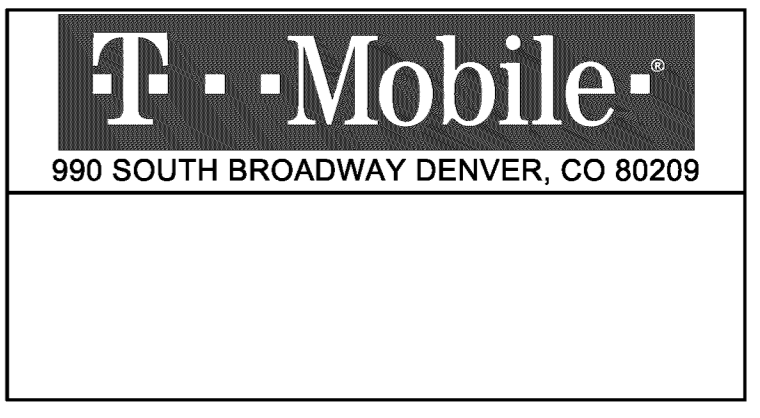
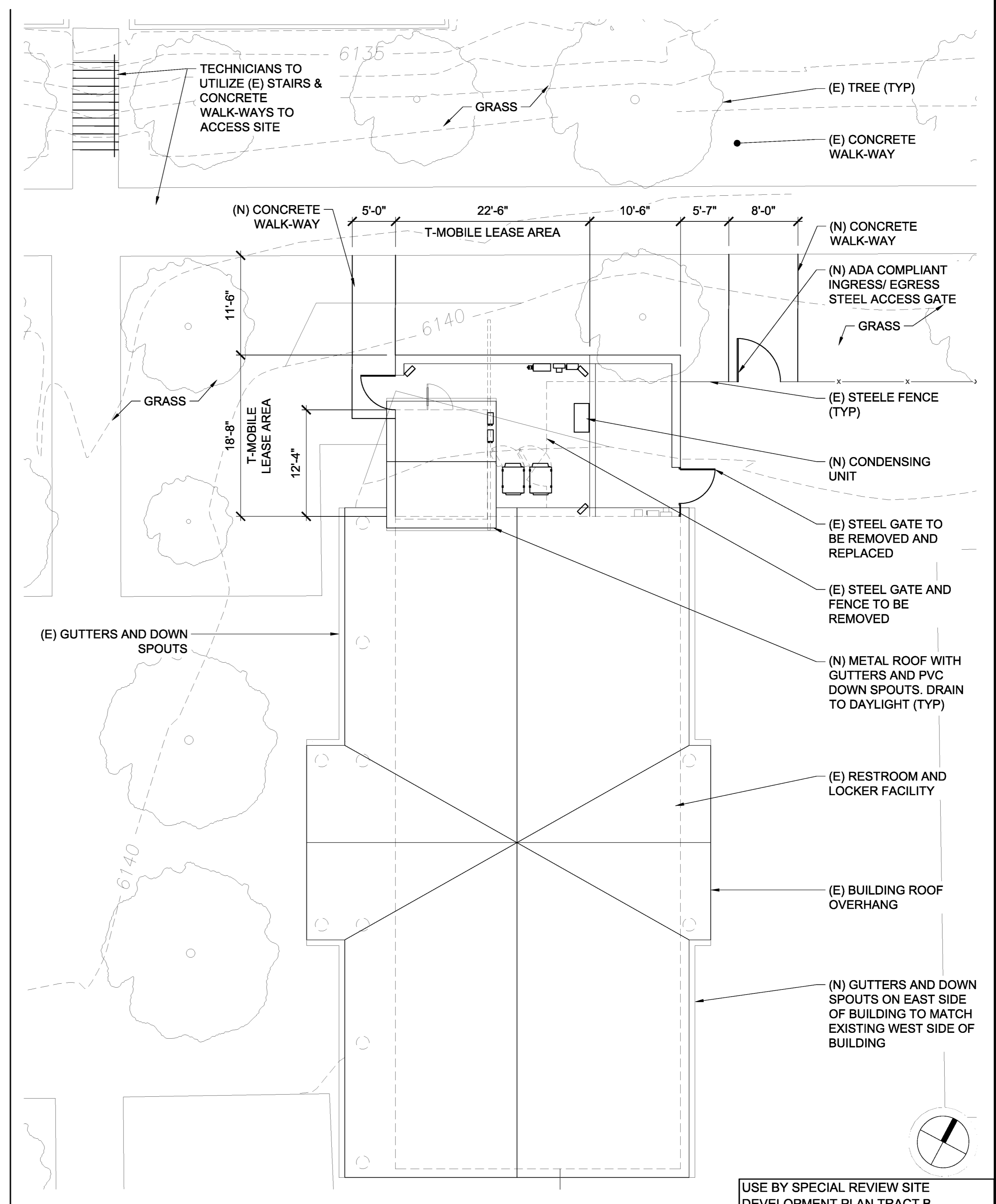
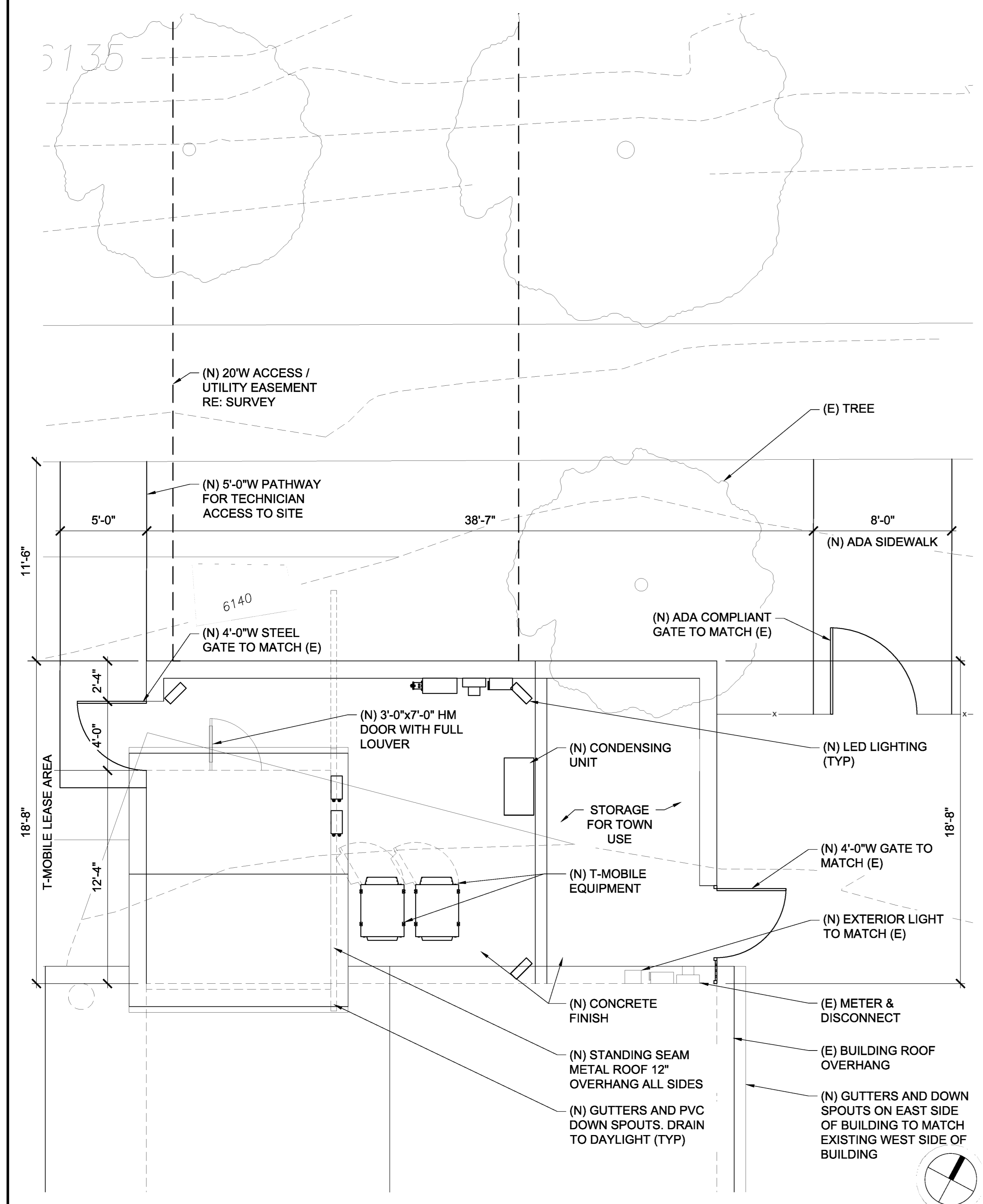
3 OF 5

1 SITE PLAN
SCALE: AS NOTED



USE BY SPECIAL REVIEW SITE
DEVELOPMENT PLAN TRACT B
BUTTERFIELD CROSSING PARK 27.487
AML TOWN OF CASTLE ROCK PROJECT
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SITE DEVELOPMENT PLAN - USE BY SPECIAL REVIEW TRACT B, BUTTERFIELD CROSSING CASTLE ROCK COLORADO



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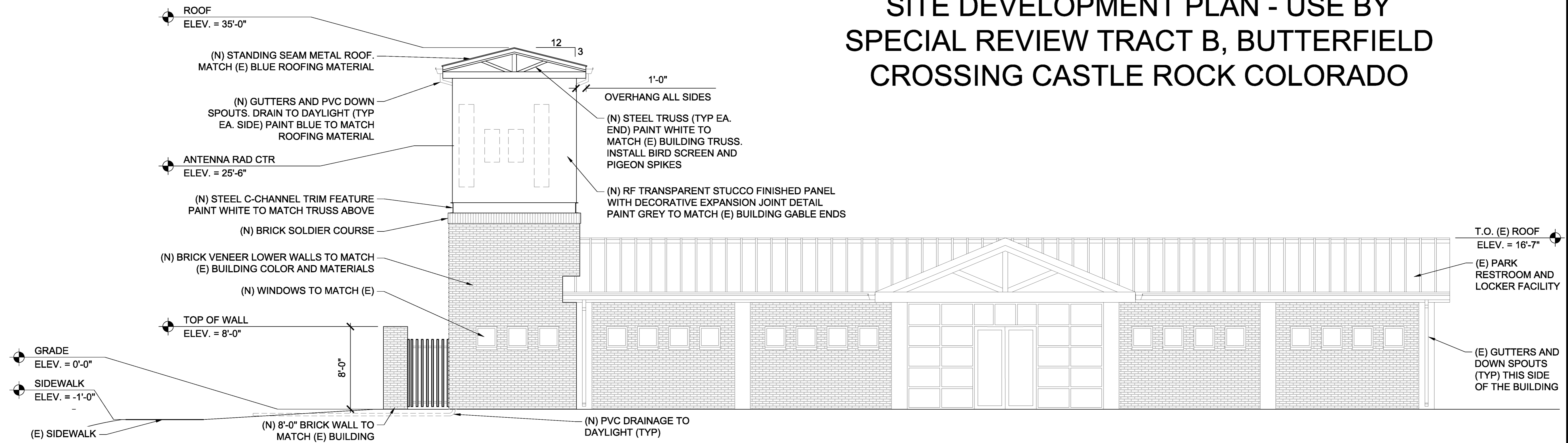
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Sheet Title:
ENLARGED SITE PLAN & FLOOR PLAN

Sheet Number:
4 OF 5

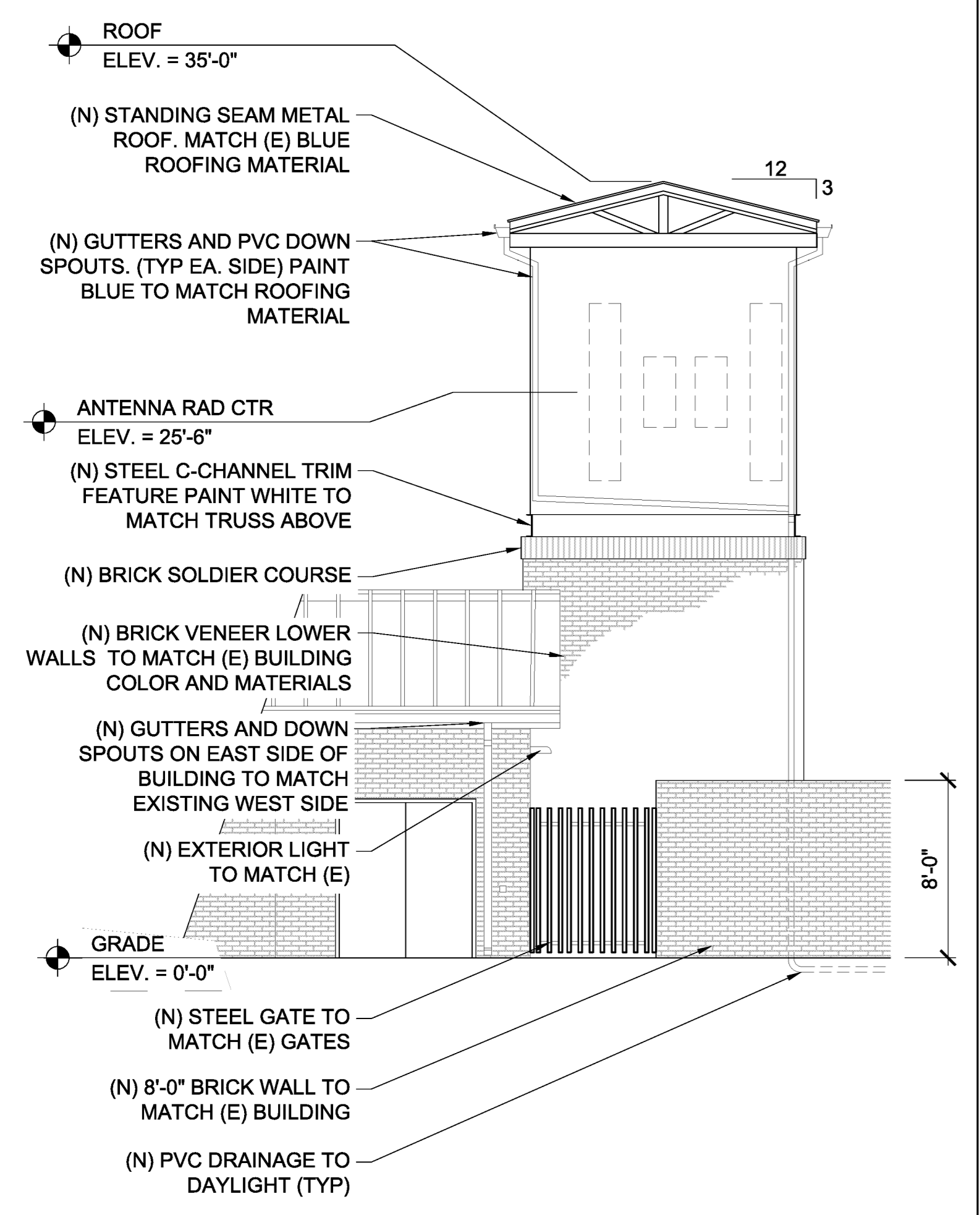
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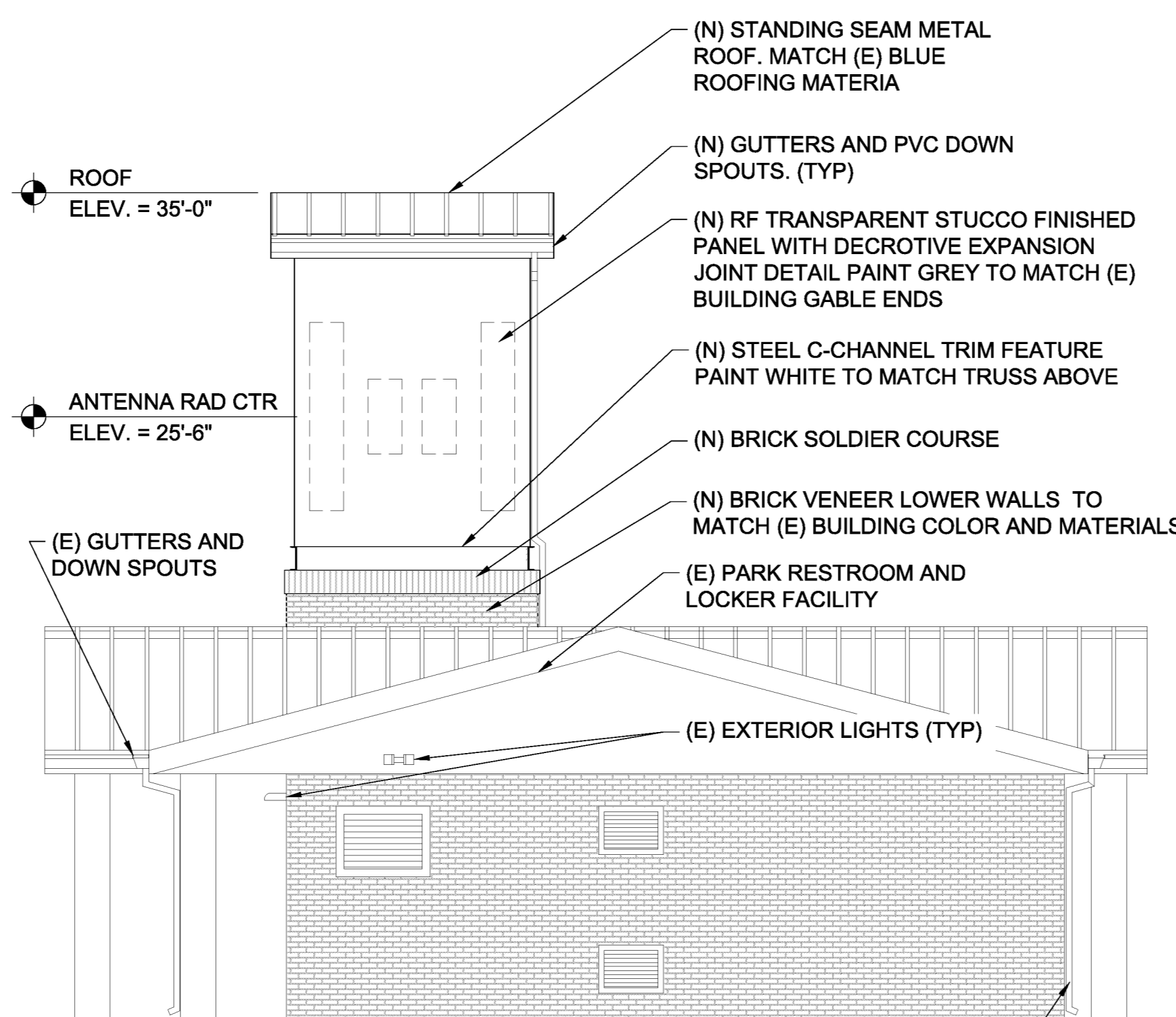
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SCALE: 3/16" = 1'-0"



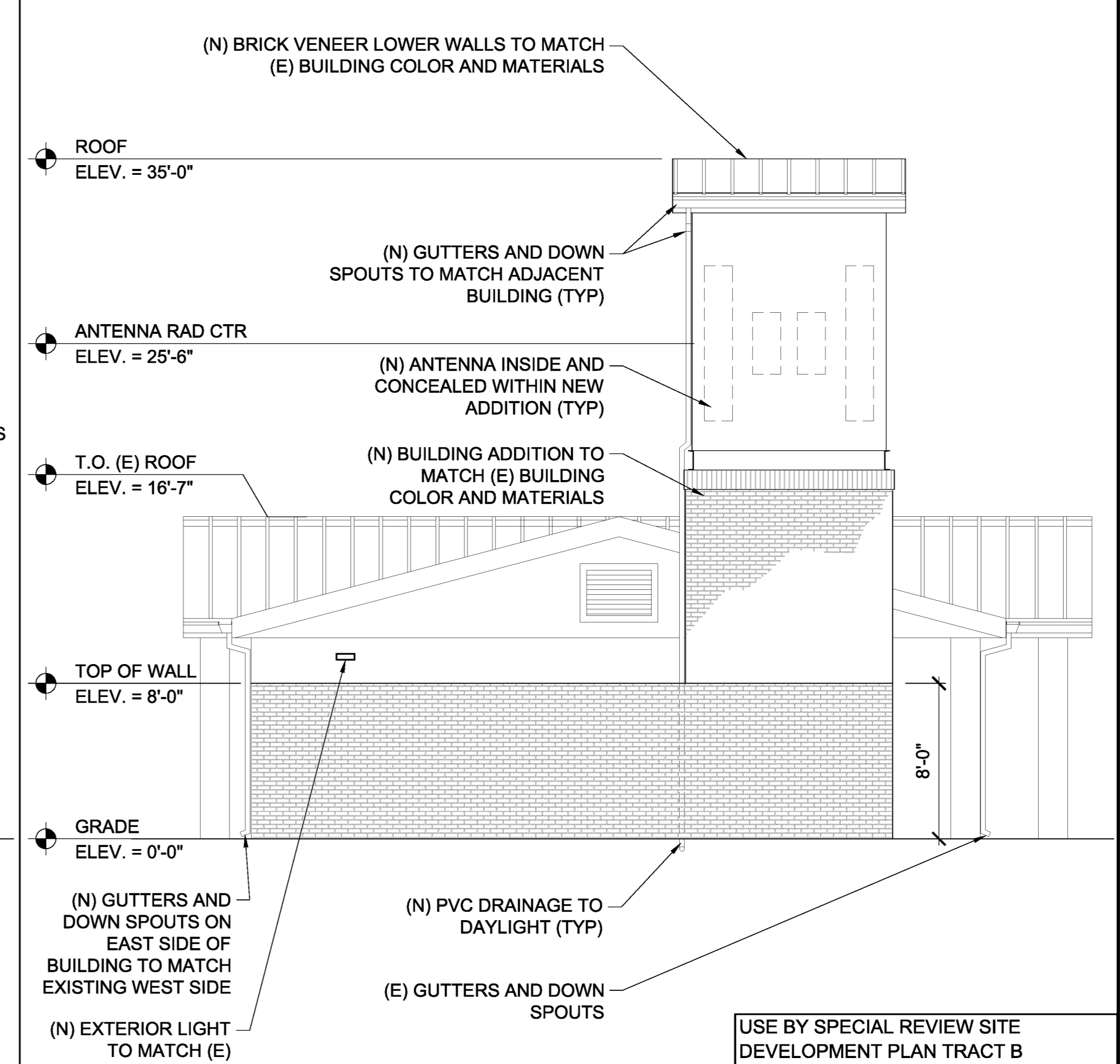
3 PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION

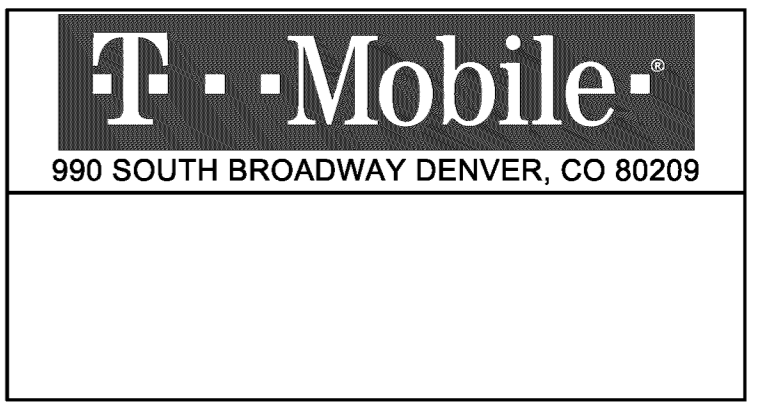
SCALE: 3/16" = 1'-0"



1 PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'-0"

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Sheet Title:
ELEVATIONS

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