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**SITE DEVELOPMENT PLAN AMENDMENT NO. 8
THE 8TH AMENDMENT TO THE USE BY SPECIAL REVIEW FOR
TRACT B VAP II SUBDIVISION, LOCATED IN THE S 1/2, SW 1/4, SECTION 1 AND IN
THE N1/2 SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH
PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO**

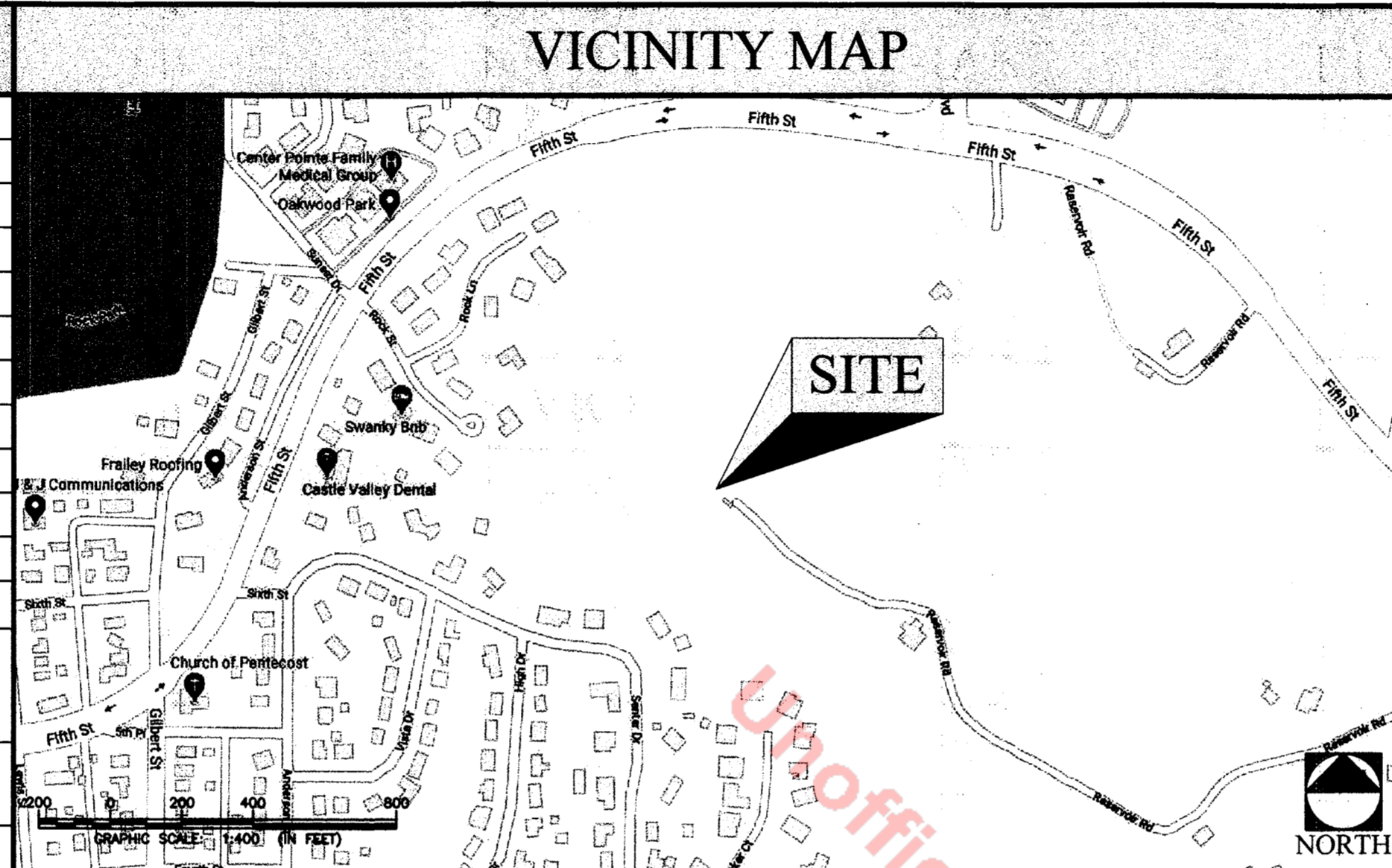
nexus
NEXIUS SOLUTIONS, INC.
2595 NORTH DALLAS PARKWAY
SUITE 300
FRISCO, TX 75034

CLIENT:



AT&T
Mobility
161 INVERNESS DR W, 2ND FLOOR
ENGLEWOOD, COLORADO 80112

SITE INFORMATION	
SITE NAME:	CAP NSB-CO.FIFTH_ST._&_RESERVOIR_RD_COL00149
SITE NUMBER:	COL00149
FA LOCATION CODE:	14728226
ADDRESS:	1582 RESERVOIR RD
CITY, STATE ZIP:	CASTLE ROCK, CO 80104
JURISDICTION:	TOWN OF CASTLE ROCK
COUNTY:	DOUGLAS
LATITUDE:	39.376500°
LONGITUDE:	-104.848333°
GROUND ELEVATION:	6571.11' AMSL
STRUCTURE TYPE:	GUYED TOWER
STRUCTURE HEIGHT:	80'-0" AGL WITH 20'-0" EXTENSION (100'-0" AGL)
APPLICANT:	AT&T MOBILITY 161 INVERNESS DR W, 2ND FLOOR ENGLEWOOD, COLORADO 80112
AT&T CONTACT:	FRANK DEPERALTA (858) 666-7635
SITE ACQUISITION:	NEXIUS SOLUTIONS, INC. 7025 S FULTON ST-SUITE 100 CENTENNIAL, CO 80112
A&E SERVICES:	NEXIUS SOLUTIONS, INC. 2595 NORTH DALLAS PARKWAY-SUITE 300 FRISCO, TX 75034 (972) 581-9888
ENGINEER:	JACK T. PHIPPS, P.E. PE NUMBER: 0054130 (512) 751-5106
POWER PROVIDER:	IREA
TELCO PROVIDER:	COMCAST
TOWER OWNER:	AMERICAN TOWER CORPORATION 10 PRESIDENTIAL WAY WOBURN, MA 01801
PARCEL NUMBER:	2505-122-05-080
PARCEL OWNER:	TOWN OF CASTLE ROCK 100 N WILCOX ST CASTLE ROCK, CO 80104
ZONING DESIGNATION:	R-1



CITY SIGNATURE BLOCKS

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE 11th DAY OF January, 2023.

[Signature]
DIRECTOR OF DEVELOPMENT SERVICES

SCOPE OF WORK

THE PURPOSE OF THIS SCOPE IS TO ADD AN EMERGENCY GENERATOR, INCREASE THE HEIGHT OF TOWER AND UPDATE RADIO SYSTEM.

TOWER SCOPE OF WORK:	GROUND SCOPE OF WORK:
<ul style="list-style-type: none"> INSTALLATION OF (6) PANEL ANTENNAS INSTALLATION OF (3) SECTOR MOUNTS INSTALLATION OF (3) SQUIDS INSTALLATION OF (12) RRHs INSTALLATION OF (6) DC POWER TRUNKS INSTALLATION OF (3) FIBER TRUNKS 	<ul style="list-style-type: none"> INSTALLATION OF H-FRAME INSTALLATION OF WALK IN CABINET INSTALLATION OF (2) DC12s INSTALLATION OF 30KW GENERATOR INSTALLATION OF (2) CONCRETE PADS INSTALLATION OF ICE BRIDGE INSTALLATION OF MUELLER 26-GAUGE STEEL WITH GALVANIZED FRAMING FENCE


ANY DEVIATION THAT DIFFERS SUBSTANTIALLY FROM WHAT IS SHOWN ON THE CONSTRUCTION DRAWINGS MUST BE APPROVED BY THE ENGINEER OF RECORD. NO CHANGES THAT ALTER THE CHARACTER OF THE WORK CAN BE MADE DURING CONSTRUCTION WITHOUT ISSUING A CHANGE ORDER.

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS SITE DEVELOPMENT PLAN AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT 10:42 AM ON THE 12th DAY OF January, 2023. AT RECEPTION NO. 2023001397.

DOUGLAS COUNTY CLERK AND RECORDER

BY: *[Signature]*
DEPUTY



SHEET INDEX

SHEET #	SHEET DESCRIPTION	PE	REV
1	TITLE SHEET	E	C
2	OVERALL SITE PLAN	E	C
3	ENLARGED SITE PLAN	E	C
4	NORTHWEST TOWER ELEVATIONS	E	C
5	SOUTHEAST TOWER ELEVATIONS	E	C
6	SOUTHWEST TOWER ELEVATIONS	E	C
7	NORTHEAST TOWER ELEVATIONS	E	C
8	SITE DEVELOPMENT PLAN GENERAL NOTES	E	D
9	FIRE AND LANDSCAPE NOTES	E	D

LEGAL DESCRIPTION


TRACT B VAP II 14.000 AM/L

BENCHMARK & BASIS OF BEARINGS STATEMENTS

BASIS OF THE BEARINGS AND COORDINATES IS THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM (NAD 83/2011) BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON FEBRUARY 01, 2021; TIED TO THE NATIONAL SPATIAL REFERENCE SYSTEM VIA CORS STATIONS AND OPUS; AND EXPRESSED IN US SURVEY FEET. THE BASIS BEARINGS IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO.

SITE BENCHMARK IRON REBAR WITH 1 1/4" YELLOW PLASTIC CAP ABOVE GROUND
GROUND ELEV = 6,568.627'
NORTHING = 1,562,758.402
EASTING = 3,184,197.908

SITE DEVELOPMENT PLAN AMENDMENT NO. 8
TRACT B VAPII
SDP21-0012



811
Know what's below.
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN COLORADO, CALL COLORADO 811
TOLL FREE: 1-800-922-1987 OR www.co811.org
COLORADO STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

FOR ZONING

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	01/12/21	ZD FOR REVIEW	RA
B	02/17/21	ZD FOR REVIEW	RA
C	08/11/21	ZD FOR REVIEW	RA
D	10/25/21	ZD FOR REVIEW	RA
E	11/09/21	ZD FOR REVIEW	RA

SITE INFORMATION:

SITE NAME:
CAP NSB-CO.FIFTH_ST._&_RESERVOIR_RD_COL00149

APPLICATION TYPE:
USE BY SPECIAL REVIEW - WIRELESS

SITE NUMBER:
COL00149

FA LOCATION CODE:
14728226

PACE ID:
MRUTH030880

PROJECTS:
LTE 1C 2C 3C 4C 5C 6C

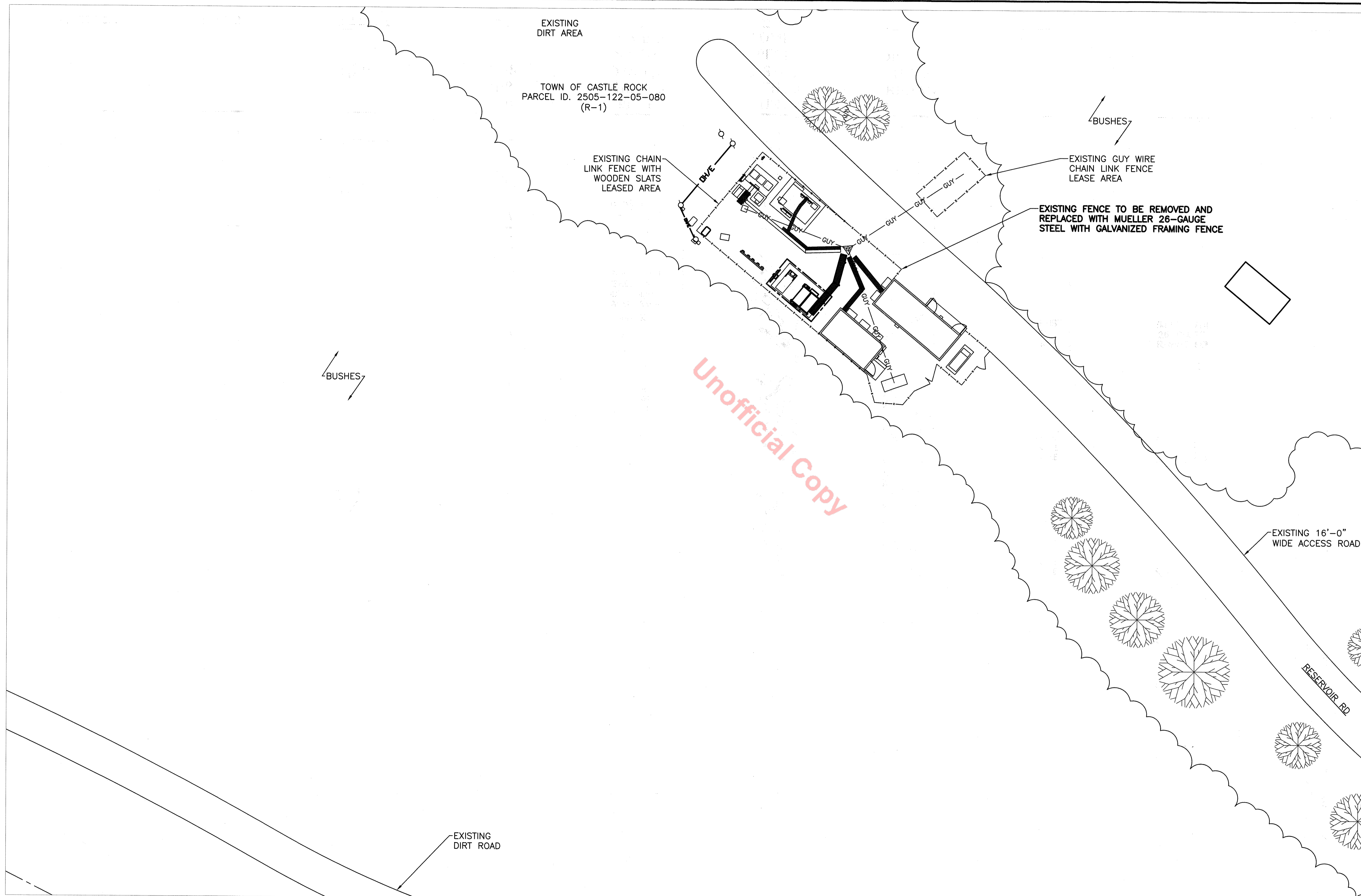
SITE ADDRESS:
**1582 RESERVOIR RD
CASTLE ROCK, CO 80104**

DRAWN BY:	RA	DATE:	01/12/21
CHECKED BY:	RA	DATE:	11/09/21

SHEET TITLE:
TITLE SHEET

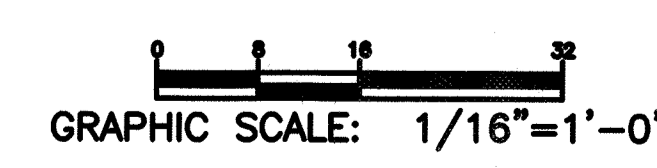
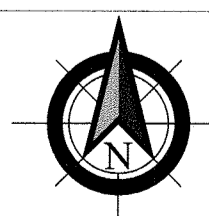
SHEET NUMBER:
1 OF 9

SITE DEVELOPMENT PLAN AMENDMENT NO. 8
THE 8TH AMENDMENT TO THE USE BY SPECIAL REVIEW FOR
TRACT B VAP II SUBDIVISION, LOCATED IN THE S 1/2, SW 1/4, SECTION 1 AND IN THE N1/2 SECTION 12,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO




Unofficial Copy

1 SITE PLAN
 SCALE: 1/16" = 1'-0"



PREPARED BY:
NEXIUS
 NEXIUS SOLUTIONS, INC.
 2595 NORTH DALLAS PARKWAY
 SUITE 300
 FRISCO, TX 75034

CLIENT:

 161 INVERNESS DR W, 2ND FLOOR
 ENGLEWOOD, COLORADO 80112

ZONING DOCUMENTS
 THESE DOCUMENTS ARE RELEASED FOR THE PURPOSE OF ZONING UNDER THE AUTHORITY OF JACK T. PHIPPS ON 11/09/21.

- JACK T. PHIPPS, P.E.
- COLORADO PROFESSIONAL ENGINEER
 REGISTRATION NUMBER PE-0054130
 RENEWAL DATE 10/31/2021
- NEXIUS SOLUTIONS, INC.

NEXIUS SOLUTIONS, INC. IS REGISTERED IN CO

PROJECT STATUS:
FOR ZONING

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	01/12/21	ZD FOR REVIEW	RA
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C	08/11/21	ZD FOR REVIEW	RA
D	10/25/21	ZD FOR REVIEW	RA
E	11/09/21	ZD FOR REVIEW	RA

SITE INFORMATION:
 SITE NAME:
CAP NSB-CO.FIFTH_ST_&_RESERVOIR_RD_COL00149
 APPLICATION TYPE:
USE BY SPECIAL REVIEW - WIRELESS
 SITE NUMBER:
COL00149
 FA LOCATION CODE:
14728226
 PACE ID:
MRUTH030880
 PROJECTS:
LTE 1C 2C 3C 4C 5C 6C
 SITE ADDRESS:
**1582 RESERVOIR RD
 CASTLE ROCK, CO 80104**


DRAWN BY: RA	DATE: 01/12/21
CHECKED BY: RA	DATE: 11/09/21

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
2 OF 9

SITE DEVELOPMENT PLAN AMENDMENT NO. 8
THE 8TH AMENDMENT TO THE USE BY SPECIAL REVIEW FOR
TRACT B VAP II SUBDIVISION, LOCATED IN THE S 1/2, SW 1/4, SECTION 1 AND IN THE N1/2 SECTION 12,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PREPARED BY:
nexius
 NEXIUS SOLUTIONS, INC.
 2595 NORTH DALLAS PARKWAY
 SUITE 300
 FRISCO, TX 75034

CLIENT:

AT&T
 Mobility
 161 INVERNESS DR W, 2ND FLOOR
 ENGLEWOOD, COLORADO 80112

NOTE:
 REFER TO ATC STRUCTURAL ANALYSIS DATED SEPTEMBER 15, 2020
 FOR STRUCTURAL CALCULATIONS AND FOR WEIGHT OF PROPOSED EQUIPMENT.

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- COLORADO PROFESSIONAL ENGINEER REGISTRATION NUMBER PE-0054130 RENEWAL DATE 10/31/2021
- NEXIUS SOLUTIONS, INC.

NEXIUS SOLUTIONS, INC. IS REGISTERED IN CO
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SUBMITTALS

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D	10/25/21	ZD FOR REVIEW	RA
E	11/09/21	ZD FOR REVIEW	RA

SITE INFORMATION:
 SITE NAME:
CAP NSB-CO.FIFTH_ST_&_RESERVOIR_RD_COLO0149
 APPLICATION TYPE:
USE BY SPECIAL REVIEW - WIRELESS
 SITE NUMBER:
COL00149
 FA LOCATION CODE:
14728226
 FACE ID:
MRUTH030880
 PROJECTS:
LTE 1C 2C 3C 4C 5C 6C
 SITE ADDRESS:
**1582 RESERVOIR RD
 CASTLE ROCK, CO 80104**

DRAWN BY:	RA	DATE:	01/12/21
CHECKED BY:	RA	DATE:	11/09/21

SHEET TITLE:
NORTHWEST TOWER ELEVATIONS

SHEET NUMBER:
4 OF 9

- ◆ C.L. OF EXISTING 15' OMNI (TO BE RELOCATED)
ELEV: 90'-0" A.G.L.
- ◆ C.L. OF EXISTING 10' DIPOLE (TO BE RELOCATED)
ELEV: 83'-0" A.G.L.
- ◆ TOP OF EXISTING GUYED TOWER
ELEV: 80'-0" A.G.L.
- ◆ C.L. OF EXISTING 8' DIPOLE (TO BE RELOCATED)
ELEV: 77'-0" A.G.L.
- ◆ C.L. OF EXISTING ANTENNAS (OTHERS)
ELEV: 70'-0" A.G.L.
- ◆ TOP OF EXISTING GUY WIRE
ELEV: 68'-0" A.G.L.

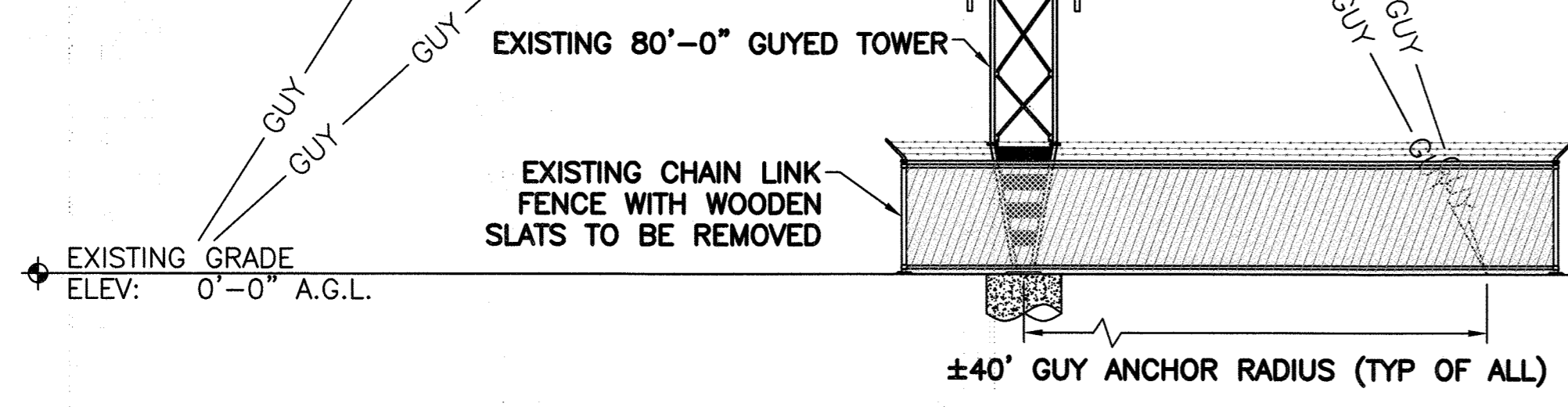
- ◆ C.L. OF EXISTING ANTENNAS (OTHERS)
ELEV: 52'-0" A.G.L.

- ◆ C.L. OF EXISTING ANTENNAS (OTHERS)
ELEV: 42'-0" A.G.L.

- ◆ TOP OF EXISTING GUY WIRE
ELEV: 35'-0" A.G.L.
- ◆ C.L. OF EXISTING ANTENNAS (OTHERS)
ELEV: 32'-0" A.G.L.

- ◆ C.L. OF EXISTING MW DISH (OTHERS)
ELEV: 26'-0" A.G.L.
- ◆ C.L. OF EXISTING MW DISH (OTHERS)
ELEV: 24'-0" A.G.L.

- ◆ C.L. OF EXISTING ANTENNAS (OTHERS)
ELEV: 18'-0" A.G.L.



① **EXISTING NORTHWEST TOWER ELEVATION**
 SCALE: 1/8" = 1'-0"



- ◆ C.L. OF EXISTING 15' OMNI (RELOCATED)
ELEV: 107'-6" A.G.L.
- ◆ C.L. OF EXISTING 10' DIPOLE (RELOCATED)
ELEV: 105'-0" A.G.L.
- ◆ C.L. OF EXISTING 8' DIPOLE/OMNI (RELOCATED)
ELEV: 104'-0" A.G.L.
- ◆ TOP OF PROPOSED GUYED TOWER EXTENSION
ELEV: 100'-0" A.G.L.

- ◆ TOP OF PROPOSED AT&T ANTENNAS
ELEV: 84'-0" A.G.L.
- ◆ TOP OF EXISTING GUYED TOWER
ELEV: 80'-0" A.G.L.

- ◆ C.L. OF EXISTING ANTENNAS (OTHERS)
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- ◆ TOP OF EXISTING GUY WIRE
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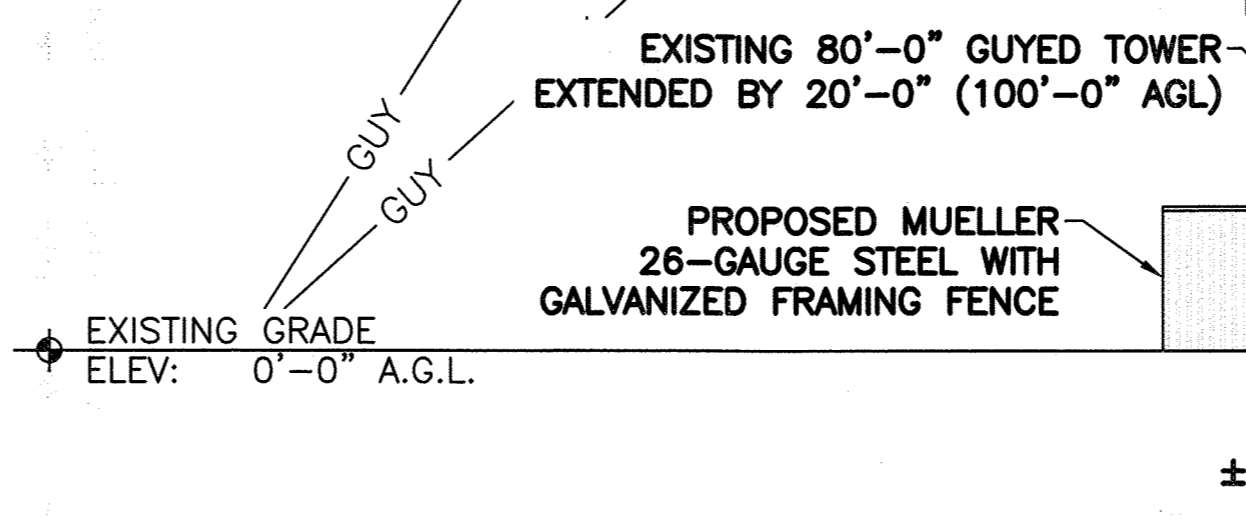
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ELEV: 18'-0" A.G.L.




② **PROPOSED NORTHWEST TOWER ELEVATION**
 SCALE: 1/8" = 1'-0"



SITE DEVELOPMENT PLAN AMENDMENT NO. 8
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TRACT B VAP II SUBDIVISION, LOCATED IN THE S 1/2, SW 1/4, SECTION 1 AND IN THE N1/2 SECTION 12,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PREPARED BY:
nexius
 NEXIUS SOLUTIONS, INC.
 2595 NORTH DALLAS PARKWAY
 SUITE 300
 FRISCO, TX 75034

CLIENT:

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- COLORADO PROFESSIONAL ENGINEER REGISTRATION NUMBER PE-0054130 RENEWAL DATE 10/31/2021
- NEXIUS SOLUTIONS, INC.

NEXIUS SOLUTIONS, INC. IS REGISTERED IN CO
 PROJECT STATUS:
FOR ZONING

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A	01/12/21	ZD FOR REVIEW	RA
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C	08/11/21	ZD FOR REVIEW	RA
D	10/25/21	ZD FOR REVIEW	RA
E	11/09/21	ZD FOR REVIEW	RA

SITE INFORMATION:
 SITE NAME:
CAP NSB-CO.FIFTH_ST_&_RESERVOIR_RD_COLO0149
 APPLICATION TYPE:
USE BY SPECIAL REVIEW - WIRELESS
 SITE NUMBER:
COL00149
 FA LOCATION CODE:
14728226
 FACE ID:
MRUTH030880
 PROJECTS:
LTE 1C 2C 3C 4C 5C 6C
 SITE ADDRESS:
**1582 RESERVOIR RD
 CASTLE ROCK, CO 80104**

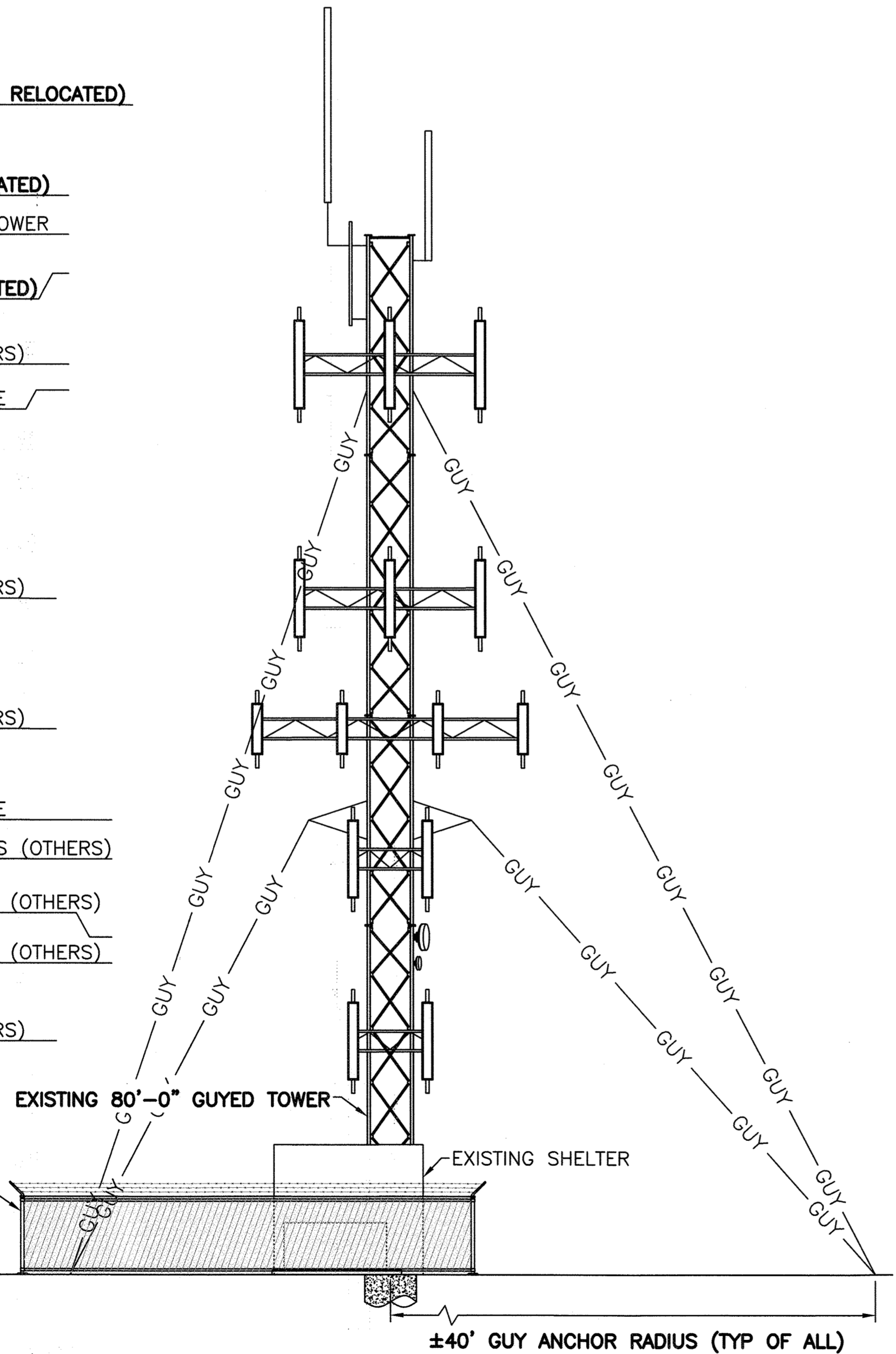
DRAWN BY:	RA	DATE:	01/12/21
CHECKED BY:	RA	DATE:	11/09/21

SHEET TITLE:
SOUTHEAST TOWER ELEVATIONS

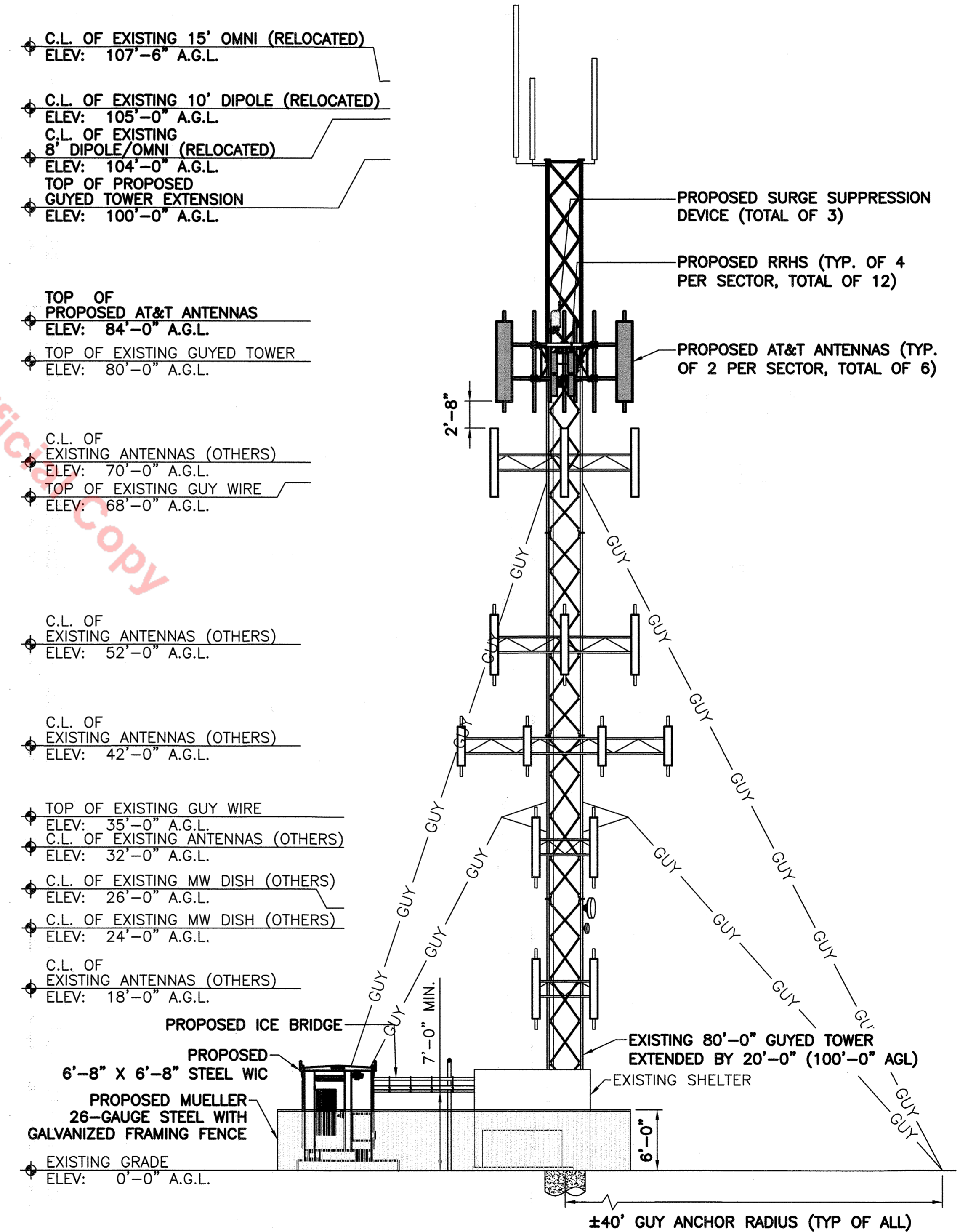
SHEET NUMBER:
5 OF 9

NOTE:
 REFER TO ATC STRUCTURAL ANALYSIS DATED SEPTEMBER 15, 2020 FOR STRUCTURAL CALCULATIONS AND FOR WEIGHT OF PROPOSED EQUIPMENT.

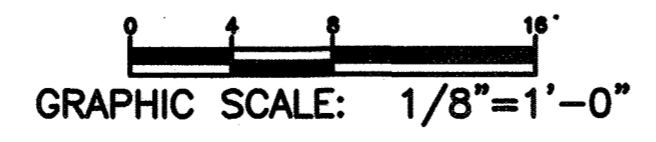
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- ◆ C.L. OF EXISTING ANTENNAS (OTHERS)
ELEV: 18'-0" A.G.L.
- ◆ EXISTING GRADE
ELEV: 0'-0" A.G.L.



- ◆ C.L. OF EXISTING 15' OMNI (RELOCATED)
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1 EXISTING SOUTHEAST TOWER ELEVATION
 SCALE: 1/8" = 1'-0"




2 PROPOSED SOUTHEAST TOWER ELEVATION
 SCALE: 1/8" = 1'-0"



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PREPARED BY:
NEXIUS
 NEXIUS SOLUTIONS, INC.
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 SUITE 300
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CLIENT:

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- JACK T. PHIPPS, P.E.
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- NEXIUS SOLUTIONS, INC.

NEXIUS SOLUTIONS, INC. IS REGISTERED IN CO

PROJECT STATUS:
FOR ZONING

SUBMITTALS

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SITE INFORMATION:
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CAP NSB-CO.FIFTH_ST.&_RESERVOIR_RD_COLO0149
 APPLICATION TYPE:
USE BY SPECIAL REVIEW - WIRELESS
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 FA LOCATION CODE:
14728226
 PAGE ID:
MRTH030880
 PROJECTS:
LTE 1C 2C 3C 4C 5C 6C
 SITE ADDRESS:
**1582 RESERVOIR RD
 CASTLE ROCK, CO 80104**

DRAWN BY: RA	DATE: 01/12/21
CHECKED BY: RA	DATE: 11/09/21

SHEET TITLE:
SOUTHWEST TOWER ELEVATIONS

SHEET NUMBER:
6 OF 9

C.L. OF EXISTING 15' OMNI (TO BE RELOCATED)
 ELEV: 90'-0" A.G.L.

C.L. OF EXISTING 10' DIPOLE (TO BE RELOCATED)
 ELEV: 83'-0" A.G.L.
 TOP OF EXISTING GUYED TOWER
 ELEV: 80'-0" A.G.L.

C.L. OF EXISTING 8' DIPOLE (TO BE RELOCATED)
 ELEV: 77'-0" A.G.L.

C.L. OF EXISTING ANTENNAS (OTHERS)
 ELEV: 70'-0" A.G.L.
 TOP OF EXISTING GUY WIRE
 ELEV: 68'-0" A.G.L.

C.L. OF EXISTING ANTENNAS (OTHERS)
 ELEV: 52'-0" A.G.L.

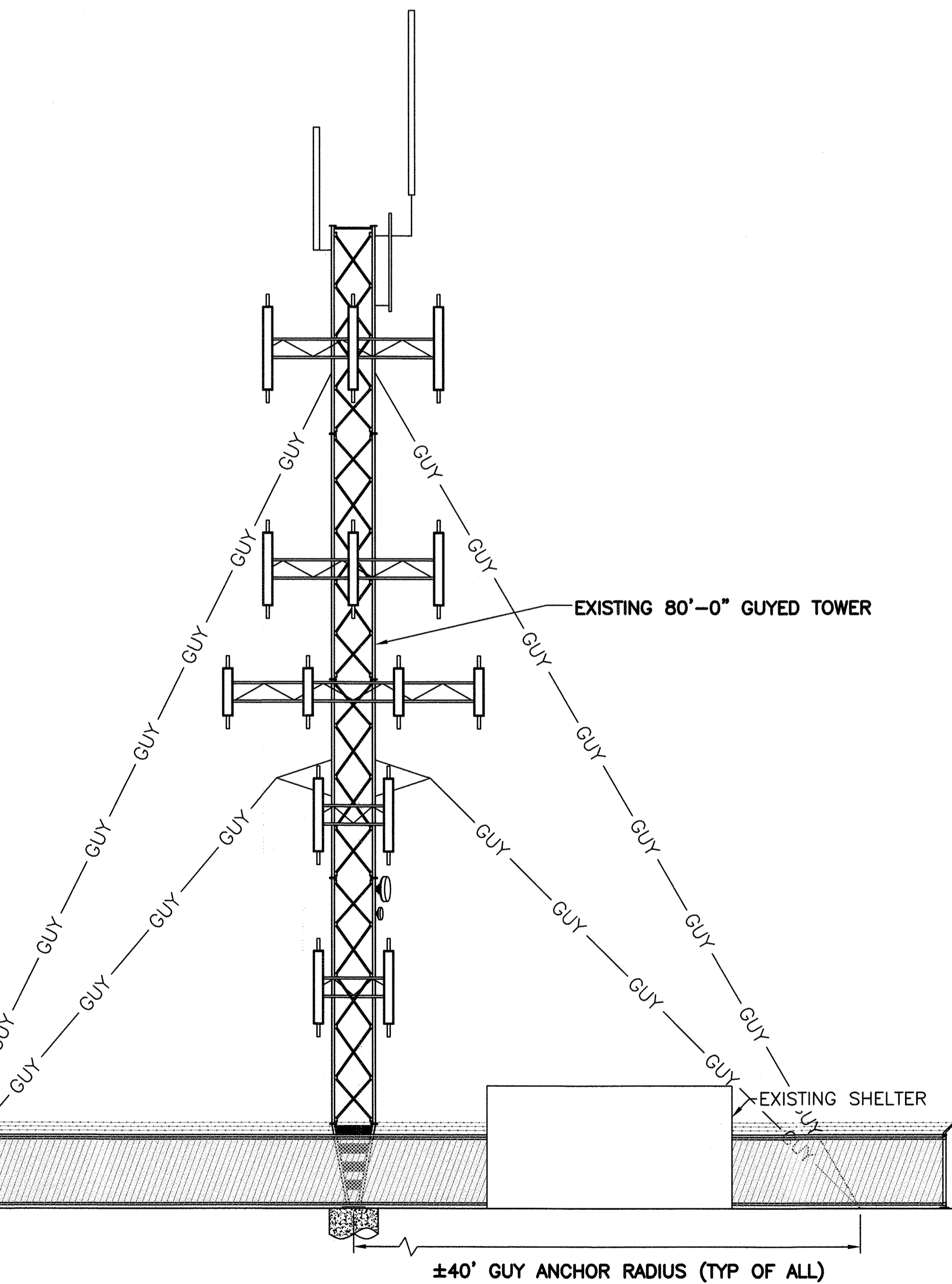
C.L. OF EXISTING ANTENNAS (OTHERS)
 ELEV: 42'-0" A.G.L.

TOP OF EXISTING GUY WIRE
 ELEV: 35'-0" A.G.L.
 C.L. OF EXISTING ANTENNAS (OTHERS)
 ELEV: 32'-0" A.G.L.

C.L. OF EXISTING MW DISH (OTHERS)
 ELEV: 26'-0" A.G.L.
 C.L. OF EXISTING MW DISH (OTHERS)
 ELEV: 24'-0" A.G.L.

C.L. OF EXISTING ANTENNAS (OTHERS)
 ELEV: 18'-0" A.G.L.

EXISTING CHAIN LINK FENCE WITH WOODEN SLATS TO BE REMOVED
 EXISTING GRADE
 ELEV: 0'-0" A.G.L.



1 **EXISTING SOUTHWEST TOWER ELEVATION**
 SCALE: 1/8" = 1'-0"



C.L. OF EXISTING 15' OMNI (RELOCATED)
 ELEV: 107'-6" A.G.L.

C.L. OF EXISTING 10' DIPOLE (RELOCATED)
 ELEV: 105'-0" A.G.L.

C.L. OF EXISTING 8' DIPOLE/OMNI (RELOCATED)
 ELEV: 104'-0" A.G.L.

TOP OF PROPOSED GUYED TOWER EXTENSION
 ELEV: 100'-0" A.G.L.

TOP OF PROPOSED AT&T ANTENNAS
 ELEV: 84'-0" A.G.L.

TOP OF EXISTING GUYED TOWER
 ELEV: 80'-0" A.G.L.

C.L. OF EXISTING ANTENNAS (OTHERS)
 ELEV: 70'-0" A.G.L.

TOP OF EXISTING GUY WIRE
 ELEV: 68'-0" A.G.L.

C.L. OF EXISTING ANTENNAS (OTHERS)
 ELEV: 52'-0" A.G.L.

C.L. OF EXISTING ANTENNAS (OTHERS)
 ELEV: 42'-0" A.G.L.

TOP OF EXISTING GUY WIRE
 ELEV: 35'-0" A.G.L.
 C.L. OF EXISTING ANTENNAS (OTHERS)
 ELEV: 32'-0" A.G.L.

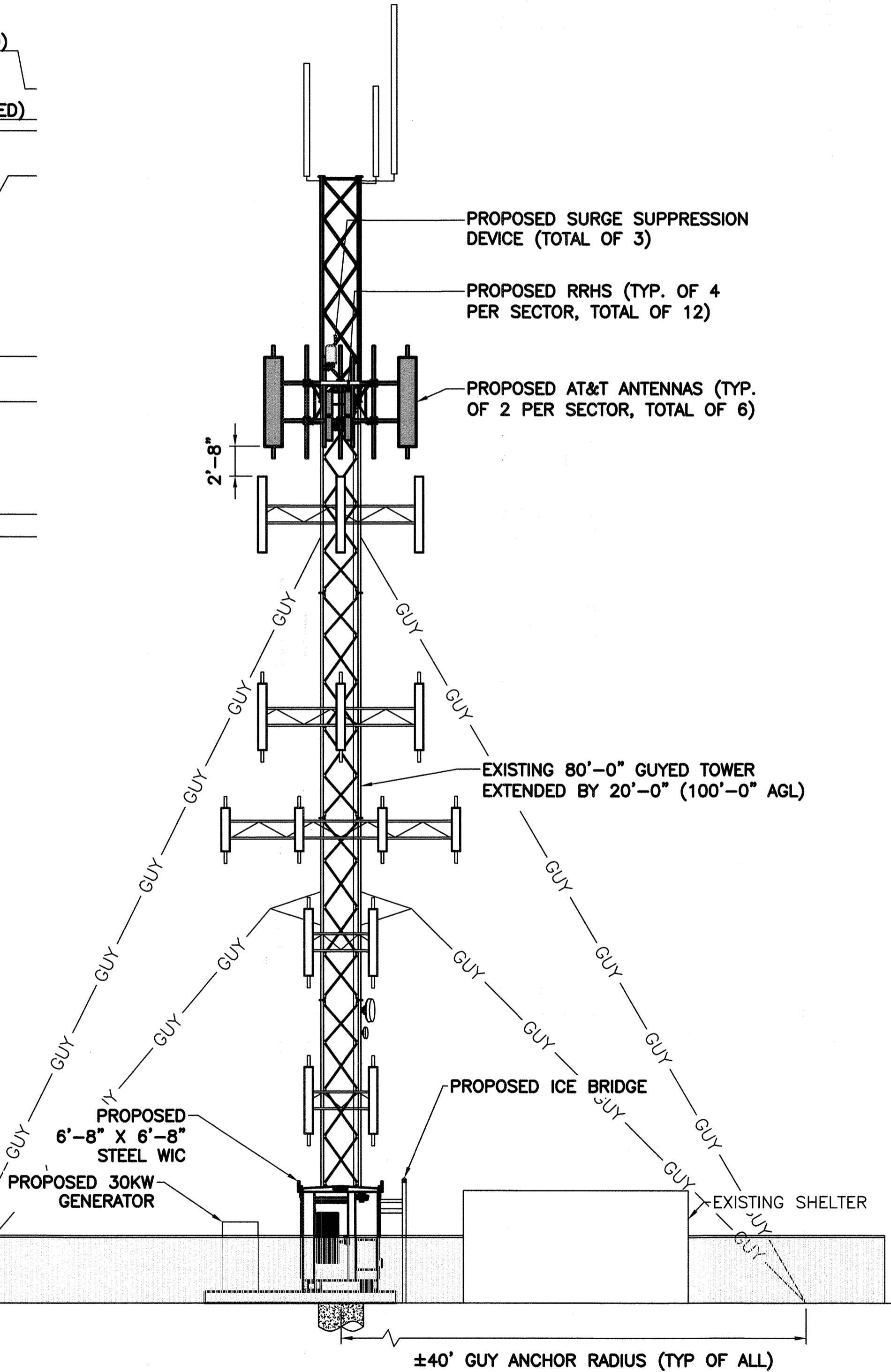
C.L. OF EXISTING MW DISH (OTHERS)
 ELEV: 26'-0" A.G.L.
 C.L. OF EXISTING MW DISH (OTHERS)
 ELEV: 24'-0" A.G.L.

C.L. OF EXISTING ANTENNAS (OTHERS)
 ELEV: 18'-0" A.G.L.

PROPOSED MUELLER 26-GAUGE STEEL WITH GALVANIZED FRAMING FENCE

EXISTING GRADE
 ELEV: 0'-0" A.G.L.


2 **PROPOSED SOUTHWEST TOWER ELEVATION**
 SCALE: 1/8" = 1'-0"



2 **PROPOSED SOUTHWEST TOWER ELEVATION**
 SCALE: 1/8" = 1'-0"

SITE DEVELOPMENT PLAN AMENDMENT NO. 8
THE 8TH AMENDMENT TO THE USE BY SPECIAL REVIEW FOR
TRACT B VAP II SUBDIVISION, LOCATED IN THE S 1/2, SW 1/4, SECTION 1 AND IN THE N1/2 SECTION 12,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

PREPARED BY:
NEXIUS
 NEXIUS SOLUTIONS, INC.
 2595 NORTH DALLAS PARKWAY
 SUITE 300
 FRISCO, TX 75034

CLIENT:

AT&T
 Mobility
 161 INVERNESS DR W, 2ND FLOOR
 ENGLEWOOD, COLORADO 80112

ZONING DOCUMENTS

THESE DOCUMENTS ARE RELEASED FOR THE PURPOSE OF ZONING UNDER THE AUTHORITY OF JACK T. PHIPPS ON 11/09/21.

- JACK T. PHIPPS, P.E.
- COLORADO PROFESSIONAL ENGINEER REGISTRATION NUMBER PE-0054130 RENEWAL DATE 10/31/2021
- NEXIUS SOLUTIONS, INC.

NEXIUS SOLUTIONS, INC. IS REGISTERED IN CO

PROJECT STATUS:
FOR ZONING

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	01/12/21	ZD FOR REVIEW	RA
B	02/17/21	ZD FOR REVIEW	RA
C	08/11/21	ZD FOR REVIEW	RA
D	10/25/21	ZD FOR REVIEW	RA
E	11/09/21	ZD FOR REVIEW	RA

SITE INFORMATION:
 SITE NAME:
CAP NSB-CO.FIFTH_ST_&_RESERVOIR_RD_COL00149
 APPLICATION TYPE:
USE BY SPECIAL REVIEW - WIRELESS
 SITE NUMBER:
COL00149
 FA LOCATION CODE:
14728226
 PAGE ID:
MRUTH030880
 PROJECTS:
LTE 1C 2C 3C 4C 5C 6C
 SITE ADDRESS:
**1582 RESERVOIR RD
 CASTLE ROCK, CO 80104**

DRAWN BY: RA	DATE: 01/12/21
CHECKED BY: RA	DATE: 11/09/21

SHEET TITLE:
NORTHEAST TOWER ELEVATIONS

SHEET NUMBER:
7 OF 9

NOTE:
 REFER TO ATC STRUCTURAL ANALYSIS DATED SEPTEMBER 15, 2020 FOR STRUCTURAL CALCULATIONS AND FOR WEIGHT OF PROPOSED EQUIPMENT.

- ◆ C.L. OF EXISTING 15' OMNI (TO BE RELOCATED)
ELEV: 90'-0" A.G.L.
- ◆ C.L. OF EXISTING 10' DIPOLE (TO BE RELOCATED)
ELEV: 83'-0" A.G.L.
- ◆ TOP OF EXISTING GUYED TOWER
ELEV: 80'-0" A.G.L.
- ◆ C.L. OF EXISTING 8' DIPOLE (TO BE RELOCATED)
ELEV: 77'-0" A.G.L.
- ◆ C.L. OF EXISTING ANTENNAS (OTHERS)
ELEV: 70'-0" A.G.L.
- ◆ TOP OF EXISTING GUY WIRE
ELEV: 68'-0" A.G.L.

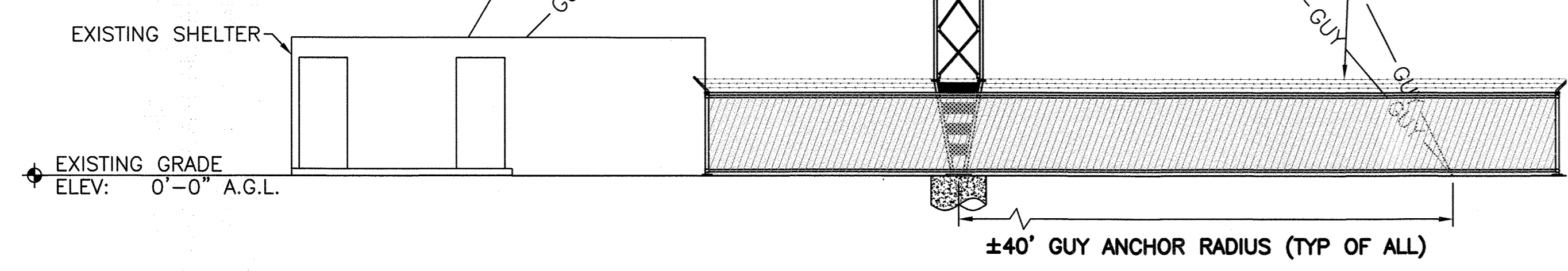
- ◆ C.L. OF EXISTING ANTENNAS (OTHERS)
ELEV: 52'-0" A.G.L.

- ◆ C.L. OF EXISTING ANTENNAS (OTHERS)
ELEV: 42'-0" A.G.L.

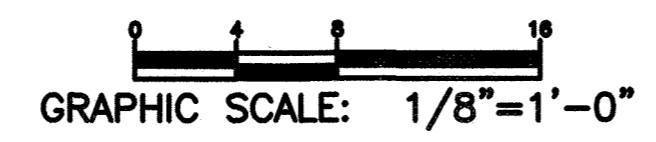
- ◆ TOP OF EXISTING GUY WIRE
ELEV: 35'-0" A.G.L.
- ◆ C.L. OF EXISTING ANTENNAS (OTHERS)
ELEV: 32'-0" A.G.L.

- ◆ C.L. OF EXISTING MW DISH (OTHERS)
ELEV: 26'-0" A.G.L.
- ◆ C.L. OF EXISTING MW DISH (OTHERS)
ELEV: 24'-0" A.G.L.

- ◆ C.L. OF EXISTING ANTENNAS (OTHERS)
ELEV: 18'-0" A.G.L.



① **EXISTING NORTHEAST TOWER ELEVATION**
 SCALE: 1/8" = 1'-0"



- ◆ C.L. OF EXISTING 15' OMNI (RELOCATED)
ELEV: 107'-6" A.G.L.
- ◆ C.L. OF EXISTING 10' DIPOLE (RELOCATED)
ELEV: 105'-0" A.G.L.
- ◆ C.L. OF EXISTING 8' DIPOLE/OMNI (RELOCATED)
ELEV: 104'-0" A.G.L.
- ◆ TOP OF PROPOSED GUYED TOWER EXTENSION
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- ◆ TOP OF PROPOSED AT&T ANTENNAS
ELEV: 84'-0" A.G.L.
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- ◆ C.L. OF EXISTING ANTENNAS (OTHERS)
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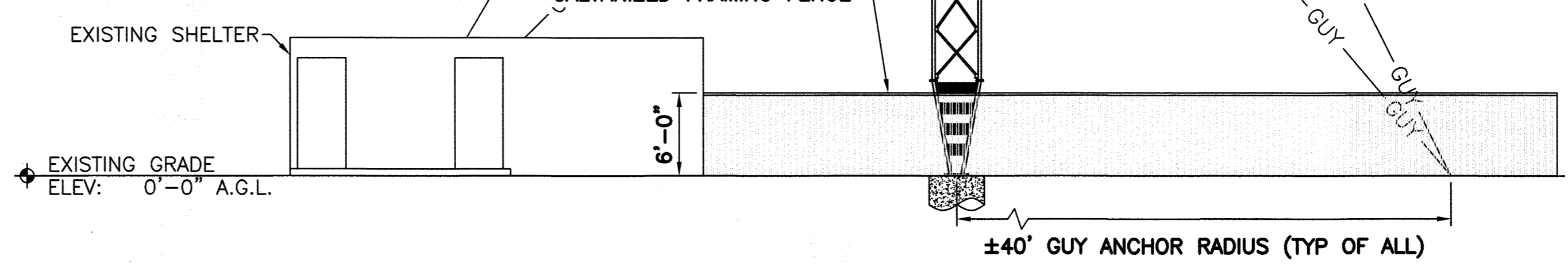
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- ◆ C.L. OF EXISTING ANTENNAS (OTHERS)
ELEV: 18'-0" A.G.L.



② **PROPOSED NORTHEAST TOWER ELEVATION**
 SCALE: 1/8" = 1'-0"



SITE DEVELOPMENT PLAN AMENDMENT NO. 8
THE 8TH AMENDMENT TO THE USE BY SPECIAL REVIEW FOR
TRACT B VAP II SUBDIVISION, LOCATED IN THE S 1/2, SW 1/4, SECTION 1 AND IN THE N1/2 SECTION 12,
TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO


SITE DEVELOPMENT PLAN GENERAL NOTES
(Modify as appropriate)


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 Section 4.3 and 8.2.3 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 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 provided landscape counts in the Site Development Plan are minimum required counts. Any changes to the provided landscape counts shall require an SDP amendment. The location of plant material is subject to change due to field conditions with review of the Construction Documents.
4. This property is located within Zone X as per FEMA FIRM Panel No. Dated 11/09/2021.
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 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.

Revised: 11/5/2019

9. 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. **[Modify as appropriate.]**
10. The Zoning recordation information, including date and reception number OR "This site is zoned ____."
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.
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 exempt from the Town of Castle Rock Skyline/Ridgeline Protection Regulations.
14. Retaining walls, sections of retaining walls greater than 4-feet in height as measured from the bottom of the footing to the top of the wall, and retaining walls, regardless of height, which retain a surcharge 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.
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.
16. The number of parking spaces has been set based on the proposed uses on this Site Development Plan and Chapter 17.54 of the Castle Rock Municipal Code. A change of use to a more parking intensive use as identified in Chapter 17.54 of the Castle Rock Municipal Code will require an amendment to this Site Development Plan.

Revised: 11/5/2019

PREPARED BY:

NEXIUS SOLUTIONS, INC.
 2595 NORTH DALLAS PARKWAY
 SUITE 300
 FRISCO, TX 75034

CLIENT:

AT&T
 Mobility
 161 INVERNESS DR W, 2ND FLOOR
 ENGLEWOOD, COLORADO 80112

ZONING DOCUMENTS

THESE DOCUMENTS ARE RELEASED FOR THE PURPOSE OF ZONING UNDER THE AUTHORITY OF JACK T. PHIPPS ON 11/09/21.

- JACK T. PHIPPS, P.E.
- COLORADO PROFESSIONAL ENGINEER
 REGISTRATION NUMBER PE-0054130
 RENEWAL DATE 10/31/2021
- NEXIUS SOLUTIONS, INC.

NEXIUS SOLUTIONS, INC. IS REGISTERED IN CO

PROJECT STATUS:
FOR ZONING

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	01/12/21	ZD FOR REVIEW	RA
B	02/17/21	ZD FOR REVIEW	RA
C	08/11/21	ZD FOR REVIEW	RA
D	10/25/21	ZD FOR REVIEW	RA
E	11/09/21	ZD FOR REVIEW	RA

SITE INFORMATION:
 SITE NAME:
CAP NSB-CO.FIFTH_ST_&_RESERVOIR_RD_COL00149
 APPLICATION TYPE:
USE BY SPECIAL REVIEW - WIRELESS
 SITE NUMBER:
COL00149
 FA LOCATION CODE:
14728226
 FACE ID:
MRUTH030880
 PROJECTS:
LTE 1C 2C 3C 4C 5C 6C
 SITE ADDRESS:
**1582 RESERVOIR RD
 CASTLE ROCK, CO 80104**

DRAWN BY: RA	DATE: 01/12/21
CHECKED BY: RA	DATE: 11/09/21

SHEET TITLE:
NORTHEAST TOWER ELEVATIONS

SHEET NUMBER:
8 OF 9

SITE DEVELOPMENT PLAN AMENDMENT NO. 8
 THE 8TH AMENDMENT TO THE USE BY SPECIAL REVIEW FOR
 TRACT B VAP II SUBDIVISION, LOCATED IN THE S 1/2, SW 1/4, SECTION 1 AND IN THE N1/2 SECTION 12,
 TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO

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 150 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.
9. 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 (These notes to be places on Utility Plan sheet.)

1. All proposed easements must be recorded prior to issuance of construction permits.

Revised: 11/5/2019


2. The minimum separation between waterlines, sanitary sewer and storm sewer lines is 10 feet.
3. The minimum separation between water service lines is 5 feet.
4. This site is located within the Town of Castle Rock [] water pressure zone. [Modify as appropriate.]

LANDSCAPE NOTES (These notes to be places on Landscape Plan sheet.)

1. Final landscape area, coverage and plant quantities, shall meet or exceed quantities represented in this drawing and shall conform to subsequent submittal requirements.
2. Location of plant materials are approximated and may change slightly due to unforeseen field constraints.
3. All plants are to be properly hydrozoned per Town of Castle Rock Plant list.
4. Distance of trees to wet utility lines should be a minimum of 10 feet.
5. Permanent irrigation is required for all landscaped areas greater than 500 square feet, per Section 4.2.3 of the Landscape and Irrigation Manual.
6. Design must accommodate the watering restrictions as outlined in the Town of Castle Rock Water Use Management Plan (WUMP).
7. Irrigation systems are to be designed to operate within the Town of Castle Rock Water Use Management Plan.
8. Irrigation systems are to be designed per the Town of Castle Rock Landscape and Irrigation regulations Section 4.2.3 and to correlate with the use type on the property.
9. If any transformers, ground-mounted HVAC units, utility pedestals, or similar features existing on site, but not shown on the Site Development Plan, additional landscaping and screening may be required based upon field conditions determined during the site inspection. Installation will be required prior to the final inspection and the issuance of the certificate of occupancy, as applicable.
10. No solid object exceeding 30" in height above the flowline elevation of the adjacent street, including, but not limited to building, utility cabinets, walls, fences, trees, landscape plantings, cut slopes and berms shall be placed in sight distance triangles or easements as shown on the plan.
11. No trees, large shrubs, or permanent structures are allowed in wet utility and drainage easements.
12. An irrigation plan is required with the first submittal of the Construction Documents. Please see Sections 3.1.2B and 4.2.3 of the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria Manual for irrigation submittal and design requirements. Changes to the landscape plan may be necessary due to Construction Documents Irrigation Plan review comments.
13. Landscape and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
14. Dead plant materials shall be removed and replaced with healthy planting materials of comparable size and species that meet the original intent of the approved landscape design within forty-five(45) days or sooner in the event of a contagious disease or invasive insect species. Town of Castle Rock is not responsible for plant replacements.
15. Slopes steeper than 3:1 are not permitted on landscape plans in the Town of Castle Rock.

Revised: 11/5/2019

PREPARED BY:
NEXIUS
 NEXIUS SOLUTIONS, INC.
 2595 NORTH DALLAS PARKWAY
 SUITE 300
 FRISCO, TX 75034

CLIENT:

 161 INVERNESS DR W, 2ND FLOOR
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- COLORADO PROFESSIONAL ENGINEER
 REGISTRATION NUMBER PE-0054130
 RENEWAL DATE 10/31/2021
- NEXIUS SOLUTIONS, INC.

NEXIUS SOLUTIONS, INC. IS REGISTERED IN CO

PROJECT STATUS:
FOR ZONING

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	01/12/21	ZD FOR REVIEW	RA
B	02/17/21	ZD FOR REVIEW	RA
C	08/11/21	ZD FOR REVIEW	RA
D	10/25/21	ZD FOR REVIEW	RA
E	11/09/21	ZD FOR REVIEW	RA

SITE INFORMATION:
 SITE NAME:
CAP NSB-CO.FIFTH_ST.& RESERVOIR_RD.COLO00149
 APPLICATION TYPE:
USE BY SPECIAL REVIEW - WIRELESS
 SITE NUMBER:
COLO0149
 FA LOCATION CODE:
14728228
 PAGE ID:
MRUTH030880
 PROJECTS:
LTE 1C 2C 3C 4C 5C 6C
 SITE ADDRESS:
**1582 RESERVOIR RD
 CASTLE ROCK, CO 80104**

DRAWN BY: RA	DATE: 01/12/21
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SHEET TITLE:
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9 OF 9