

**SITE DEVELOPMENT PLAN AMENDMENT NO. 3**  
**AN AMENDMENT TO THE USE BY SPECIAL REVIEW FOR TRACT E METZLER RANCH FILING NO. 6**  
**LOCATED IN THE SE 1/4 SECTION 25, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY**  
**OF DOUGLAS, STATE OF COLORADO**  
**SDP22-0014**

**SHEET INDEX**

SHEET:	DESCRIPTION:
1 OF 4	COVER SHEET
2 OF 4	SITE PLAN & ENLARGED SITE PLAN
3 OF 4	ANTENNA LAYOUT & SCHEDULE
4 OF 4	NORTH ELEVATIONS

**CONTACT INFORMATION**

**SITE CONSTRUCTION MANAGER:**  
 NAME: DISH WIRELESS, L.L.C.  
 ADDRESS: 6701 SOUTH SANTA FE DRIVE  
 LITTLETON, CO 80120  
 CONTACT: SCOTT TOWNLISON  
 PHONE: (720) 788-9685

**RF ENGINEER:**  
 NAME: DISH WIRELESS, L.L.C.  
 ADDRESS: 6701 SOUTH SANTA FE DRIVE  
 LITTLETON, CO 80120  
 CONTACT: ROBERT CARSTAN

**SITE APPLICANT:**  
 NAME: CROWN CASTLE  
 ADDRESS: 2065 S STEARMAN DR  
 CHANDLER, AZ 85286  
 CONTACT: ANDREW MACDONALD  
 EMAIL: ANDREW.MACDONALD@CROWNCASTLE.COM  
 PHONE: (602) 948-1783

**LEAD ENGINEER:**  
 NAME: TOWER ENGINEERING PROFESSIONALS INC.  
 ADDRESS: 990 E 84TH AVE, SUITE C-10  
 THORNTON, CO 80260  
 CONTACT: ANDREW R BURGLAND, P.E.  
 PHONE: (303) 566-5914

**PROPERTY OWNER:**  
 NAME: TOWN OF CASTLE ROCK  
 ADDRESS: 100 WILCOX ST  
 CASTLE ROCK, CO 80104

**SURVEYOR:**  
 NAME: TRUE NORTH SURVEYING & MAPPING LLC  
 ADDRESS: 9623 MALLARD POND WAY  
 LITTLETON, CO 80120  
 CONTACT: WILLIAM G. SUNTROP P.L.S.  
 PHONE: (303) 825-4047

**PROJECT INFORMATION**

CONSTRUCTION OF A NEW NON-INHABITABLE DISH WIRELESS, L.L.C. TELECOMMUNICATION FACILITY, CONSISTING OF (3)-NEW ANTENNAS, (8)-NEW RRHA, (1)-RAYCAP SURGE PROTECTOR AND (1)-HYBRID CABLE ON PROPOSED PLATFORM ANTENNA MOUNT. NO WATER OR SEWER IS REQUIRED. THE FACILITY DESIGNED IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK REGULATIONS. THIS IS AN UNMANNED FACILITY WHICH WILL NOT REQUIRE ANY WATER OR SEWER FACILITIES. TRAFFIC WILL CONSIST ONLY OF MAINTENANCE PERSONNEL, VISITING THE SITE APPROXIMATELY TWICE A MONTH.

**DIRECTOR OF DEVELOPMENT SERVICES APPROVAL**

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES ON THE TOWN OF CASTLE ROCK, COLORADO ON THE 12 DAY OF 10/12/2022.

\_\_\_\_\_  
 DATE

**DOUGLAS COUNTY CLERK & RECORDER DOUGLASCIFICATIO**

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_ AT RECEPTION NO. \_\_\_\_\_

DOUGLAS COUNTY CLERK & RECORDER  
 DEPUTY \_\_\_\_\_ DATE \_\_\_\_\_

**SITE DEVELOPMENT PLAN GENERAL NOTES:**

- 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, GULVERTS, 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.
- PURSUANT TO SECTION 4.3E AND 8.2.3A OF 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 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.
- THE PROVIDED LANDSCAPE COUNTS IN THE SITE DEVELOPMENT PLAN ARE MINIMUM REQUIRED COUNTS. ANY CHANGES TO THE PROVIDED LANDSCAPE COUNTS SHALL REQUIRE AND SPD AMENDMENT. THE LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE DUE TO FIELD CONDITIONS WITH REVIEW OF THE CONSTRUCTION DOCUMENTS.
- THE FACILITY IS LOCATED ON FEMA FLOOD MAP 08035C01870, DATED MAY 18, 2016 IN AN AREA LABELED AS ZONE X, AREA OF MINIMAL FLOOD HAZARD.
- ANY STREET SIGN, STIRRING, 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.
- 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.
- 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.
- NO SIGN OBJECT EXCEEDING 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, CRDPS, CUT SLOPES, AND BERMS SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
- THE PURPOSE AND USE OF ALL TRACTS WILL BE DEDICATED WITH THE PLAT AND WHO WILL BE RESPONSIBLE FOR MAINTENANCE IS SHOWN IN A TABLE ON THE SITE DEVELOPMENT PLAN.
- ALL UTILITY, DRAINAGE, EMERGENCY ACCESS, SIGHT DISTANCE AND PUBLIC ACCESS/RAMP EASEMENTS AS SHOWN ON THE SITE DEVELOPMENT PLAN SHALL BE GRANTED TO THE TOWN OF CASTLE ROCK WITH THE PLAT.
- THIS SITE IS ZONED AS ZONE C-1, RECEPTION NUMBER: 201909044.
- 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.
- 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 SIGN LINES.
- 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.
- APPLICANT IS RESPONSIBLE FOR ALL REPAIRS TO RIGHT-OF-WAY DUE TO PROPOSED CONSTRUCTION.

**UTILITY NOTES**

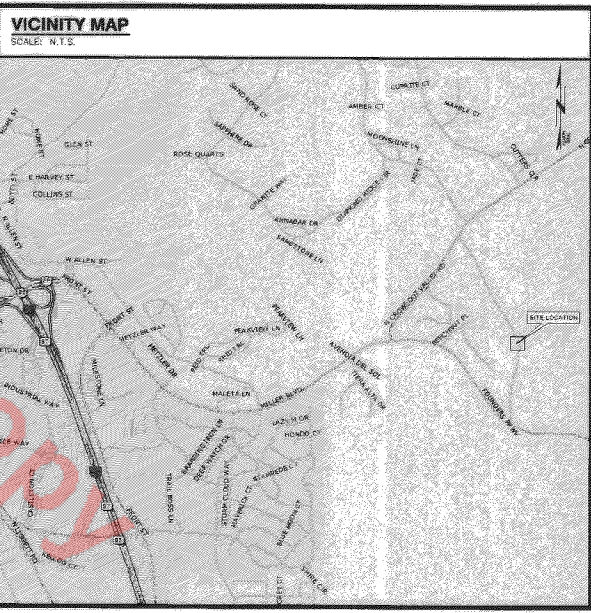
- IF FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- 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.
- DEAD-END FIRE ACCESS ROADS IN EXCESS OF 150 FEET SHALL PROVIDE AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.
- 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.
- 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. NO PARKING 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 28 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 28 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.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- THE DEVELOPER UNDERSTANDS THAT AS THE PROJECT DEVELOPS THERE MAY BE FIRE AND LIFE SAFETY PROVISIONS OF THE TOWN OF CASTLE ROCK ADOPTED INTERNATIONAL FIRE CODE (IFC) THAT MAY ARISE, AND WERE NOT CLEARLY VISIBLE DURING THE INITIAL REVIEWS, BUT MAY REQUIRE CORRECTIVE ACTION. THESE ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: FIRE FLOW REQUIREMENTS, FIRE HYDRANT PLACEMENT, ACCESS, ETC.

**UTILITY NOTES**

- ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.

**SITE ADDRESS:**  
**4951 TOWER RD**  
**CASTLE ROCK, CO 80108**

**LEGAL DESCRIPTION**  
 TRACT E, METZLER RANCH FILING NO. 6, COUNTY OF DOUGLAS, STATE OF COLORADO.



**CIVIL ENGINEER'S STATEMENT**

I, Andrew Burland, 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 HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

Andrew Burland  
 REGISTERED PROFESSIONAL ENGINEER  
 DATE: 10/12/2022

AMENDMENT NO. 3AN AMENDMENT TO THE USE BY SPECIAL REVIEW FOR TRACT E METZLER RANCH FILING NO. 6 TOWN OF CASTLE ROCK PROJECT NO. SDP22-0014



**TOWER ENGINEERING PROFESSIONALS**  
 326 TRYON RD, RALEIGH, NC  
 27603 OFFICE: (919) 661-6351

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

DRAWN BY:	CHECKED BY:	APPROVED BY:
JVZ	GSM	GSM
RFDS REV #:		N/A

**ZONING DOCUMENTS**

**SUBMITTALS**

REV	DATE	DESCRIPTION
A	07-27-21	PRELIMINARY
0	08-02-21	CONSTRUCTION
1	08-05-21	ZONING
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5	07-26-22	ZONING

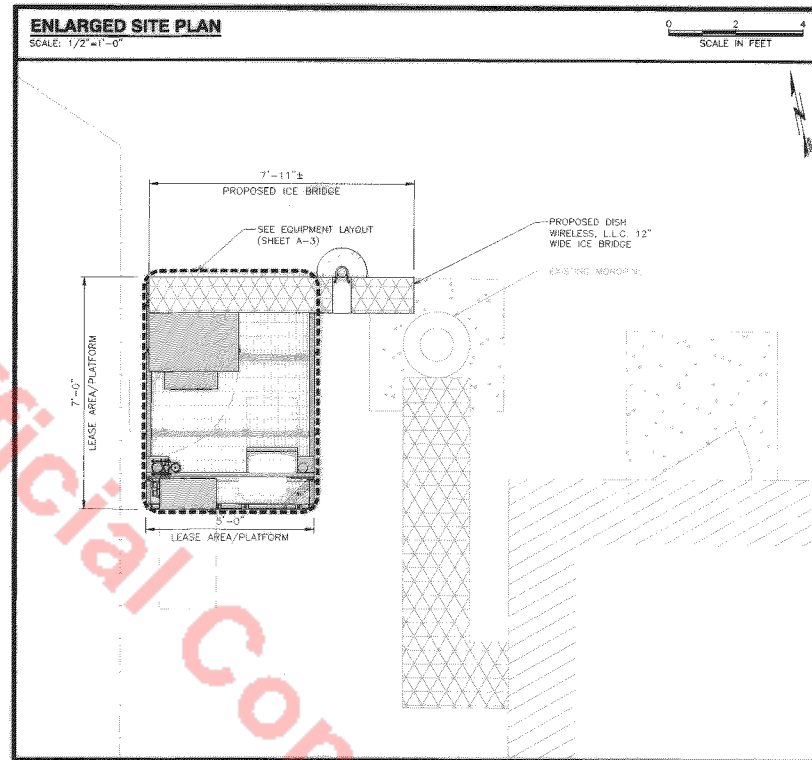
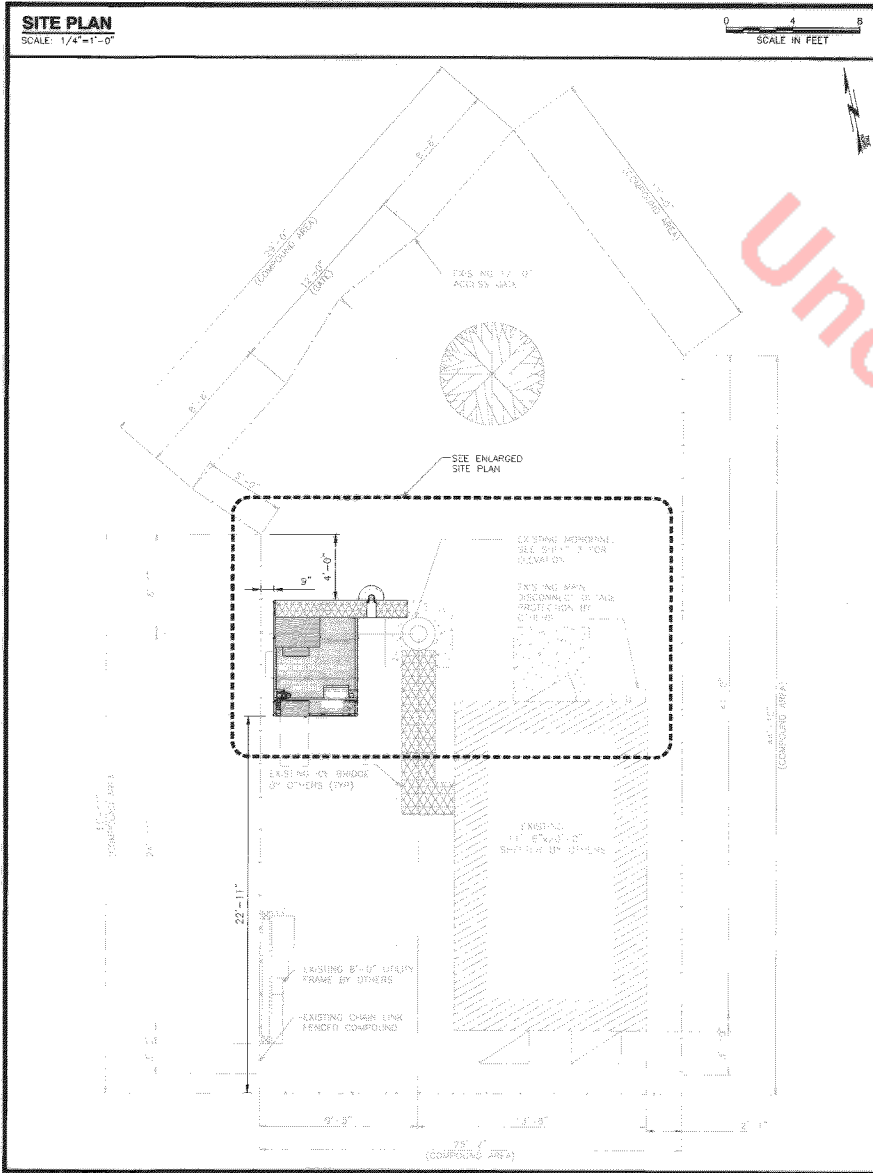
**A&E PROJECT NUMBER**  
 65456.266390

DISH WIRELESS, L.L.C.  
 PROJECT INFORMATION  
 DNDEN00253A  
 CO-CCI-T-857404  
 4951 TOWER RD  
 CASTLE ROCK, CO 80108

SHEET TITLE  
 COVER SHEET

SHEET NUMBER  
 1 OF 4

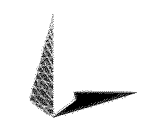
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**SDP22-0014**



Unofficial Copy



5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



TOWER ENGINEERING PROFESSIONALS  
326 TRYON RD. RALEIGH, NC  
27603 OFFICE: (919) 661-6351



7/6/26, 2022

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DRAWN BY:	CHECKED BY:	APPROVED BY:
JVZ	GSM	GSM
RFDS REV #:	N/A	

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A&E PROJECT NUMBER  
**65456.266390**

DISH WIRELESS, L.L.C.  
PROJECT INFORMATION  
**DNDEN00253A**  
**CO-CCI-T-857404**  
**4951 TOWER RD**  
**CASTLE ROCK, CO 80108**

SHEET TITLE  
**SITE PLAN & ENLARGED SITE PLAN**

SHEET NUMBER  
**2 OF 4**

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5701 SOUTH SANTA FE DRIVE  
LITTLETON, CO 80120



TOWER ENGINEERING PROFESSIONALS  
326 TRYON RD. RALEIGH, NC  
27603 OFFICE: (919) 661-6361



July 26, 2022

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DRAWN BY: JZV    CHECKED BY: GSM    APPROVED BY: GSM

RFDS REV #: N/A

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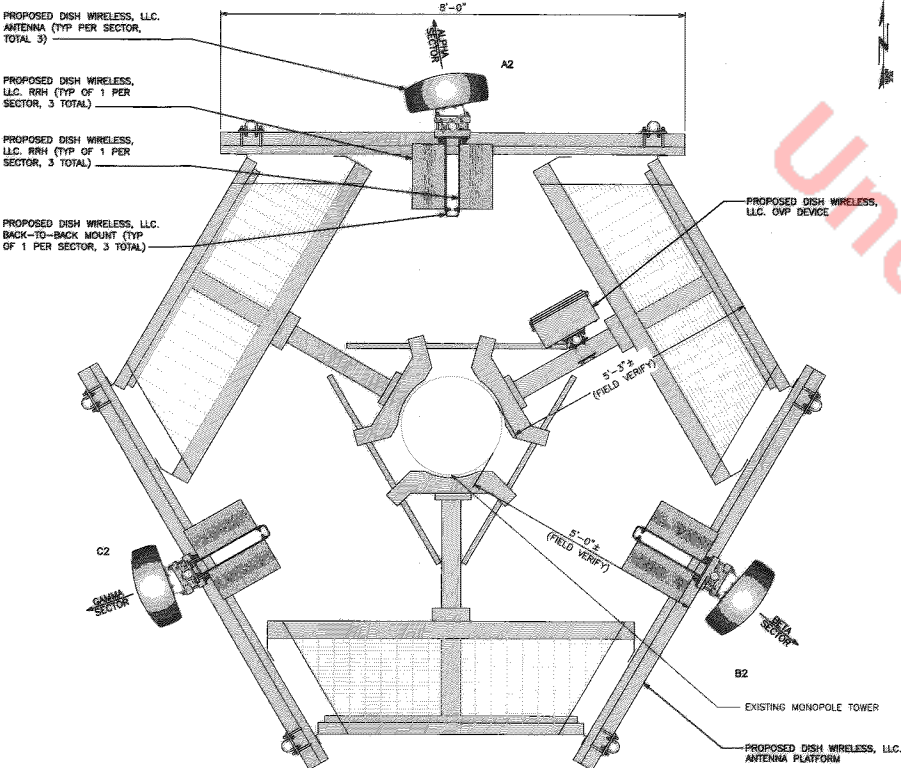
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SHEET TITLE  
**ANTENNA LAYOUT & SCHEDULE**

SHEET NUMBER

**3 OF 4**

**ANTENNA LAYOUT**  
SCALE: 3/4"=1'-0"



**ANTENNA SCHEDULE**  
SCALE: N.T.S.

SECTOR POS.	ANTENNA					TRANSMISSION CABLE	RRH			GVP
	EXISTING OR PROPOSED	MANUFACTURER - MODEL NUMBER	TECH	AZIMUTH	RAD CENTER		MANUFACTURER - MODEL NUMBER	TECH	POS.	
A1	---	---	---	---	---	(1) HIGH-CAPACITY HYBRID CABLE (5.3' LONG)	FUJITSU - TA08025-B604	5G	A2	RAYCAP RFDIC-9161-PF-48
A2	PROPOSED	JMA WIRELESS-MX08FR0665-21	5G	350°	22°-0"		FUJITSU - TA08025-B605	5G	A2	
A3	---	---	---	---	---		---	---	---	
B1	---	---	---	---	---	SHARED W/ALPHA	FUJITSU - TA08025-B604	5G	B2	SHARED W/ALPHA
B2	PROPOSED	JMA WIRELESS-MX08FR0665-21	5G	130°	22°-0"		FUJITSU - TA08025-B605	5G	B2	
B3	---	---	---	---	---		---	---	---	
C1	---	---	---	---	---	SHARED W/ALPHA	FUJITSU - TA08025-B604	5G	C2	SHARED W/ALPHA
C2	PROPOSED	JMA WIRELESS-MX08FR0665-21	5G	250°	22°-0"		FUJITSU - TA08025-B605	5G	C2	
C3	---	---	---	---	---		---	---	---	

**NOTES**

- CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.
- ANTENNA AND RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSES.

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 3725 TRYON RD. RALEIGH, NC  
 27603 OFFICE: (919) 861-6351

July 26, 2023

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DRAWN BY: **JVZ** CHECKED BY: **GSM** APPROVED BY: **GSM**

RFDS REV #: **N/A**

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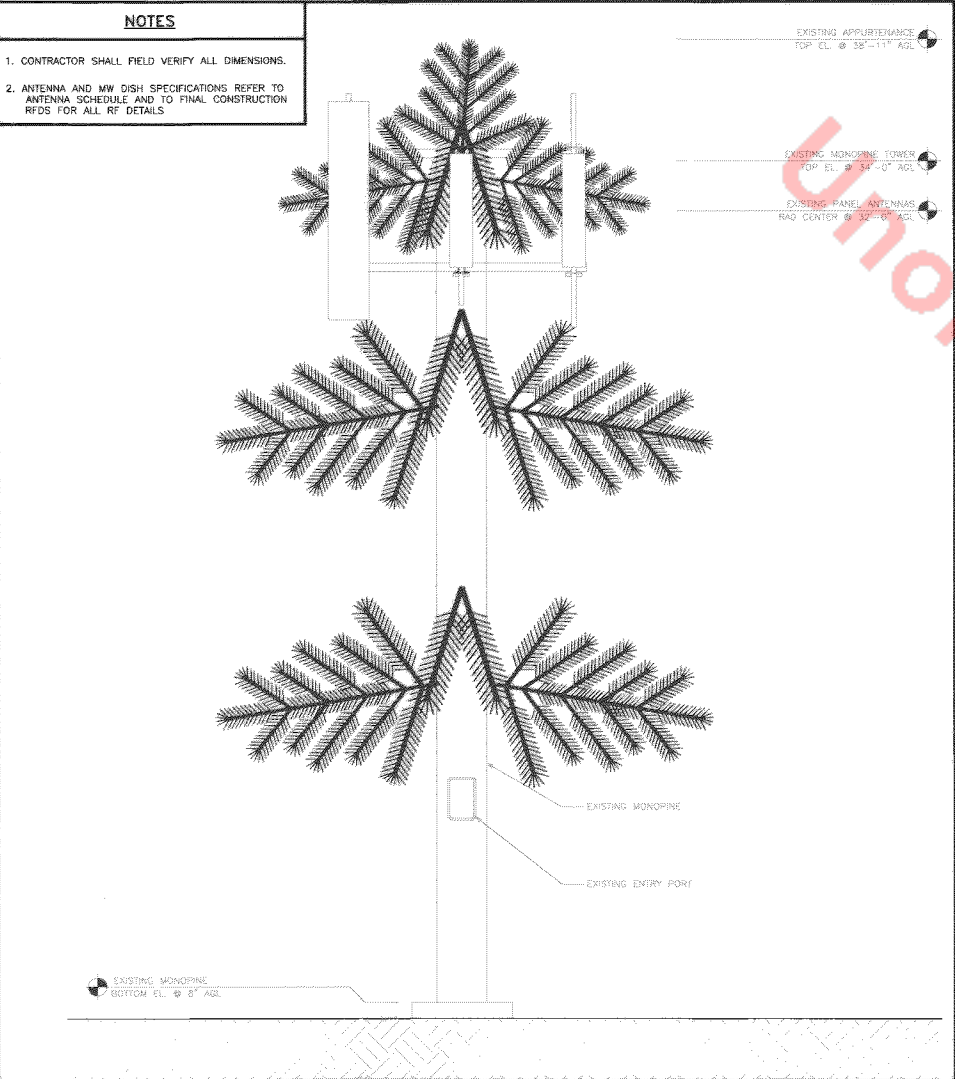
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**SHEET TITLE**  
**NORTH TOWER ELEVATIONS**

**SHEET NUMBER**  
**4 OF 4**

**NOTES**

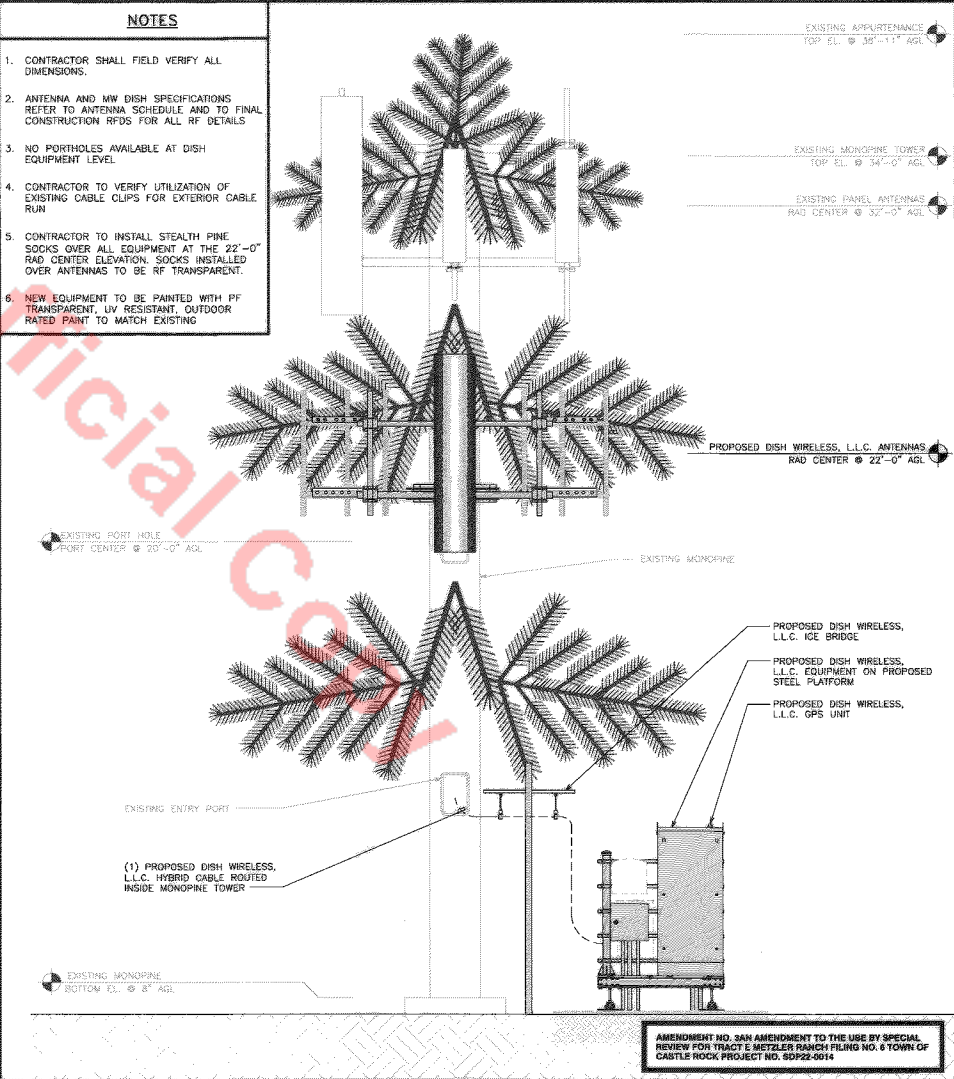
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
- ANTENNA AND MW DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.



**EXISTING NORTH ELEVATION** 1

**NOTES**

- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
- ANTENNA AND MW DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.
- NO PORTHOLES AVAILABLE AT DISH EQUIPMENT LEVEL.
- CONTRACTOR TO VERIFY UTILIZATION OF EXISTING CABLE CLIPS FOR EXTERIOR CABLE RUN.
- CONTRACTOR TO INSTALL STEALTH PINE SOCKS OVER ALL EQUIPMENT AT THE 22'-0" RAD CENTER ELEVATION. SOCKS INSTALLED OVER ANTENNAS TO BE RF TRANSPARENT.
- NEW EQUIPMENT TO BE PAINTED WITH PF TRANSPARENT, UV RESISTANT, OUTDOOR RATED PAINT TO MATCH EXISTING.



**PROPOSED NORTH ELEVATION** 2

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